

Community Association Comments

Wildwood Community Association
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January 6, 2020

Circulation Control
Planning and Development
P.O. Box 2100 Station M
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Attention: Dino Civitarese

Re: Land Use application LOC2020-0182 4064 Worcester Dr SW

Wildwood Community Association (WCA) appreciates the opportunity afforded it by the development process to provide comments on specific development or land use applications. As a general policy, the WCA encourages development within Wildwood that is diverse in design yet recognizes our existing R-C1 context and respects people in our community.

We have reviewed the above application and we would like to submit our comments. We are aware that there is major work being done through policy development at the City called "Guideline Great Communities". We have been working with the FCC and other communities to understand the impact to Wildwood Community. While this is still in the development phase though, we are not going to be supportive of zoning changes and development applications that make use of the current form of this proposed policy. We will still be basing our decisions on the existing policies regarding zoning and development.

We are opposed to this application on the basis that:

- This is not consistent or enabled by any existing, in place guidelines including; Municipal Development Plan, Land use Bylaw or Developed Areas Guidelines.
- Guideline Great Communities has not received enough public comment and is not finished or approved. While this application might be accepted under this new proposed policy, until it has been officially adopted, we are not going to accept the guidelines that it could include.
- There has not been sufficient time for WCA to discuss or gather affected neighbour(s) input.
- This application is completely out of existing neighbourhood context and massing.

Please let us know if you have any questions for the WCA Development Committee regarding this application and our response.

Thank you.



Robyn Birdsell
Wildwood Development Committee