

Palaschuk, Jordan

From: Jasna H <shmatla@hotmail.com>
Sent: Monday, May 20, 2019 8:32 AM
To: Public Submissions
Subject: [EXT] LOC2019-0014
Attachments: LOC2019-0014.pdf

To whom it may concern,
Please find attached a letter from our local community regarding the application to amend the Land Use Designation LOC2019-0014.

Regards,
Jasna Heinrichs

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta, T2P 2M5

RE: Proposed Land Use Change to 2402 Westmount Road NW (Reference LOC2019-0014)

Our neighborhood understands and supports the applicant's request for an amendment to the land use designation. As part of this support, our neighborhood requests that the two City of Calgary (City)-owned trees on the property frontage are preserved as part of proposed future developments that may occur on this property. One tree, City Tree ID T-32110687, is a 45 cm trunk Colorado Spruce and one 62 cm trunk Norway Spruce (T-32112644)¹.

According to the City's Urban Forestry Map, these trees collectively remove 700 g of pollutants from the air and sequester 9 kg of carbon. Our neighborhood is nestled between the Crowchild Trail Corridor, Memorial Drive, and Kensington Road, where 140,000 vehicles pass by us each day², emitting carbon and other pollutants into our neighborhood. These trees support the City's strategies for climate change resiliency by providing shade in public spaces and cooling the current and future residence(s), as well as increasing adjacent property values and creating stress-reducing environments for citizens, all of which make Calgary a great place to live.

Regarding the bylaw amendment, we understand that the building setback of any new developments on the subject property in Land Use Designation M-CG must be 3.0 m or at least be 1.5 m less than the contextual setback exceeding 3.0m. We also understand that the M-CG designation allows portions of the future building below the ground surface may occupy as much as the entire front setback. This is a marked departure from the current RC-2 designation of the neighborhood, citing no below-surface encroachments of the front setback. This change in designation could therefore potentially impact the root zone of the above-mentioned spruce trees, should this clause be acted upon as part of development.^{3,4} We therefore trust that the City will be closely reviewing any proposed setback against Tree Protection Bylaw 23M2002 and will work with the developer to find a solution that achieves both the developer's and our neighborhood objectives.

We thank you for your time, and look forward to seeing this proposed amendment passed at Council.

Sincerely,

(Signatories on next page)

[illegible]

Palaschuk, Jordan

From: Verlynn Taylor <vtaylor2@telus.net>
Sent: Monday, May 20, 2019 3:28 PM
To: Public Submissions
Subject: [EXT] Bylaw 112D2019, Land Use Re-designation Application # LOC2019-0014

Importance: High

Attn: Office of the City Clerk
Re: Bylaw 112D2019
Land Use Re-designation Application # LOC2019-0014

Hello,
I am very concerned about the Land Use Re-designation Application # LOC2019-0014 for 2402 Westmount Road NW Calgary.

It is zoned as Single-family RC2. We got a notice from the Locale Real Estate company that said "**the Owners have decided**" to re-zone the home and land associated with this address to M-CG". How presumptuous.

The Planning Committee Coordinator at the West Hillhurst Community Association, Karen Dahl, emailed me:
"The PC reviewed this LOC at our February meeting and sent the following comments to Jessica and Councillor Farrell:

- The committee supports the re-designation and looks forward to seeing an appropriate façade and active interface with Kensington Road
- Increased density in the area is supported as is improving the south streetscape of Kensington Road"

It really feels like the decision is already made but I'm hoping that it can be stopped (and other neighbors feel the same).

Their plan could mean 4-5 townhome style units 3-4 stories high on a tiny lot on 23rd Street NW between Kensington Road and Westmount Road. The problem is that they have no back alley or access to Kensington Road and we already have a parking and access problem because we are on a 1 block cul-de-sac just before Crowchild Trail. Having such a huge development there would be horrible for the rest of the people on this block. We have no other way out so even the construction itself would be a problem.

The long-term plan for the re-development of the Kensington Rd. & Crowchild Trail Intersection has some of their neighbor's garages on Kensington (between 23rd & Crowchild) being taken out. If those lots lose their garages, parking is going to get worse & worse.

Also, that lot has the nicest huge spruce trees and they would ALL have to come down to fit that huge of a development on that tiny lot. Scruffy trees in other communities are saved so we should be saving these lovely, healthy trees.

Another thing is how could garbage pick-up work for that many units? It has to be done on the Westmount side of the lot & we're already having to look at 3 garbage bins **constantly out** on the front lawn or in the street.

The lot directly across 23rd Street (2340 Westmount Road) has already been re-zoned so they can build 4-5 units. The parking could become a nightmare on their block but at least they have access to get out on 22nd Street. We have no other access.

We're very much against this application. Building two houses on that small lot is perfectly acceptable. Building four or five tall units is not.

Thank you for your time,

Verlynn Taylor
vtaylor2@telus.net
403-700-9071