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September 10, 2016

To Calgary City Council

Letter of Support Re: Development of Chessor Lands

This letter of support is being written by the Discovery Ridge Community Association in connection with rezoning application for the area commonly known as the "Chessor Lands" (named after the applicant Mr. Grieg Chessor (the "Developer")). This letter has been delivered to the Developer in consideration of our agreement with his development entity as outlined in our Memorandum of Understanding (the "MOU") on this subject, attached to this letter.

The MOU requires the applicant to encumber all homes with annual dues for our local homeowners' association and to further develop park space, provide full pathway connectivity, provide street lighting, benches, bear-bin trash bins, medians, landscaping, fencing and architectural controls that are all consistent with the existing community, all subject to the ultimate authority of City Council on this application.

We also jointly agree with the Developer that the relevant areas currently contemplated by the Planning Commission as being zoned "R-1S" be zoned "R-1" and **not R-1S** and as such implore City Council to not require the R-1S classification. The entire community of Discovery Ridge has long been fully built out, and our residents do not support any part of our community being zoned R-1S.

Sincerely,

Jacquie Hanson-Sydenham
President, Discovery Ridge Community Association

**Discovery Ridge Community Association PO Box 75023
Westhills RPO Calgary, AB T3H 3M1**

- 5) Medians:
- a. Median widths, soil depth and soil quality consistent with recommendations of our landscaping contractor, ULS. Details below, diagram attached:
 - i. The recommended plan put together by ULS includes a sample median layout and a tree planting detail (attached). The sample layout matches the design recently constructed for NDHA for the updated medians. This should help guide the width of the medians, as it reflects to the amount of desired planting required. The tree planting detail portrays the required depths the medians should be excavated and backfilled to account for proper root growth of the trees. This will allow for more volume for the roots, thus healthier and longer living trees.
 - ii. We would recommend going with a mixture of Toba Hawthorn and Elm trees. These trees are quite highly salt resistant and very hardy. Trees chosen should not be susceptible to Black Knot Fungus.
- 6) Xeriscaping of all centre medians in the style and specifications currently in place in Discovery Ridge, prior to FAC.
- a. ULS has plans & specs already in place from our award-winning Xeriscape project, as well as having gone through the process to secure the necessary City permits and approvals to do the work. Involving ULS with the creation of Xeriscaped medians in the Chessor development could potentially be a cost and time-saving benefit that makes the median designs consistent in both locations. If the Chessor development decides to not make the xeriscaping investment prior to FAC, then it will not happen via the NDHA's funding in the future.
 - b. Plants that die off in the first year after xeriscape completion to be replaced by the developer/installer as part of their warranty against winterkill or inability to establish viability.

Other matters that do not form part of the Outline Plan conditions, but are as agreed to by Mr. Chessor and the Discovery Point Development Group, that will follow the land and not just the current owner and/or developer:

- Developer agrees to make formal request to council for residential lots to be R1 NOT R1-s (we have no other R1-s in our community so this would be consistent)
- We request the NDHA have final approval of landscaping plans prior to commencing landscape work;
- Make every possible effort to ensure construction traffic access is predominantly accommodated directly from Hwy 8 and not through the existing community residential areas;
- Be proactive in informing the DRCA Board regarding construction phasing and timing;
- A voluntary and unconditional contribution of \$52,000 from the developer to the DRCA, to assist with community facility development initiatives past and future.

The above points are subject always to the overriding acceptance/approval of the City of Calgary

AGREED as of this 4 day of August, 2016.

Discovery Ridge Community Association

Discovery Estates Development Group

per: 

 Jacquie Hansen Sydenham, President



 Authorized Signatory