



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Grant
* Last name	Milner
Email	grantmilner@shaw.ca
Phone	4038010168
* Subject	Westgate land use change application at 81 Westminster Drive SW (LOC2020-0078)

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am OPPOSED to the land use redesignation application at 81 Westminster Drive SW (LOC2020-0078). The position of this multi-unit dwelling interior to the neighbourhood and far away from major roads like Bow Trail and 8th Ave SW is a significant change from any existing multi-unit dwellings in the area. The result will be increased traffic on quiet residential roads, parking demand beyond area capacity and taller buildings higher than current in the area. I am a homeowner and resident in Westgate and believe this will be a tipping-point in the wrong direction in the community, Please do not pass this motion.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Lonnie
* Last name	DeSorcy
Email	lidesorcy@shaw.ca
Phone	403-243-9335
* Subject	Land-Use Change Application (LOC2020-0078) at 81 Westminster Drive SW.
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	In opposition to this application for a number of reasons and generally supporting other people opposed.

35 Westview Drive SW
Calgary AB
T3C 2R8

August 31st, 2020

Councillors of the City of Calgary (Submitted by on-line form)

Re: Land-Use Change Application (LOC2020-0078) at 81 Westminster Drive SW.

Honourable members of City Council,

My name is Lonnie DeSorcy. I co-own and reside at the address above with my husband and our two adult children.

We raised our family in Westgate over the last twenty-one years. My husband grew up in the neighbourhood, as have many other people who live nearby. We moved to this house originally because of the R-C1 zoning, mature trees and landscaping, coherent mid-century design with low profiles, nearby police and fire stations, large lot sizes, easy parking, ample access to quality public schooling, and ready accessibility to downtown and other parts of the city. We grow a vegetable garden and regularly use three compost bins as well as a rainwater barrel. We consider ourselves to be forward-thinking residents of the City of Calgary.

Since first arriving we have seen many seniors pass or move on to assisted care and new families take up residence in those homes. Most of these younger residents were also looking for R-C1 zoning and have redeveloped their homes at significant time and expense, modernizing and improving while maintaining the look and feel of the neighbourhood.

The only dual- or multi-family dwellings in the neighbourhood were developed decades ago, in most cases within ten years of Westgate's beginnings. Meanwhile we find that somehow a number of miscellaneous lots, particularly in the district's NW corner, have been rezoned to R-C2 without ever having been redeveloped. This last point is of particular concern as every new application likes to point to them as precedent-setting, and of the lots in Westgate, they are the furthest away from public transit and collector roads.

In June I wrote to Mr. Schlodder to request more information and to register my opposition to the application for re-zoning / land-use change application submitted for 81 Westminster Drive SW, primarily due to the threat it poses to the very qualities that attracted us to move into and remain in this community in the first place. I was very disappointed, and in fact, shocked, to discover that the planning department recommended to the Calgary Planning Commission that this application be approved even though it received fifty letters in opposition and only four in support.

My understanding is that once a zoning change takes place, it remains until some new application is approved. Our community will be saddled with whatever that new zoning permits existing or future owners to undertake, regardless of what the current owners tells us they are planning. Possible under this R-C2S zoning, from what I can discern, is a single dwelling replaced by two side-by-side, thirty-three-foot-high structures, each with a permissible secondary suite, potentially housing four "families" with as many as six on-site parking stalls. I also understand that such structures could be as close as three feet away from the property line on either side. That particular site is on a tight corner. There is a power line that prevents

parking in the rear and there are mature City trees on the north side. Something about the story the current homeowners and their developer representative are telling doesn't add up. One has to wonder why a rezoning would even be considered.

I am not a nay-sayer or fearful of change. I have been a proponent of increasing density in the inner city and have supported the idea of transit-oriented design. However, the property in question is not near enough LRT or a major roadway for this to be a consideration. The homeowners misrepresented the availability of transit in their submission to the Planning Commission, stating that Route 11 ran within a couple of blocks of 81 Westminster. That route no longer comes through the neighbourhood. Further, with the recent and significant downturn in the local economy and COVID-19 changing how we see mass gatherings and public transit, I am strongly rethinking my favour of population density, at least for the next five years.

Additionally, with regard to this application for rezoning, I am concerned about:

- Density possible under the application and its impact on infrastructure such as
 - parking,
 - school access (ability for children to attend school in their own, established neighbourhood of Westgate could be put at risk),
 - traffic and safety (entering and leaving the neighbourhood or moving around the schools and public spaces already is challenging during rush hour and before and after school, and can be, in fact, dangerous for children crossing roads),
 - sunlight and air circulation in yard and windows, and
 - mature landscaping in yards (and ability to grow a vegetable garden!),
 - stress on sewer and water infrastructure that is visibly and, in a disruptive manner, showing its age over the last couple of years
- Property tax increases due to perceived or real increases in property value. This could be particularly concerning to residents who depend on a fixed income, and now, with COVID-19, others who may not even have the income to pay their taxes, let alone redevelop their properties or try to sell their home in a time of recession/depression. I recently became aware that the Calgary Planning Commission doesn't consider property value or tax concerns when recommending approval. I respectfully submit that Councillors and bureaucrats have, in fact, factored in impact on property taxes when espousing a pro-density philosophy.
- Detrimental effect on the aesthetics of the streets of the community resulting from a piecemeal approval of such zoning applications.
- Approving this and other applications piecemeal when I understand Westgate's redevelopment plan is in the works but incomplete. Applications such as this, especially when the homeowners have no plans and where they have misrepresented both the facts of transit service and the extent of their attempts to engage the community, should be postponed until at least that redevelopment plan is enacted.

My sincere hope is that City Council will decline this land-use application as it is not in the best interests of the people living here. The applicants apparently have little interest in understanding, let alone living, in this community.

Sincerely,
~Lonnie
Lonnie DeSorcy

403-243-9335



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* First name

* Last name

Email

Phone

* Subject

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please find attached our Letter of Objection to Land Use Amendment Application LOC2020-0078 and the related CPC 2020-0859 affecting 81 Westminster Drive SW.

Bonnie and Keith Jones
27 Westview Drive SW
Calgary, Alberta
Email: jonesbo@shaw.ca

September 2, 2020

Via email to: PublicSubmissions@calgary.ca
Office of the City Clerk
The City of Calgary 700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

RE: Land Use Amendment application LOC2020-0078, and the related CPC2020-0859 affecting 81 Westminster Drive SW

We write to formally oppose the proposed Land Use Amendment Application LOC2020-0078, made by New Century Design, on behalf of Alyssa Keshavjee and Nadeem Keshavjee (the "Developer") to amend the Land Use for the property at 81 Westminster Drive SW (the "Subject Property") to allow for the construction of a duplex or subdivision of the existing lot. In addition, we oppose the approval of the rezoning from RC1 to RC2 (CPC2020-0859 – August 6, 2020) as we do not feel the City of Calgary sufficiently reviewed the application.

We are the residents of 27 Westview Drive SW, and although we are not adjacent stakeholders, we are community members who want to maintain the integrity of the community. Westgate is an older community that was developed in 1958/59 and is comprised of primarily single dwelling homes with some duplexes scattered throughout the community.

We are concerned with LOC2020-0078 at the Subject Property for the following:

- Lack of transparency by the Developer
- Density of the development, which brings the additional concern of parking
- Lack of parking
- Increased traffic within the community
- Lack of stakeholder engagement
- Potential impact to existing mature trees
- What is the purpose of the Application given the applicants have no firm plans

It is frustrating as a resident that there is not a firm development plan at this time only a LOC application and we are unclear why anyone would want to make this application at this time with COVID.

Our comments will make reference to report CPC2020-0859 (dated August 6, 2020), the "CPC Report", where possible. We will also refer to the Developer's planning documents

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September 2, 2020
Objection to Application Letter

associated with Land Use Amendment LOC 2020-0078, the “Land Use Amendment” where that information is relevant to our concerns regarding the redesignation application.

1. The CPC Report does not clearly address any planning alternatives for the site, stating that “the proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood”. However, the Developer’s submission (in Attachment 1 of the CPC Report) only states that they are unsure of what redevelopment they may be undertaking in the future. This is somewhat vague and to date no Development Permit Application has been filed.
2. The CPC Report is deficient in that it does not address whether this specified building type is compatible with the “established building form of the existing neighbourhood”. We contend that this specified intent is not a compatible form when compared to any of the established building types within close proximity of the subject property. The existing duplexes and multifamily housing (existing R-C2 zoning) has been in effect since the area was development in 1958/59
3. The CPC Report section “Alternatives and Analysis” provides no discussion of alternatives. In particular, under the existing the proposed R-C2 land use designation allows for increased density as outlined in PUD2018-1323(Backyard Suite development). Given that the City’s stated desire (reference: PUD2018-1323) is to “provide flexibility and choice for home owners by providing housing form that can allow a property to better suit changing household needs ... and add different types and sizes of homes that are more affordable in low density neighbourhoods”, there should be a more complete assessment of alternative built forms.
4. The CPC Report section “Transportation” states that there is existing bus access. This is incorrect as the bus service within Westgate was discontinued. No Calgary transit is located within close proximity to the subject property.
5. The CPC Report “Stakeholder Engagement” section notes that the community is concerned with the resident concern of the lack of clarity for the rezoning, potential sale of property, increased density on community character, additional traffic, lack of on-street parking congestion, and tall buildings that may impact privacy of adjacent neighbors.
6. The engagement process related to the Developer’s Stakeholder Engagement has been completely inadequate. Given that there is an enormous imbalance of power working against the affected neighbours, the lack of accountability, inclusiveness, transparency, commitment and responsiveness (refer to the Calgary Engage Policy) is a serious problem.

Affected residents find the planning and redesignation processes to be complex and obscure, are generally unaware that the City is not proactively managing land use

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redesignations on a district wide basis, and are constantly trying to comprehend arcane urban planning terminology.

- a. The Developer's attempt to "solicit" input was to contact the Westgate Community Association by email and telephone, the Facebook page and only the adjacent stakeholders, to place two signs on the property. Both of these means of reaching out were essentially self-aggrandizing marketing pieces that, rather offensively, began with "Hello neighbour!" To be perfectly clear, the Developer is actively working with a commercial development company (New Century Design) with the intent to sell the property.
- b. No other attempt by the Developer were made to conduct direct engagement with the neighbours or the Community Association, due to COVID.
- c. Regarding the substantive imbalance of power between the Developer and the stakeholders, the onus needs to be on the Developer to proactively initiate conversations with the neighbours and the Westgate Community. The application is the Developer's and they hold all of the knowledge regarding their plans – it is impossible for the neighbours to guess what might be planned until the next City sign appears on the subject property.
- d. The City's engagement process generally lacks clarity in the community as to the land use changes that are in progress. In particular, we and our neighbours have had little appreciation for the scope and scale of the patchwork effect of spot zoning that is occurring in Westgate. Specifically, with regard to this application, having the City place lawn signs 10 days into the response period is one example of a lack of transparency. Another example is the lack of clarity on the relationship between the land use redesignation application and the development permit application. The fact that the two applications (redesignation and amendment) are concurrent has created confusion. Notices are not engagement.

In conclusion, we appeal to the City to DENY LOC2020-0078 as the proposed Land Use Change application by the Developer does not clearly meet the original objectives of the community.

We respectfully suggest that the time to stop the succession of patchwork spot zoning applications in Westgate is now. The fact that developers are selecting the timing and the locations to be redesignated, independently of any engagement with the community, is not sustainable or likely to result in well planned, harmonious neighbourhoods.

As residents of Calgary, we would like to see City Council take the time now to fight for better neighbourhoods by:

- Consulting with the community,
- Being proactive about exactly where the LOC applications is most appropriate in the neighbourhood.

LOC2020-0078
September 2, 2020
Objection to Application Letter

A better, more thoughtfully planned Calgary is worth the time and energy to create.
We hope that City Council agrees.

Sincerely,

Bonnie and Keith Jones

cc: :

publicsubmissions@calgary.ca,info@westgatecommunity.ca,jeff.davison@calgary.ca,themayor@calgary.ca,ward01@calgary.ca,ward02@calgary.ca,ward03@calgary.ca,ward04@calgary.ca,ward05@calgary.ca,ward06@calgary.ca,ward07@calgary.ca,ward08@calgary.ca,ward09@calgary.ca,ward10@calgary.ca,ward11@calgary.ca,ward12@calgary.ca,ward13@calgary.ca,ward14@calgary.ca



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Joanne
* Last name	Simmons
Email	teachsim@yahoo.co.uk
Phone	4035816176
* Subject	Re zoning application LOC2020-0078

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose the application to allow a rezoning of this property in Westgate. As a homeowner I. The community I can see no advantage to this plan. My concerns are mainly due to safety, traffic and access within the community. I specifically chose to purchase a property in Westgate due to the mainly R1 zoning. I feel that approval of this application will lead to a destruction of our little community, turning us into another Killarney. I encourage you to consider the beauty of our majority 1950s bungalow community and choose not to destroy this corner of Calgary with infills and parking problems.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Kerry
* Last name	Kaminski
Email	gkirbyso@telus.net
Phone	4036866406
* Subject	LOC2020-0078

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please accept my attached file as my submission opposing the land use change at 81 Westminster Dr. SW. It is in an open office format that I trust you will be able to open.
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Written Submission

**Re: 81 Westminster Dr. SW
LOC 2020-0078
Bylaw 113D2020**

Change from RC1 to RC2, with duplex/side by side/and suites

Position: Opposed

By: Kerry Kaminski, Homeowner,
105 Westminster Dr. SW
403 686 6406
gkirbyso@telus.net

Since the City has advertised this land use change again, I am writing again to **OPPOSE** this land use change.

It is difficult to discuss this without dealing with both the individual issues around this development, and the larger community implications since this is a precedent setting proposal.

Individual Issues:

This potential development introduces the usual changes with added density ie. added traffic, more scarcity of street parking and tension that follows, as well as more noise and ongoing disruption for the neighbours. All this will be made worse if secondary suites are eventually built. Though parking requirements will help, it is unlikely to be adequate. Two housing units will replace one, with more demand for street parking - space which will be further reduced by front driveways. Further, with smaller, skinnier main housing units and with secondary suites, the garages become storage facilities and tenant parking obligations are routinely ignored by the owner and are unenforceable.

The aesthetics of the change are profound. The loss of green space on the property and loss of trees will be notable. One only has to look to neighbouring Rosscarrock to see the denuding of the neighbourhood from all the multi-family development on formerly single family lots.

It is not an adequate response from the city planner officer that these impacts are negligible, or to wave them away as “density concerns” given that this is a precedent setting change – much more will follow. Westgate is presently quite a pleasant and desirable neighbourhood that self renews and diversifies without any zoning changes. Adding this sort of density only degrades what makes it a great.

Regarding the Applicants:

Since the applicants have placed their personal features at issue, it is fair to respond.

The applicants make much of the fact of having children and suffering a property value loss. They included that they looked at moving to a larger house but could not afford it since their present house lost value. So what? Any potential larger house also lost value. If they truly wanted more space, they could merely reincorporate their recently built basement suite back into their living space. Further, today's unrealized property value loss can quickly become tomorrow's property value gain. As far as

their having children goes, not only should that be irrelevant to this application, but the applicants are already certainly very richly compensated by government for having children from the new Child Benefit. In short, this is merely a profit seeking opportunity for which the applicant has not paid while also degrading the quality of life for near neighbours.

The applicant has stated that they have not decided what and when the development will look like or occur. If so, then it is curious that they have hired a professional builder/architect to manage this application. They also state that they will possibly continue to live at the current address. Again, so what? They are much more likely to move on, taking their profits by selling the two new units, while buying another property in the neighbourhood to do the same again since the door to this sort of development opportunity will be opened by this application to the general harm of the neighbourhood.

Most likely, we will see a general freeze in renovating these lovely old homes, an exodus of existing residents, and a redevelopment frenzy that will quickly make Westgate as unattractive as neighbouring Rosscarrock.

The Larger Planning Issues

The applicant's hired builder/architect who is shepherding this process for them has passed around a flyer making the applicant's case to the neighbourhood. They have included a pitch for how added density benefits the neighbourhood and the City generally. Their argument includes, in short, that Westgate's population is lower than in 1969, that added density helps the City stay with the "limits of its infrastructure", and that it brings in more revenue to pay for City services. All of these arguments fail for the following reasons.

Added density does not allow the City to grow within its present "infrastructure limits", since there really aren't any. The City has always built out new infrastructure as needed and until the Nenshi era, it has avoided the unsustainable tax increases that are alleged to flow from that. Further, added density does not allow the City to avoid building new infrastructure at all. Typically, the City is forced to upgrade old infrastructure to accommodate the demands from the added density. Little is saved from this process, though congestion and frustration for residents is increased, often intentionally as we have seen with the City's efforts to literally remove traffic capacity on many pre-existing roadways.

Regarding the added revenues, again, density does not add revenues. It merely concentrates them in existing areas. Density is almost irrelevant to revenues except to the extent it harmfully raises property values from the artificially created land scarcity. The City has services that it pays for and taxes all property owners accordingly as needed, regardless of densities. What drives costs, however, is more people which means more services, and especially more transit and LRT as densities rise. "Transit oriented development" and its necessary running mate – high density development (apartments), are an interesting counter example to the benefits claimed by the applicant's developer. Every new person the City has to accommodate as a regular transit user costs the City \$thousands annually to subsidize beyond the contributions of the user, a subsidy that, interestingly, is mostly paid for by private vehicle users via grants from fuel tax and parking revenues from all levels of government. Meanwhile, as the City forces more people into a transit oriented lifestyle and into apartments, they effectively delete those people from contributing anything at all to all of the other City services since taxes are comparatively very low on apartments. In short, the City's present development strategy is fiscally unsustainable and is a big part of what is driving its huge Nenshi era tax increases. For those wanting to fall back on a global warming argument, it is also provably true that transit is not "green".

That Westgate's population is presently lower than in 1969 – so what? Is 1969's population the magic

number? Must it always be growing? It is well known that higher density living conditions force people to have smaller families. Westgate is ideal for encouraging families, something that future Calgary promises to not be. In addition, the COVID pandemic should remind everyone of why suburbs came into being as soon as transportation technology allowed. People need and desire space for health and happiness reasons. Being able to pass through this pandemic in a neighbourhood like Westgate, with back yards, greenery, and easy access to parks and good roads, and less crowding, is an obvious blessing that should be available to a lot more people.

In short, high density urban living is less desirable than the current fad in city planning suggests. Imitating the worst features of Vancouver and Toronto is a poor way to stand out. What was once more common and still is one of the best features for many of living Calgary should be preserved, and extended.

Please **reject** this land use change application.

Thankyou for your consideration,
Kerry Kaminski



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name John

* Last name DeSorcy

Email kasparent@aol.com

Phone

* Subject Opposition to Land Use Change Application LOC2020-0078

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please see attached letter

35 Westview Drive SW

Calgary AB

T3C 2R8

September 1st, 2020

Councillors of the City of Calgary (submitted by on-line form)

Re: Land-Use Change Application (LOC2020-0078) at 81 Westminster Drive SW

Honourable members of City Council

My name is John DeSorcy. I co-own and reside at the address above with my wife and 2 adult children.

I was born and raised in the community of Westgate. I returned to the community with my young family because of the nature of the community: mostly C-1 single family houses with good schools and easy access to the core and other areas of the city. Since moving into our current house we have seen a marked change for the better in the community. Many original owners, now elderly, sold their homes and young families moved in to the area. Many of these new owners spent significant amounts of money to renovate and expand their homes. This has enhanced the community, with more and more homeowners willing to spend money to improve their homes.

In June I wrote to Mr. Schlodder opposing the rezoning of this subject property. I was disappointed to learn that the committee recommended approving the rezoning. I write to you today again to oppose the rezoning for the following reasons:

- The applicant misled the committee when they stated that there was a bus stop close to the home (less than a 100 metres away). The bus for Westgate was removed over a year ago. The property is not located close to transit or the LRT.
- The applicant misled the committee when they stated that they tried to engage the community and got no response. Members of the community association were in conversation with the applicant but had difficulty getting a response in a timely fashion. I object to the insinuation that the community is against development. The two homes directly to the south of my property and the home immediately to the north underwent significant renovations (expanded footprint of the home) in the last decade. When I

inquired the builder and home owners if anyone one had objected to these 3 renovations, I was told they did not have one complaint.

- I object to the addition of another R-2 property in the neighborhood. Currently there are 58 R-2 properties in the community of Westgate. Of those properties only 18 of them are duplexes. These 18 were duplexes when the community was built in the late 1950's-early 60's. 26 of the R-2 properties are along 47 avenue SW. These properties were built on the old 17th Avenue Drive In property. These homes, though on R-2 lots, are all single-family homes.
- The major reason I have for opposing the designation is that the applicant has no clear answer other than to "keep their options open", "family needs more space" when asked why the need for rezoning. I ask again, why does the property need to be rezoned?

The City of Calgary currently is undertaking a new redevelopment plan for the Westgate neighborhood. I ask that Council refuse the request for zoning change for that reason alone. The community needs to have a clear plan in place with community member's feedback, and stop what might become a piecemeal rezoning development and hurt what I have come to call my much loved home community.

Sincerely,

John DeSorcy

403-243-9335



Public Submission

City Clerk's Office

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Ian

* Last name Cameron

Email ian.gerry.cameron@gmail.com

Phone

* Subject Opposition to Land Use Change Application Westgate (LOC2020-0078)

Good morning Councillors/Mayor,
I write to you in opposition of the proposed land use application LOC2020-0078 to change land use zoning from R-C1 to R-C2 at 81 Westminster Drive SW. I am a Westgate homeowner and resident and am very concerned that if this application is successful it could have devastating consequences to our neighborhood. My primary concerns are as follows:

1. No Demand/Need: The City of Calgary is expected to see a 43% to 64% year over year decline in housing starts in 2020 versus 2019. It is of no benefit to have 3 or 4 potential residences sit vacant in this neighborhood due to a pre-existing lack of demand for the residence(s) this land change application would allow for. As of today there are several vacant homes available either for sale or rent in the immediate area/ same street (homes for sale at 193 Westminster Drive SW and 19 Winslow Crescent SW; homes for rent at 97 Westminster Drive SW and several basement suites available also on Westminster Drive SW). It is highly unlikely that a person would elect to purchase or rent an attached infill option if a single family detached alternative is available in that same neighborhood. Given the enormous inventory of "infill" product in surrounding communities, namely Rosscarrok with over 15 separate "infill" listings currently for sale, one cannot reasonably defend a position that there is an overwhelming demand to have these types of homes in Westgate at this time. Having stale listings and empty homes is surely the opposite of promoting active and vibrant communities.
2. No Clear Development Plan: The applicant has stated " We have not yet decided what we would develop on the property (if anything). The requested RC-2

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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Unrestricted

Sep 8, 2020

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zoning would allow us to develop a duplex or 2 single family homes in the future" on various community platforms (facebook group) in an effort to quell neighbor concerns. While I commend reaching out to your neighbors for input, this response is even more concerning. With no clear plan on what is actually intended to be built, how can the Planning Department, in good conscience, recommend council vote in favor of a proposed land use application? Having dealt with the planning departments in both Calgary and other major municipalities on several rezoning applications, using the argument of "future optionality" to support rezoning a property is not a very compelling reason. Better to have the applicant do his/her homework, put together a professional



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Laura
* Last name	Near
Email	Laura.Ashlin@gmail.com
Phone	4036301851
* Subject	Proposed Land Use Change Application (LOC2020-0078) 81 Westminster Dr. SW
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Providing documentation in opposition to the proposed land-use change at 81 Westminster Drive SW in the community of Westgate in SW Calgary, for the consideration of city council at their meeting on September 14th, 2020.

For the consideration of Calgary's City Council:

I'm writing in regards to the proposed land-use change application (LOC2020-0078) in the SW neighbourhood of Westgate at 81 Westminster Drive SW, scheduled for council's review on September 14, 2020.

As a property owner in Westgate, I am concerned about the immediate impact, and future ramifications the proposed land-use change will have on the community if it is approved. Specifically, I am opposed to approving the one-off change as it will set precedent for others looking to change lot zoning in Westgate, and there are significant issues that need to be addressed within the community before increased density could successfully be increased and supported. Issues associated with changing land use in Westgate from R-C1 to R-C2 have been listed below.

1. **Water Services:** This year Westgate had some repair work done to a portion of the water main on Westminster Dr. & Wakefield Dr. due to continued failure of the old iron pipe system. A large portion of the community still hasn't been upgraded to the new PVC pipe system, and adding more homes to the area will put undue strain on water services resulting in more maintenance work by the city.
2. **Parking:** 81 Westminster is located on a corner lot beside an alley. There is not a lot of room for parking due to the driveway on the property and the adjacent alley. Due to the lot configuration, there are limited options for adding a double car garage, let alone 2 double car garages to provide the required number of parking stalls when putting 2 homes on an R-C2 lot. Increasing the number of homes on the lot will increase parking congestion on Westminster Drive.
3. **School Access:** Access to high school continues to be an issue for Westgate residents, with our designated school most recently being changed to Central Memorial, a school that is at capacity and is a significant journey for students to get to. Our designated junior high is also at capacity. Ensuring all residents have reasonable access to education should be resolved before allowing more homes to be built in Westgate
4. **Mature Trees:** Construction of a multi-family dwelling and the required parking structure will result in the removal of several healthy mature trees on the lot
5. **Traffic:** Due to ongoing redevelopment and the addition of new homes in our neighbouring community of Rosscarrock there has been an increasing strain on the two main community exit points we share: 45th St SW & Bow Trail and 45th St SW & 17th Ave SW
Adding additional homes in Westgate prior to addressing the congestion issues would only exacerbate the existing problem and make it incredibly difficult for Westgate residents to leave the community during peak times.
 - 81 Westminster is located in the centre of Westgate. Increasing density on this street would increase the traffic on several roads within the community, including ones that go through playground zones and by schools.
6. **Precedent:** If approved, this would be the first land-use change in Westgate in decades and would set the precedent for future land-use change applications.
7. **Community:** The plans proposed by the homeowner are inconsistent with the current community layout. All R-C2 lots were designated over 50 years ago and are well balanced throughout the neighbourhood with R-C1 lots. All recent development in the community has been built to fit in with the existing feel and flow of the neighbourhood.

Looking towards the future, if the city is interested in changing the land use designation for Westgate significant attention needs to be paid to the issues listed above in order for the community to successfully support an increase in density.

Thank you for your consideration,
Laura Near



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Alana

* Last name Hogstead

Email hogstead@telusplanet.net

Phone 4032291849

* Subject Land-Use Change Application at 81 Westminster Dr SW LOC2020-0078

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly opposed to this application for land use change in our neighborhood. My husband and I moved to Calgary eight years ago and after a lot of research found our home in Westgate. It was exactly what we were looking for with established trees and yards, character, and zoning RC-1. It was just perfect. Since that purchase we have taken a somewhat tired house and with time and money rejuvenated it. We have landscaped and now want to enjoy our labors. It is our wish to stay in this neighborhood and love the streets we take walks on in the evening. We enjoy the uniqueness of the yards and homes and always see something different on each walk. We have seen a lot of positive changes to the homes in the eight years we have been in this city. I have seen other communities in this city where developers have been allowed to take away some of the character and overbuild in some cases. It can really stick out like a sore thumb in that community. Westgate is perfect the way it is and allowing developers to build four-plexes will in turn destroy this community like others and I ask for what? A few more tax dollars; extra money in someones' pocket. A lot like 81 Westminster Drive does not need a duplex or four-plex. Parking will be an issue. If the landowner needs a bigger residence let them build a bigger house. A lot of people in this neighborhood have done just that. We do not need rental suites and one family does not need four houses. If they need that they should be looking for a different property in a different area. That is not what Westgate is about. Westgate is about families and schools and parks and everyone trying to be a good neighbor. It is not about four-plexes and rentals. There are a lot of snow angels during the winter out doing walks for seniors and helping each other out. There has even been times in the past few winters

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Sep 7, 2020

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these same people have helped the city out with snow removal on city walkways. That is just the kind of neighborhood it is. Don't take that away by allowing an influx of developers to build up and break the character of this neighborhood in Calgary. I always hear the mayor say that Calgarians have a lot to be proud of and Westgate is just part of that.

Thank you for allowing me to make these comments and I do hope that someone will listen to all the comments being made on this particular land application. We must really care for our community if we would take the time to write letters to the city.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kevin

* Last name Magowan

Email kevin.magowan@gmail.com

Phone 4038296246

* Subject Westgate land use change application at 81 Westminster Drive

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am not in favor of changing the Land Use for 81 Westminster Drive SW, Calgary. This land-use change will negatively affect the core and fabric of this community. We are a very close community that is very close to our neighbors. Every community that allowed land-use changes had a completely changed fabric of their community. I'm speaking about Killarney, Rosscarrack, and Spruce Cliff. I do not want to see that happen to Westgate.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Christina

* Last name de Vries

Email c.devries@shaw.ca

Phone

* Subject LOC2020-078 (81 Westminster Dr SW)

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please find attached our letter to Council in regards to this application. We do not support the application and request that it be denied.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Janice

* Last name Harvie

Email harviej84@gmail.com

Phone 4036409431

* Subject Reference # LOC2020-0078 rezoning

Hello, I received notification to re-submit my concerns and objections to re-zoning residential property in my neighbourhood so it will be considered at the public hearing on this matter. Please find below reiteration of my opposition on the grounds of traffic safety, environmental (destruction of trees), congestion for amenities and impact to property values. The proponents application on the grounds of improving property values has the potential for negative impact on this property's neighbours. The property in question is already zoned for revenue which should sufficiently allow for addressing the developer's economic concerns without creating double or quadruple the dwellings. Kind regards, Janice Harvie 76 Westminster Dr. SW Calgary, AB T3C2T1403-640-9431

----- Forwarded message -----

From: Janice Harvie <harviej84@gmail.com>

Date: Sat, Jun 27, 2020 at 6:30 PM

Subject: response to Application for land use amendment LOC2020-0078 81 Westminster Dr SW

To: Schlodder, Tom <Tom.schlodder@calgary.ca>

Cc: <jeff.davison@calgary.ca>

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello Tom, I am the homeowner/resident at 76 Westminster Drive SW. I received notification of an application for land use amendment for 81 Westminster Drive SW (LOC2020-0078), directly across the street from me.

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Unrestricted

Sep 8, 2020

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I am strongly opposed to this land use amendment from R-C1s to R-C2. This proposed land use is not suitable for the Westgate community, which was designed in 1959 as a small neighbourhood of single detached bungalows and it largely remains this way today. Subdividing the lot and/or construction of new duplex or fourplex homes will increase density and traffic beyond the capacity of what the roads, amenities and City services can safely accommodate. R-C2 does not fit the profile of Westgate and would result in decreased property values for the entire community, not just on Westminster Drive or nearby streets. R-C2 zoning often results in absentee property owners and deterioration of home and yard maintenance which again negatively impact property values for all.

The property in question already has a secondary suite which strains the street's available parking and traffic capacity, which reduces safety for all residents, but particularly for the children and many seniors who currently enjoy living, walking or biking in the neighbourhood. The ability to safely get around in and enjoy our neighbourhood (regardless of age and ability) is paramount since access to public transit service was significantly reduced, requir



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Andrew

* Last name Davison

Email westgatehomeowner@gmail.com

Phone

* Subject Opposition to LOC2020-0078 at 81 Westminster Drive SW - item for next City Council meeting

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Attached is my submission re LOC2020-0078, which is an agenda item at the next City Council meeting on September 14. I have also sent this via email. I would like the opportunity to speak at the City Council meeting too.
Regards
Andrew

September 8, 2020

TO: The City of Calgary City Council

RE: Objection to Land Use Re-designation LOC2020-0078 (81 Westminster Drive SW)

FROM: Andrew Davison, Westgate Homeowner and Resident

Greetings

My name is Andrew Davison and I am a homeowner and resident in Westgate. **I OPPOSE the proposed land use designation to change from R-C1s to R-C2 at 81 Westminster Drive SW, LOC2020-0078.** I oppose the application for several reasons, including the negative impacts on the community including safety, the owner/applicants misleading consultation with the community, the owner/applicants misleading presentation to the City of Calgary, and concerns about possible relaxations of the land use bylaws that would be required in order to accommodate R-C2 at the site.

The negative impacts to the community, including safety, are presented in Attachment 1. This was my submission on July 2, 2020 to the City of Calgary Planning & Development Department and is on the public record by way of City of Calgary Planning Commission meeting notes from August 6, 2020.

The presentation by the applicants and New Century Designs, whether to the community and stakeholders or to the City, has been disingenuous and in some cases dishonest. This has led to considerable frustration, confusion and lack of trust. The homeowners have said they are new to the redevelopment process, so they hired New Century Designs (who profess to having over 25 years' experience with such matters) to assist with this application. Either or both of the homeowners and New Century Designs should have known that this was a first-mover application in a community of R-C1 mid-century bungalows and that there would likely be considerable interest from the community – this is not simply a minor application. The misleading consultation with the community and misleading presentation of information to the City are either due to lack of experience with such matters or is being done on purpose. My concerns on this matter are summarized in the tables in Attachment 2.

Finally, despite the lack of plans for the site, there are considerable concerns about how and R-C2 redevelopment would happen on the site. Many of these concerns impact safety in the community, and they are summarized in Attachment 3.

I plan to speak to this matter at the City Council meeting on September 14. Please feel free to contact me with any questions or concerns.

Sincerely,

<submitted electronically>

Andrew Davison

**Attachment 1: Andrew Davison Submission from July 2, 2020
to the City of Calgary Planning and Development Department**

July 2, 2020

Mr. Tom Schlodder
City of Calgary, Planning Services Centre
Tom.Schlodder@calgary.ca

Greetings Mr. Schlodder and City of Calgary Planning Staff

This submission is in response to Calgary development change reference number LOC2020-0078 at 81 Westminster Drive SW (the Property). The proposed land use change is from R-C1s to R-C2 zoning to allow for semi-detached duplex homes and suites (in addition to the single detached homes with suite already allowed), potential subdivision of the Property into 2 lots, and 2 dwelling units (an increase from the current maximum of 1).¹

My name is Andrew Davison, and my family and I (we) live in Westgate [REDACTED]. We request that the proposed land use change be denied. We oppose the proposed land use change for several reasons, which are explained in this submission, including:

- A) negative impacts on safety;**
- B) negative impacts on the community;**
- C) does not advance the local growth plan; and**
- D) the lack of plans and stakeholder engagement.**

A. The proposed land use change negatively impacts safety.

Rezoning the Property to R-C2 will exacerbate existing safety concerns: i) it is on the apex of a blind corner, ii) the street has a school zone for an elementary school that serves the local community, and iii) parking is already crowded in the area of the Property.

The corner of Westminster Drive on which the Property is located is a blind corner due to a slight rise and a non-typical bend in the road that is sharper than 90 degrees. As there is a bend in the road, rather than an intersection, there are no stop or yield signs to slow traffic. The speed limit around this corner is 50 km/hr. Currently, cars parked directly in front of the Property add to the danger of the corner by blocking sightlines around the corner (see **Image 1**). It has become such a problem that someone in the neighbourhood has started painting "slow" across the road just before the corner when travelling west on Westminster Drive (see **Image 2**). Any potential redevelopment on the Property, (for example, a modern-style R-C2 duplex that is common across Calgary) would likely further block the sightlines for the corner, and allowing more dwellings will invariably lead to more cars parked on the road which further block sightlines. Both factors increase the danger of the corner.

¹ As set out on the placard on the Property and at <https://developmentmap.calgary.ca/?redirect=/development>.

The south end of the block that the Property is located on is a school zone for the Westgate Elementary School. There are many families with young children along Westminster Drive and the surrounding streets who walk to the school. Also, as can be seen in the second map in **Image 5** there is a pass-through walkway used by school children for access to the school and for pedestrians to access nearby streets and dog parks. Increasing the density along Westminster Drive will only increase traffic along a road with a school zone and elementary aged children walking to and from school daily and pedestrians crossing Westminster Drive to access the pass-through. This is concerning to families in the area with young children, [REDACTED], and to those who use the pass-through.

Parking along Westminster Drive near the Property is currently congested, likely due to several secondary suites and existing duplexes. At the corner where the Property is located, there are already parking issues to the point that multiple vehicles at the homes adjacent to the Property park perpendicular to the sidewalk and curb (see **Image 2**). The proposed land use change would allow at least a two-fold increase in the density of the Property, which will only exacerbate the existing parking issues.

Image 1: Turning south on Westminster Drive. The fence in the left of the photo is 81 Westminster Drive. Cars parked directly in front of the property block sightlines around the sharp corner. Increasing the density will add more cars, which further block sightlines. Photo taken June 18, 2020.



Image 2: Travelling west on Westminster Drive. The fence in the left of the photo is 81 Westminster Drive. Cars parked perpendicular to the curb due to existing overcrowding and “slow” painted on roadway. Photo taken June 18, 2020.



B. The proposed land use change will negatively impact the community.

These days the typical R-C2 duplex or 4-plex dwellings in Calgary are 2-3 stories tall, cover the maximum allowable footprint for the property, fill the entire allowable building envelope (height, width and depth, also known as the mass of the dwelling) and are very modern-style. Such dwellings bear little to no resemblance to the existing mid-century bungalows in Westgate, and to the best of my knowledge, there are no such dwellings anywhere in Westgate. The proposed land use change would allow such a dwelling at 81 Westminster Drive, which would: i) disrupt the existing community and investment in the community, ii) not match the current aesthetics of the neighbourhood, iii) not assist with the Westbrook Communities Local Growth Planning project, and iv) invariably be a catalyst for further such redevelopments in Westgate.

We, along with several families in the neighbourhood, have specifically moved to the Westgate to enjoy the more calming and neighbourly atmosphere that comes with mid-century bungalows. While I do not have access to the history of renovation permits, **Image 3** shows a few of the many examples right now where homeowners in Westgate are making financial investments in renovating their *existing* bungalows, rather than redeveloping. These don't include any renovations that have happened in the recent past, a few examples of which are shown in **Image 4**. Further, Westgate has very limited direct access to Bow Trail to the north and 17th Ave to the south, and no access to Sarcee Trail to the west. This makes Westgate a unique community with very little through-traffic – when you see a car driving by it's likely a neighbour that you know.

Image 3: Bungalows currently being renovated, from left to right: 4947 10 Ave SW, 256 Westminster Dr SW, 30 Westwood Dr SW and 107 Westover Dr SW.²



Image 4: A sample of the many recently renovated bungalows, from left to right: 96 Westminster Dr SW, 58 Westminster Dr SW, 80 Westover Dr SW and 12 Wheatland Ave SW.



Today's redevelopments allowed under R-C2 zoning would erode each of these aspects that make Westgate wonderful. The calming atmosphere would be negatively impacted by increasing the mass of dwellings, there would be a disincentive to make investment in existing bungalows, investments that have already been made will be negatively impacted, and greater density will increase traffic.

² Not pictured is 120 Westminster Dr, which has begun interior renovations, nothing exterior yet.

While there are several R-C2 zoned lots and duplex or 4-plex dwellings in the area, they were constructed half a century ago and are consistent with the style and aesthetics of the neighbourhood. For example, in **Image 2** the dwelling directly ahead and the one to the right of it are both duplexes, but since they are mid-century bungalow style they completely blend in with the dwellings on either side and with the Property. The mass of dwellings from a typical modern-day Calgary duplex or side-by-side is totally incongruent with the community and would negatively impact neighbours by overshadowing.

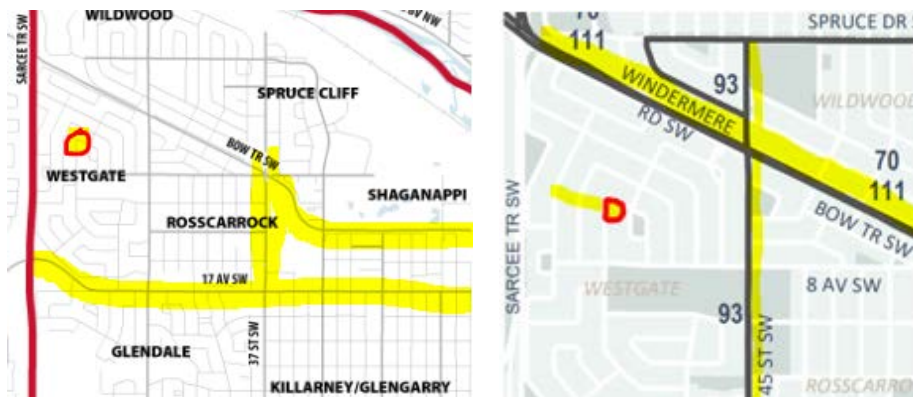
Westgate is full of residents with a strong sense of community who are or have made investments to preserve their neighbourhood of mid-century bungalows. Introducing R-C2 zoning to Westgate would allow development of high-density and high-mass modern-style homes that will totally alter the community. If possible, this type of neighbourhood should be preserved and enhanced, not eroded by rezoning for higher density or increased property values.

C. The proposed land use change does not advance the local growth plan.

As noted in the City of Calgary’s Westbrook Communities Local Growth Planning project,³ updating policies in the area will provide a more comprehensive picture of where growth should occur in the future. This is important for key growth areas such as 17th Ave, 37th Street, and the Blue Line and BRT transit corridors.

Some of the neighbourhoods near Westgate, such as Rosscarrock and Killarney, and to a lesser extent Spruce Cliff, Shaganappi, and Glendale, have seen considerable R-C2 redevelopments over the past 10 years and it continues to happen today. As seen in **Image 5**, the neighbourhoods where R-C2 rezoning is prevalent are all adjacent to the key growth areas. This type of redevelopments make sense in these neighbourhoods because they are much close to the key growth areas and advance the overall planning for Westbrook. Conversely, the Property could hardly be farther from any of the key growth areas, transit corridors and the nearest bus routes on Bow Trail and 45th Avenue.

Image 5: The first map shows Westbrook Communities (red outline) with key areas for future growth such as Main Streets and Transit Corridors highlighted in yellow. The second map shows existing bus routes and pass-through walkway highlighted in yellow. On both maps the Property is highlighted in yellow and circled in red.



³ <https://engage.calgary.ca/westbrook>.

D. There are no development plans and no stakeholder engagement.

We understand from communication with Mr. Schlotter and from Facebook posts by the owner of the Property that there are no development plans for the Property, so it is difficult to assess the impact of the proposed land use change. As set out on the City of Calgary website, a common reason for delay or refusal of a land use redesignation application is “incomplete plans”.⁴ Also, rezoning to R-C2 without any approved development plans creates a potential unfair situation for any investor wishing to purchase the Property for redevelopment. There is no requirement for the current owner to inform any potential investor about concerns from the neighbours and community regarding redevelopment at the site, which could unfairly impact the investor. It seems contradictory to propose to rezone to R-C2 unless there is intent to redevelop or to sell to another developer. If there are no plans, then it seems logical that the owner intends to sell the Property if they win approval for the proposed land use change. Not only would this be potentially unfair to a developer, it is definitely unfair to the residents of Westgate.

There have been some posts, including by the owner, on the Westgate Community Association Facebook page about the proposed land use change. However, there has been no notice beyond the placard on the lawn of the Property and no open houses. We live a few doors away from the Property and have not been consulted by those proposing this land use change, and from discussions with others in the community they have not either. As noted, this is the first such proposed land use change in years in Westgate, and such a change is a watershed moment that will impact the entire community. For a proposal with such wide-reaching implications the lack of outreach and communication could hardly be described as stakeholder engagement. This is the exact type of proposed land use change that should be considered by the entire community, for example through a community vote or plebiscite. To do otherwise would be unfair to the residents of Westgate.

We request the proposed land use change be denied.

Urban planning is more than just density and property values, it is about creating, maintaining and fostering safe and healthy communities. We have several concerns with the negative impacts the proposed land use change will have on safety in the area. We believe this is the first proposed land use change to R-C2 in Westgate in decades and are concerned that introducing the present-day developments allowed under R-C2 zoning anywhere in Westgate will negatively impact the community. We do not believe the proposed land use change fits with the Westbrook Communities Local Growth Planning project. We do not have access to development plans to review and the owner has not properly engaged stakeholders in the community.

For the reasons set out above, we object to proposed land use change reference LOC2020-0078 and request that it be denied.

⁴ <https://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx#:~:text=A%20redesignation%20changes%20the%20land,the%20area%20to%20guide%20applications.>

We will engage our community members and coordinate our efforts to lobby the community, City Council and other stakeholders to join in our opposition to this proposed land use change. If the land use change is approved, we will also oppose any R-C2 development on the site proposed by the owner or another developer. And if necessary and applicable, we anticipate filing any and all possible appeals, including with the Calgary Subdivision and Development Appeal Board.⁵

Finally, we request to be informed when any process steps are set out, including meetings, voting, debriefs, submission dates or other, to which the public, and specifically a concerned and impacted homeowner, may attend or make a submission. We also request to be provided with any publicly available summaries, reports or recommendations regarding the proposed land use change. Please use the contact information provided at the end of this letter.

Please feel free to contact me with any questions or concerns.

Sincerely,

<submitted electronically>

Andrew Davison


Copies forwarded to:

1. Mr. Jeff Davison, Ward 6 Councillor at jeff.davison@calgary.ca
2. Westgate Community Association at info@westgatecommunity.ca

⁵ <http://calgarysdab.ca/>.

Attachment 2: Andrew Davison Concerns re Misrepresentations to Community and City

1. Initial consultation with a Westgate Community Association (WCA) board member, Mrs. Pat Guillemaud:

Applicants Position	Mrs. Guillemaud's Position
<ul style="list-style-type: none"> • Indicated to WCA: <ul style="list-style-type: none"> - Owners intention was to maximize property value. - Intention to develop 4 townhouses for the site (RCG). • Stated in application to the City that "after taking into account the [W]CA's opposition to RCG we decided to submit for R-C2." 	<ul style="list-style-type: none"> • WCA board member did not support RCG or R-C2. • No mention to the community about the owners intention to maximize property value or consider 4 townhouses.
<ul style="list-style-type: none"> • Applicant assured WCA board member that they would be in contact when they decided what is next. 	<ul style="list-style-type: none"> • No further contact with WCA board member. Instead, the application was filed with Calgary Planning & Development department.

2. In the Land Use Re-designation Application from the applicant (part of Agenda Item 5.4 from the Calgary Planning Commission meeting on August 6, 2020) and City Planning & Development Department report, the applicant presents facts in a manner that is misleading to anyone reading the application:

Applicants Submission	Misleading or Misrepresenting the Facts
<ul style="list-style-type: none"> • "We feel that there is neighbourhood context to support the requested change in zoning. One of the adjacent lots is already zoned to RC-2 and multiple lots across the road as well. There are more than 50 RC-2 lots in the community...given the presence of RC-2 in the neighborhood, that our proposal fits well into the existing community and should be supported by the city." • "The community also has a fair amount of RC-2 lots already and for those reasons we feel our proposal should be supported." 	<p>Taken out of context, it seems like the application to change to R-C2 fits in perfectly with the neighbourhood. However, this is not the case:</p> <ul style="list-style-type: none"> • First, the R-C2 lots were developed over 50 years ago with bungalow-style duplexes with no basement suites. Infill duplexes from 50+ years ago are completely different from infill duplexes today in terms of mass of building and basement suites. The applicant makes no mention of this distinction. • Second, this is the first application to re-develop to R-C2 in 50+ years in Westgate. <u>As this is the first-mover, ALL of Westgate should be consulted rather than just the immediate neighbours.</u>
<ul style="list-style-type: none"> • "Westgate has gone through significant development through the last few years..." 	<ul style="list-style-type: none"> • The "significant development" in recent years is homeowners investing heavily in renovating their EXISTING bungalows across Westgate. • To be clear, there has been no infill or duplex

	residences constructed in Westgate in over 50 years.
<ul style="list-style-type: none"> • “The nearest bus stop is located at 49 Street SW, which is approximately 380 metres from the site, providing access to Route 11.” 	<ul style="list-style-type: none"> • There is no bus stop on 49 Street, and Route 11 runs through Shawnessy and Midnapore, neither of which are anywhere near Westgate.

3. Further, in the submission from the applicant to the City of Calgary Planning Commission:

Applicant-led Outreach Summary	Misleading or Misrepresenting the Facts
<p>Q: Outreach Strategy</p> <ul style="list-style-type: none"> • Resident landowners conducted outreach via a Westgate community Facebook discussion group. • 	<ul style="list-style-type: none"> • <u>The WCA Facebook page should not be mistaken for conducting any kind of effective stakeholder engagement.</u> There are less than 840 members of the group, while there are over 3,200 residents in Westgate (per Tom Schlodder’s report to City Planning Commission). • <u>The homeowner did not initiate or lead any of the stakeholder consultation, on the WCA Facebook page or other.</u> Instead, the homeowners waited until several posts had been created and then responded with the 2 carefully crafted responses included in their summary of the “Facebook consultation”. • The posts from the owners may appear helpful and responsive when read on their own, but in relation to the posts on Facebook they are largely out of context, do not address the concerns from the existing posts, and appear to be simply a way to “check off the box” of responding to stakeholder concerns.
<p>Q: What did you hear?</p> <ul style="list-style-type: none"> • To date, 91 comments “providing mixed feedback on this application with support and opposition being voiced.” • “Main issues raised were parking, density and street safety.” 	<ul style="list-style-type: none"> • It is factually correct that 91 comments were received and the results were not unanimous. However, it would be factually correct yet incredibly misleading to say there was “mixed feedback” if 90 comments are opposed and 1 comment supports the application. <p>Regarding the “main issues raised”:</p> <ul style="list-style-type: none"> • First, <u>nowhere does the applicant use the word “safe” or address concerns about “safety” in any of their application or submission materials.</u> The applicant has simply ignored any and all safety issues raised by the community members. • Second, the applicant has stated that any redevelopment would require corresponding off-street parking, but the applicant has not provided any plans for the redevelopment. Given the presence of existing utility stabilization wires across the entire back of the lot adjacent to the alley and the relatively narrow width of the lot on the alley, it is unclear at this point how the applicant would provide such off-street parking without i) relocating utility wires and ii) relaxing the existing building codes for garage

	<p>setbacks and lot widths.</p> <ul style="list-style-type: none"> • Third, we know there were many more issues raised, so why hasn't the applicant provided more than 3 issues?
<p>Q: How did you close the loop with stakeholders?</p> <ul style="list-style-type: none"> • "Thus far we have provided information to the community to address their concerns..." • "Our clients still intend to develop the subject lot and still intend to move forward with this application. We have continued to be transparent with the community and our client's have been honest and open throughout the process." 	<ul style="list-style-type: none"> • As noted above in this table, <u>the applicant has ignored or not addressed many of the concerns raised by residents.</u> • As noted earlier in this document, the homeowners intention has been to maximize property value, including the original intention to develop RCG. None of this was communicated to the community, so <u>the applicant has not been transparent, honest or open with the community.</u>

4. August 19, 2020 phone conversation (via Zoom video) between Andrew Davison and the owners and developer:

<ul style="list-style-type: none"> • Scope of the call 	<ul style="list-style-type: none"> • The owners added the developer to the call at the last minute. • Given the feedback from Councillor Davison to the applicants, I expected the call would be about how to conduct a community engagement. <u>There was no discussion about how to conduct community or stakeholder engagement.</u> • I started the call by indicating I am one homeowner and that I do not speak for anyone else in the community but myself, and that I am not on the Board of the WCA.
<ul style="list-style-type: none"> • My concerns with the application. 	<ul style="list-style-type: none"> • My submission from July 2, 2020 to Tom Schlotter was also added to the City Planning & Development Committee minutes for the August 6, 2020 meeting and is publicly available. • To my surprise and dismay, <u>the owner and developer haven't even read my submission that covered many of my concerns with the application!!!</u>
<ul style="list-style-type: none"> • My concerns with how information has been presented to residents and to the City via application and summary materials. 	<ul style="list-style-type: none"> • I indicated that I believe their submissions to the City ignored many of the issues, mischaracterized the results of their engagement and misrepresented the current developments in Westgate. <u>There was no response from the homeowner or applicant about my concern with how they presented misleading information to stakeholders and the City.</u>

5. Leading into an outreach call on September 3, 2020 hosted by the applicant via Zoom:

Applicants Position	Misleading or Misrepresenting the Facts
<ul style="list-style-type: none"> • In their August 20 email to WCA the applicant stated "we are doing a mail 	<ul style="list-style-type: none"> • As of August 31, 2020: <ul style="list-style-type: none"> - No information posted on the WCA webpage or

<p>drop again next week to the blocks around their home.” [emphasis added]</p> <ul style="list-style-type: none"> • Who received the info drop and invitation to the September 3 outreach call? 	<p>Facebook group.</p> <ul style="list-style-type: none"> - I live 5 houses away on the same block as the property and I have not seen any mail drop. • “Again” insinuates that a mail drop has been done in the past, but to the best of my knowledge this has not happened.
<ul style="list-style-type: none"> • In their August 20 email to WCA the applicant stated “there are many residents that don’t want to see any new developments in the community, not even renovations. They feel everyone should live happily in the midcentury bungalows that exist already. This is not productive since it has no bearing on what the actual Land Uses are in place for.” 	<ul style="list-style-type: none"> • This is incorrect and misleading: <ul style="list-style-type: none"> - <u>Residents of Westgate are not concerned with renovations and to the contrary residents have and continue to invest heavily in renovating their existing homes.</u> This is outlined in my July 2 submission that is now on the public record. • “Land Uses” are not just there to increase an owners property value. They are there for many more reasons, including to protect and preserve aspects of existing and healthy communities.

6. The information flier for the September 4, 2020 outreach call was eventually distributed at close of business on Tuesday, September 1:

Applicants Position	Misleading or Misrepresenting the Facts
<ul style="list-style-type: none"> • The owners indicated they want more space and to “regain some of the recently diminished value of their property” as “re-zoning may allow for an increase in property value or for them to develop a duplex or 2 single family homes in the future.” 	<ul style="list-style-type: none"> • <u>If the owners realize increased property value by selling to a developer, then the financial gain of one homeowner by introducing an optional and first-mover change to a neighbourhood are deemed to be more important than the financial and community impacts on all residents of Westgate who have not done anything to incur this impact. At LEAST 50 of those residents have opposed this application.</u> • Nothing is stopping the owners from re-developing under the existing zoning for R-C1s, which would give them more space. • Also, a review of the publicly available information shows that <u>the 2020 assessed value of 81 Westminster Drive is considerably higher than the purchase price paid by the homeowners.</u> This has been misleading to the community and stakeholders.
<ul style="list-style-type: none"> • “Currently the lot has a two car garage which is used by our clients.” • “To summarize, the current unit has two parking stalls and a semi-detached home would require that future development would need four on site parking stalls, therefore reducing the numbers of cars on the street by at least 1.” 	<ul style="list-style-type: none"> • <u>There is no two car garage on the property.</u> • What does “used by our clients” mean? Storage can be considered “used by our clients.” I have been living on this street for 5 years and have never seen a car entering or leaving the garage OR park on the driveway stall. As far as I can tell, <u>cars for the current residents are always parked on the street.</u>

7. Outreach calls on September 4, 2020 hosted by the applicant via Zoom:

Applicants Position	Misleading or Misrepresenting the Facts
<ul style="list-style-type: none"> The Zoom calls were hosted on September 4, 2020, at 2:30-3:30pm. After considerable backlash from the community a second time slot from 7:00-8:00pm was added. 	<ul style="list-style-type: none"> The homeowners and applicants knew for over a month that they should be hosting some form of community outreach. <u>They waited to host their outreach:</u> <ul style="list-style-type: none"> <u>During a time when people are either working or picking up children from school (the second time slot was added after considerable push-back from the community).</u> <u>In the afternoon and evening of a Friday before a long weekend.</u> <u>When submissions were due to the city by noon the next business day.</u>
<ul style="list-style-type: none"> During the call the homeowners repeated stated they were new at this redevelopment process, which is why they hired New Century Designs to help them with the application process. They admitted they should have done more consultation work to understand the impact on the community. 	<ul style="list-style-type: none"> The stakeholder consultation for such a watershed application has been completely inadequate, and as shown by the timing of this Zoom outreach call it is suspect. <u>The owners and their representative are either inept at conducting stakeholder consultations or are conducting it this way on purpose in order to minimize and diminish the communities position – the antithesis of a stakeholder consultation.</u>
<ul style="list-style-type: none"> On the call and throughout discussions with the community, the homeowners and New Century Designs have repeated referred to existing R-C2 in Westgate as somehow supporting their application. 	<ul style="list-style-type: none"> Apparently the City of Calgary does not consider precedent when assessing a rezoning application (i.e. considers each application on its own merit), so this has been misleading to the community and stakeholders.
<ul style="list-style-type: none"> New Century Designs repeatedly stated that increased density does not affect safety, without citing any studies or reports to support this position. 	<ul style="list-style-type: none"> Without any independent studies or reports this is merely opinion and is misleading to the community and stakeholders. If increased density doesn't affect safety in terms of the number of accidents per number of trips, then increased density will by it's nature have a negative impact on safety. This is because increasing the density increases the number of trips, so the time it takes to get to a set number of trips is reduced. For example, there is 1 accident per 100 trips. Doubling the density of a neighbourhood may not change the 1 accident per 100 trips, but the neighbourhood would see 100 trips in half the time compared to prior to changing the density. Therefore, safety is negatively impacted by doubling the density

	because during a given time period there are twice as many accidents.
<ul style="list-style-type: none">• New Century Designs stated that “it is not fair to dictate what owners can and can’t do with their property.”	<ul style="list-style-type: none">• This is a complete fallacy, ignores reality to the benefit of the applicants and is misleading to the community and stakeholders.• <u>The very nature of the existing R-C1s designation dictates what owners can and can’t do – any development is limited to the existing land use designation. Similarly, there are a plethora of city bylaws from clearing walkways of snow to maintaining laws to limit weeds to noise violations that all dictate what owners can and can’t do with their property.</u>

Attachment 3: Land Use Bylaw Concerns

As there is no redevelopment plan yet for the site, these concerns are more generic in nature in terms of any R-C2 at the site. This is not an exhaustive list, but simply provide an example of possible design issues that may require relaxation of the current land use bylaws, to which I and many residents of Westgate would oppose.

Re-designation to R-C2 at this site raises some concerns:

- The site would barely meet the lot width requirements as the units would be at best 17' wide.
- How will the site be subdivided for two units, especially given the utility right of way and existing pole and support wires in the alley which would restrict or limit building placement.
- How will any garages fit off the lane and meet all bylaws? Garages on corner lots must have a 4' sideyard, you need 40' for the garages, 2' on the one side and 4' on the other for 46'. Currently the back lot dimension is only 44.8'. This would require building the garage right on the property line with 81 Westminster Drive and a relaxation of the land use bylaw.
- Redevelopment would have to respect the contextual front setback of 57 Westminster Drive and 89 Westminster Drive (the neighbours on either side). If not, this would require a relaxation of the land use bylaw.
- How will the visibility triangle on the large curved corner be addressed, in conjunction with the other limitations mentioned above?



Public Submission

City Clerk's Office

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Shawn
* Last name	Bunnin
Email	sbunnin@atb.com
Phone	4036698272
* Subject	land use change application at 81 Westminster Drive (LOC2020-0078)

This letter is in response to Calgary development change reference number LOC2020-0078 at 81 Westminster Drive SW (the Property). The proposed land use change is from R-C1s to R-C2 zoning to allow for semi-detached duplex homes and suites. I am writing to express my opposition to the proposed rezoning of the Property located at 81 Westminster Drive. I am a homeowner and father on Westminster Drive. My opposition is based on the following facts:

1. Safety: The subject property sits on an acute corner. This portion of the street is immediately preceding a school zone, and is often driven inappropriately fast by vehicle traffic. In the winter, this corner is often reduced to a single lane, and is treacherous due to an off-camber grade and a north shadow. Due to the acute angle of the corner, a blind spot is produced, and building to the limits of the property setbacks would increase this blind spot. There are several pre-school and school-aged children in the households on this street.
2. Context of the neighborhood: Westgate is a community that many residents have selected for the character of late 50's era mid-century bungalows which are prevalent, and the pride of ownership that is evident in the upkeep of these homes. The economics of modern home construction dictate that any newly built homes resulting from re-zoning would be materially taller, and not of the style that is consistent with the neighborhood. This diminishes the value of the neighborhood to those who have chosen to live here for the reasons stated above.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

Sep 8, 2020

1:19:01 PM



Public Submission

City Clerk's Office

3. Insufficient community consultation: To date there has been no consult with the residents of Westgate to see how they feel about rezoning and redevelopment in the community. It would be appropriate to arrange an orderly community consultation before a rezoning such as this sets a precedent in our community. Many members of the community share the views expressed above, and consultation would provide an opportunity for all stakeholders to have their views considered.

In conclusion, Westgate is desirable for the consistency and character noted above. There are several examples of bungalows that have sold for "land value" in the past 24 months; and subsequently had their new owners successfully perform full renovations on the existing homes.

There are no examples of new duplex or multi-unit building structures in Westgate. There are examples of new homes constructed on RC-1 zoned lots are evident in Westgate.

I do not wish to suppr

From: robinson.jilly@gmail.com
To: [Public Submissions](#)
Subject: 81 WESTMINSTER DR SW - LOC2020-0078 - Comment from Development Map - Tue 9/8/2020 8:43:47 AM
Date: Tuesday, September 08, 2020 8:43:37 AM

Application: LOC2020-0078

Submitted by: Jillian Robinson

Contact Information

Address: 122 Waskatenau cres SW

Phone: 4037148773

Email: robinson.jilly@gmail.com

Feedback:

Good morning,

I am a Westgate homeowner that is writing to you to oppose the proposed development at 81 Westminster Drive SW. As a resident on Waskatenau cres who has had the unfortunate experience of having a 30 ft tall single family home built next to them, I feel for the residents that live near this proposed development. When the house next to us was demolished and rebuilt, we lost our privacy and sunlight on our front yard. As our new neighbours cut down all the trees in their yard, they can see directly into our backyard every time they walk outside, which obviously reduces our privacy.

We bought in Westgate because of the beautiful, large, old trees. As well as, the quiet neighbourhood that is not congested, bungalow houses that have unique charm and streets that are not too busy for children to play on. Once one R-C2 land development is allowed, there will be more. Four units on one lot will leave little room for outside space, not to mention the added noise of four units for the surrounding neighbours. The corner that this lot is on already is somewhat blind and more vehicles parked in front will contribute to the congestion.

Please consider the beauty of our neighbourhood and the unique charm that still exists. Downtown living does not need to leave the downtown core. There are plenty of lots to build properties like this elsewhere.

Kind Regards, Jillian Robinson (Westgate Homeowner)

From: [Schlodder, Tom](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Re, REF LOC2020-0078 zoning 81 Westminster by law 113D2020
Date: Tuesday, September 08, 2020 12:22:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Tom Schlodder

T 403.268.5654 | F 403.268.2941 | E tom.schlodder@calgary.ca

[Clean hands, clear heads, open hearts!](#)



From: Allan/Anne Anne/Allan <aashantz@telusplanet.net>

Sent: Tuesday, September 8, 2020 11:54 AM

Cc: Schlodder, Tom <Tom.Schlodder@calgary.ca>

Subject: [EXT] Re, REF LOC2020-0078 zoning 81 Westminster by law 113D2020

Hello to whom it may Concern;

I am 100 percent against the rezoning . I have a special needs son that is deaf and with mobility issues he rides a scooter along that route. The increased traffic will be a danger to him. The long construction period will be a danger to him. We bought in this neighbourhood as it was R1 single houses..friendly community. Since lrt has come in, Crime gone up in the area. I worry when he is out and about .Nadeen said he wanted at first to rent, now he's not sure so telling half truth.. As he states he is not sure what he wants done. Westminster is a bad road in winter right now with them in the corner parking diagonal if he turns into infill we will have at least 6 more cars with no place to park as he cannot build a big enough garage street parking is already at a premium . also with the snow only 1 car can get down that road at a time we have no space to pull over on the street . Please do not allow re zoning he has recently changed to have a legal rental suite downstairs. Please keep in mind the extra traffic for school down the street, extra school buses,with his extra cars as per city We do not have transit only on 17ave or bow trail.. the roads are not able to address high density , people coming from up the hill to schools as school boundaries changed are kids have to walk 15 min now to catch a bus to central. 45 min ride when we had lrt to come up to take them to ernest 5 min lrt ride what a waste.Drainage/ flooding will a concern also in construction privacy of home window placements

Thank you please take my concern Seriously

Anne Shantz

183 Westover dr. SW



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	John
* Last name	DeSorcy
Email	kasparent@aol.com
Phone	403-243-9335
* Subject	81 Westminister Drive SW LOC2020-0078
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached

35 Westview Drive SW

Calgary AB

T3C 2R8

September 1st, 2020

Councillors of the City of Calgary (submitted by on-line form)

Re: Land-Use Change Application (LOC2020-0078) at 81 Westminster Drive SW

Honourable members of City Council

My name is John DeSorcy. I co-own and reside at the address above with my wife and 2 adult children.

I was born and raised in the community of Westgate. I returned to the community with my young family because of the nature of the community: mostly C-1 single family houses with good schools and easy access to the core and other areas of the city. Since moving into our current house we have seen a marked change for the better in the community. Many original owners, now elderly, sold their homes and young families moved in to the area. Many of these new owners spent significant amounts of money to renovate and expand their homes. This has enhanced the community, with more and more homeowners willing to spend money to improve their homes.

In June I wrote to Mr. Schlodder opposing the rezoning of this subject property. I was disappointed to learn that the committee recommended approving the rezoning. I write to you today again to oppose the rezoning for the following reasons:

- The applicant misled the committee when they stated that there was a bus stop close to the home (less than a 100 metres away). The bus for Westgate was removed over a year ago. The property is not located close to transit or the LRT.
- The applicant misled the committee when they stated that they tried to engage the community and got no response. Members of the community association were in conversation with the applicant but had difficulty getting a response in a timely fashion. I object to the insinuation that the community is against development. The two homes directly to the south of my property and the home immediately to the north underwent significant renovations (expanded footprint of the home) in the last decade. When I

inquired the builder and home owners if anyone one had objected to these 3 renovations, I was told they did not have one complaint.

- I object to the addition of another R-2 property in the neighborhood. Currently there are 58 R-2 properties in the community of Westgate. Of those properties only 18 of them are duplexes. These 18 were duplexes when the community was built in the late 1950's-early 60's. 26 of the R-2 properties are along 47 avenue SW. These properties were built on the old 17th Avenue Drive In property. These homes, though on R-2 lots, are all single-family homes.
- The major reason I have for opposing the designation is that the applicant has no clear answer other than to "keep their options open", "family needs more space" when asked why the need for rezoning. I ask again, why does the property need to be rezoned?

The City of Calgary currently is undertaking a new redevelopment plan for the Westgate neighborhood. I ask that Council refuse the request for zoning change for that reason alone. The community needs to have a clear plan in place with community member's feedback, and stop what might become a piecemeal rezoning development and hurt what I have come to call my much loved home community.

Sincerely,

John DeSorcy

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