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Service Plan Appeals and Tribunals

My name is Jean Blackstock and I am born and raised in Calgary. I live in Rosemont and have lived there most of my life except for about 10 years. I bought the family home from my parents, Rosemont is an established neighbourhood of 50s bungalows and large trees

I am speaking today to the Service Plan Appeals and Tribunals as a private citizen but I belong to and support Climate Hub and Calgary Climate Action Network In fact most of what I do now is through a climate or ecological lens

About 3 years ago a development was started next door to me. The development permit number is DP2015 4799. The contentious issues were that the people were taking down 19 trees and putting in a front drive garage where there had not been one before. The building was very large as well and where it was situated would block my view of the street. Two of the trees in the front bordered my property and the roots were well into my lawn and the branches were well into my property in the front yard.

The front drive garage was particularly contentious as there is a bylaw # IP 2007 section 3418 that addresses this specifically saying

A front drive must not be constructed altered or replaced except where

- 1) Located on a laneless parcel
- 2) Located on a laned parcel with 50% or more front drives on same block face
- 3) Legally existing driveway not being relocated or widened

This property also does have a double garage in the lane which was on the plans and is still part of the property

I wrote my concerns to the development office within the deadlines that were given. At least 3 other neighbours wrote their concerns as well.

Rosemont Community sent comments as well supporting that the front drive should not be built as all of the three criteria were met on the South Side of Rosery Drive. The community also commented on the Mass of the Structure and the loss of the trees.

The first report regarding this development talked about comments made by Parks regarding the City Trees and had Alderman Farrells comments but did not include any of the neighbours comments or the community's comments of mine.

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2

Jeff Martin tried to explain this to me but I really did not understand why we had gone to the trouble of writing and researching when nothing was even mentioned. The front drive was approved so I had no option but to go to the Appeal Board

I paid my \$100 dollars took time off of work and so did the community and community members. Long story short the front drive was approved.

My concerns are the following

#1 From a climate and ecological standpoint I feel that Calgary should follow many other Municipalities in the last few years that have instituted Tree protection Bylaws that protect private trees on private land. Victoria Vancouver and greater Vancouver including Richmond Burnaby Coquitlam Port Coquitlam Surrey Maple Ridge Mission Abbotsford, London Toronto Ottawa.

The following I found for the City of Yorkton Saskatchewan.

~~Arboriculture; Entomology; Pathology~~ INTRODUCTION Urban Forestry is the generally accepted reference being used when dealing with the maintenance and care of the trees and shrubs that line our streets and beautify our parks. A community's trees or its "urban forest" constitute a valuable but vulnerable component of the civic infrastructure. Not only do trees and shrubs provide shade, shelter, beauty, wildlife habitat and civic landmarks, they are also a statement of community pride and civic image. Throughout North America, the health of urban forests is in decline. Very few communities plant more trees than they remove and the threats of disease, vandalism, microclimate and neglect continue to diminish the vitality of the urban forest. Renewed attention is needed to conserve this very important community asset. Preserving our urban forest will leave a legacy for future generations to benefit from in many ways. These are the same benefits residents of, and visitors to Yorkton receive today. They include, but are not limited to: Improved Air Quality Trees and their foliage act as an air filter for our community by cleaning dust, micro sized metals and other pollutants such as ozone, nitrogen oxides, ammonia and sulfur dioxides. They reduce the amount of carbon in the air by storing it in the form of wood. They also help reduce carbon in the air by aiding with heating and cooling requirements, thus reducing the amount of carbon dioxide produced from fossil fuels. The bi-product of this process of removing pollutants is oxygen released into the atmosphere. Improved Water Quality and Erosion Impacts As development increases, hard non-evaporative surfaces increase, which decreases the soil infiltration by ground water. The result is increased water volume, velocity and pollutant load from runoff. Tree canopies and root systems intercept, slow and reduce storm water runoff through normal tree functions, thus reducing the effects of flooding and erosion. This increases the amount of rainwater runoff that percolates into the soil, which in turn helps purify the water by removing nutrients and sediments and recharging aquifers. Reduced Temperature and Energy Use Trees reduce temperatures in summer by shading surfaces, dissipating heat through evaporation and by blocking wind, which transfers heat from the ground. Trees can also block winter winds and reduce the wind chill factor, which reduces energy loss due to heat dissipation. Noise Reduction and Visual Screening Trees provide a

3

calming environment by absorbing noise and improving aesthetics. They soften sound waves that attempt to pass through them and further dampen these sounds by adding sounds of their own. The „white noise“ of leaves and branches in the wind and associated natural sounds, mask other man made sounds. Trees can be used to for screening undesirable and disturbing sight lines. They also reduce glare and filter out harmful UV rays. Components of good Urban Forestry Management include; and the execution of good Horticultural practices.

#2 Why are bylaws not enforced? In my presentation I had several examples whereby the bylaw had been enforced in Calgary and in fact one of my neighbours had just recently been turned down for a front drive garage in Rosemont

The people who wanted a front drive garage also took a petition around getting signatures in support and saying on the letter they would pay people \$ 25.00 for their trouble.

#3 To allow front drive garages in all these neighbourhoods that have back lanes is to increase the hard surfaces for rainwater runoff and decreases absorption through soil to increase groundwater. Rosemont in particular had a large flooding problem and many millions of dollars were spent on Rosehill Drive and 10th Street to mitigate this just last year.

These are my concerns Thank you for your time