

Westgate Community Association Letter

July 2, 2020

Good afternoon Tom

Further to the above noted proposal. Westgate Community Association is aware of the concerns and respects opinions expressed by our residents: more are negative than supportive.

Concerns noted are:

- Increased traffic, lack of parking
- Potential for 2 residences with secondary suites increasing the footprint to 4 residences, how will parking on site be provided?
- Precedent setting, changing the face of the community
- No clear plans have been forthcoming from the property owner.

Many existing residences have been renovated, some with a second story added to the existing footprint. Also re-development of new RC1 homes, predominately 2 story. A few above garage secondary suites have been developed, as have basement secondary suites. All with Westgate Community support.

Existing RC2 in Westgate has been in effect since the area was developed, approximately 1958/59. After the Drive-In Theatre closed in late 1970's, West Heritage Manor Co-Op Housing on 45 Street SW and the Condo building on Westwood Drive SW were constructed on the site. A condo building was constructed on a former service station site, corner 8 Avenue SW & Westminster Drive SW. New development at 47 Street SW and Westwood Drive SW was approved by City Council in Jan/Feb 2020.

During West LRT construction Westgate was advised a LRT TOD for the west leg would occur, to date this has not materialized.

Currently the Westbrook Communities Local Growth Planning Project is underway. We await the report from this working group.

From November 2018 to April 2019 the communities of Westgate, Rosscarrock and Glendale worked with the U of C Masters of Planning Students to develop a plan for re-development and possible increase in density. This plan was forwarded to the Westbrook Communities Local Growth Planning Project and Cllr. Davidson.

This proposal for re-zoning has created much discussion and feedback. Is this application premature? Do we want Ad-Hoc development? Should we be waiting until all the Planning documents and groups have been completed? Unfortunately we do not have the answers.

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As previously noted Westgate Community Association respects the opinions of our residents on both sides of the application.

Should you require additional information, please contact myself.

Regards,

Pat Guillemaud
Director, Westgate Community Association