

**From:** [Diana Willson](#)  
**To:** [Public Submissions](#)  
**Cc:** [Mishra, Surendra](#)  
**Subject:** [EXT] Land Use Amendment in Westgate - 47th Street SW  
**Date:** Sunday, January 05, 2020 9:34:05 PM

---

Attention: Office of the City Clerk

Hello - Thank you for the opportunity to comment on the subject proposal and provide support to increasing densification (over new communities on the City's outskirts) and walkability in established neighbourhoods.

However, although the traffic impact study for this proposal "indicates operational sufficiency pre- and post-development, and it appears that the development has limited impact on existing intersection operations," we are concerned that risks associated with the road configuration near the building could increase substantially with the proposed development's traffic and parking needs.

There are several thousand students attending schools just blocks away. Many of these students and commuters walk along 45th St. and 47th St. and have to cross Westwood Drive. This is a curved road with limited visibility and is already congested with parking for the nearby Sandhurst condominiums and the C-train and residential, school, and commercial\* traffic that enters Westgate from 17th Ave.

Finally, the current design of the intersection at 17th Ave. and 45th St. for north and southbound traffic and the at grade track crossing at 47th St. will become more dangerous with increased traffic, especially considering that emergency services are in the vicinity.

If the proposed development is to go ahead, we recommend that these concerns be addressed by measures such as reducing speed limits.

Again, thank you for the opportunity to provide our input.

D. Willson and family

\*The number of these vehicles is rising substantially as online ordering increases. They often speed to meet quotas - a separate issue but a factor to consider.

## PUBLIC HEARING JANUARY 13, 2020

We are unable to attend the public hearing and wish this letter to be part of the file concerning:

The Application for Land Use Amendment LOC 2018-0090

Location: 1703, 1707, 1711 – 47 St S.W.

To clarify, we are not against change, we are not against reasonable development of the above site. Also, we realize that this application is only for the re-zoning of the site, not a development permit, however, the developers have indicated that if the zoning allows, they intend to apply for a permit to move forward with the proposed four-storey building plan consisting of two floors of commercial/retail and two floors of residential use.

Our concern centers on the vehicular traffic. Due to the intervening LRT tracks, the above area does not border directly on the main corridor of 17 Ave SW. It is, indeed, situated on corner of the residential streets of Westwood Drive and 47 St S.W. An alley off Westwood Dr is the designated entrance/exit to 82 underground parking stalls. It is only approximately 30 metres from an intersection to the west (Westwood Dr/Waskatenau Cres) and another to the east (Westwood Dr/47 St). The alley would be also the main entrance/exit for all service vehicles – moving trucks, delivery vans, garbage disposal, visitor parking, etc.

It is not difficult to ascertain that traffic on Waskatenau Cres and Westwood Dr. will be at a standstill while vehicles access and exit the alley. The backlog will extend to vehicles attempting to turn from 47 St. onto Westwood Dr.


In addition, short-term patrons of potential services such as a dry cleaning or convenience store will be forced to park on the 'permit only' residential streets, as there simply is no space for ample parking in front of, or alongside, the building.

We invite you to be our guests at your convenience to personally visit the site and note the limited access at each intersection. The re-zoning of the space for a *three* storey building - one floor retail/commercial plus two residential - would ensure a perfect fit for the corner, and the Westgate community.

With regards,



Joe Elder

  
Linda Elder

143 Waskatenau Cres SW  
Calgary, AB T3C 2X7

403-242-7383

[hproc@shaw.ca](mailto:hproc@shaw.ca)



DATED January 04, 2020.