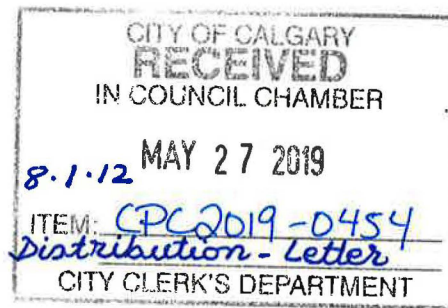


Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta, T2P 2M5



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)

References

¹ City of Calgary Urban Forest Management Map. Sourced from <https://maps.calgary.ca/TreeSchedule/> on May 13, 2019.

² City of Calgary 2017 Average Daily (24 hr) Weekday Traffic Volume Map. Sourced from calgary.ca.

³ City of Calgary LandUse Bylaw 1P2007. Part 5: Low Density Residential Districts, Clause 334 (3).

⁴ City of Calgary LandUse Bylaw 1P2007. Part 6:Multi-Residential Districts, Clause 549 (3).

[illegible]