

**Gibb, Linda A.**

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**From:** noreply@calgary.ca  
**Sent:** Wednesday, August 5, 2020 7:28 AM  
**To:** Public Submissions  
**Subject:** 81 Westminster Drive SW Application LOC2020-0078  
**Attachments:** Public Submission to City Clerks.pdf

Public Submission from Mariette Vanderlaan





## 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 Mariette

\* Last name Vanderlaan

Email mahrietta@gmail.com

Phone -403 266-7552

\* Subject 81 Westminster Drive SW Application LOC2020-0078

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

I am strongly opposed to building a duplex/4-plex on this property.  
It will totally alter the community in a negative way. More noise, less parking, reduced safety, especially at that corner.  
In 2005 I moved to this neighborhood, because of it's low density and would like to keep it that way.  
Please don't move forward with this proposal.  
Thank you.  
Mariette

**Gibb, Linda A.**

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**From:** Laura Arbuthnot <laura.ashlin@gmail.com>  
**Sent:** Wednesday, August 5, 2020 12:35 AM  
**To:** Public Submissions  
**Subject:** [EXT] \*Urgent - Re: Aug. 6 Calgary Planning Council Meeting LOC2020-0078 - 81 Westminster Dr SW

To whom it may concern,

Despite considerable community opposition it appears the land use designation change for 81 Westminister Dr. SW in The community of Westgate is being recommended for approval.

This will open the flood gates for developers to come in, tear down existing structures and replace with homes inconsistent with the current residences.

We bought our home with the intent of renovating with respect to the community aesthetic, not to cash in on selling to a developer.

I for one am tired of seeing the city catering to developers with little regard for the impact to residents. Case in point, the new multi story condo building going up in Inglewood despite the disapproval of the majority of residents.

Can you share details of how residents can participate in Thursday's meeting to voice our concerns and suggest a postponement of an official decision?

For reference my original email to the city is below.

Thank you,  
Laura

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

From: **Laura Arbuthnot** <[laura.ashlin@gmail.com](mailto:laura.ashlin@gmail.com)>  
Date: Wed, Jul 1, 2020 at 2:31 PM  
Subject: LOC2020-0078 - 81 Westminister Dr SW  
To: <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)>  
CC: <[info@westgatecommunity.ca](mailto:info@westgatecommunity.ca)>

Hi Tom,

I'm writing in regards to the proposed land-use change application (LOC2020-0078) in the SW neighbourhood of Westgate at 81 Westminister Dr SW.

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 submitted by a developer, as they are focused on maximizing their profits and have no vested interest in the preservation of the community aesthetic, the impact on traffic and school accessibility or the availability of street parking. As such, I am requesting to see the plans associated with 81 Westminister Dr. SW and have listed the additional concerns I have below.

My concerns regarding changing the zoning are:

- Development of new infills will have a detrimental impact to the property value of existing 1950's bungalows in the area
- Development of new infills will result in an increase in property taxes for homeowners in Westgate
- Will there be any guidelines for the builder (or future developers) to follow in ensure that new development(s) fit into the aesthetic of the neighbourhood?
- 81 Westminster is located on an inside corner beside an alley entrance, has any consideration been made regarding how increasing density at this spot will impact the flow of traffic on the street?
- How many more residents can Westgate realistically handle without a detrimental impact on flow of traffic?
- How will this affect the availability of parking on Westminster?
- Impact on school capacity, will increasing community density result in Westgate schools exceeding capacity?
- Impact to mature trees, will construction result in the removal or disturbance of the neighbourhoods extensive network of mature trees?
- If this one off request is approved, it will open the flood gates for other developers and Westgate will succumb to the redevelopment by builders that took over other neighbourhoods such as Altadore, Marda Loop , Rossarock and Killarney
- If zoning is changed will homeowners of bungalows stop focusing on keeping up their properties and cancel planned renovations because they know a developer will just end up buying their property and they won't recoup their investment?

Looking towards the future, if the city is interested in changing the land use designation for Westgate, I would prefer to see a vote posed to everyone in the community to decide on zoning for the community as a whole. This way, resident's that are interested can participate in deciding how the community should evolve, instead of approving one-off requests that signal an opening of the doors for developers to churn out identical 3 storey boxes for quick sales at the expense of the community.

Thank you for your consideration,

Laura Near  
32 Winslow Cres. SW  
[laura.ashlin@gmail.com](mailto:laura.ashlin@gmail.com)  
(403) 630-1851



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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 THU VAN

\* Last name NGUYEN

Email TVANN1125@YAHOO.CA

Phone 4036861262

\* Subject I am a homeowner in Westgate and I oppose the land use redesignation application LOC2020-0078 for 81

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
I am a homeowner in Westgate and I oppose the land use redesignation application LOC2020-0078 for 81 Westminster Drive SW, which is going to be considered at the August 6, 2020 meeting of the Calgary Planning Commission.



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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: afdavison@gmail.com

Phone: 4036129248

\* Subject: Aug 6 meeting of Planning Commission - public submission about an agenda item for consideration

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

At the August 6, 2020 Planning Commission meeting I request that the Planning Commission either reject the application LOC2020-0078 meeting or, at the very least, put the application on hold in order for the community to conduct a vote or plebiscite regarding such applications.

I am a homeowner in Westgate and I oppose the land use redesignation application LOC2020-0078 for 81 Westminster Drive SW, which is going to be considered at the August 6, 2020 meeting of the Calgary Planning Commission. I made a submission by the July 2 deadline (see attached – personal information has been removed) and have several concerns about the proposed land use redesignation.

I am disappointed that safety concerns, community opposition (over 50 submissions against the proposal!) and the impact on the community do not seem to influence the recommendation from the planning staff. Further, after reviewing the applicant's submission I have serious concerns about its accuracy and their lack of effective engagement, especially as the first such application in 50+ years in Westgate.

I am submitting this request because of the strong community opposition and the applicant's admission that they have no plans at this point. Such a request is in the interests of the Westgate community and would not prejudice the applicant.

Please feel free to contact me if you have any questions or concerns.

Andrew Davison

July 2, 2020

Mr. Tom Schlodder  
City of Calgary, Planning Services Centre  
[Tom.Schlodder@calgary.ca](mailto: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).<sup>1</sup>

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.

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<sup>1</sup> 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 17<sup>th</sup> Ave to the south, and no access to Sarcree Trial 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.<sup>2</sup>



**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.

<sup>2</sup> 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,<sup>3</sup> 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 17<sup>th</sup> Ave, 37<sup>th</sup> 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 45<sup>th</sup> 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.



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

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

We understand from communication with Mr. Schlodder 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”.<sup>4</sup> 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.

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<sup>4</sup> <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.>

Andrew Davison Submission Opposing LOC2020-0078

Submission deadline: July 2, 2020

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.<sup>5</sup>

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](mailto:jeff.davison@calgary.ca)
2. Westgate Community Association at [info@westgatecommunity.ca](mailto:info@westgatecommunity.ca)

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<sup>5</sup> <http://calgarysdab.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 Jennifer

\* Last name Myers

Email [jennifermyers@shaw.ca](mailto:jennifermyers@shaw.ca)

Phone

\* Subject LOC2020-0078 application for land use re-designation

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

I am opposed to the proposed land use re-designation of 81 Westminster Drive. Given that there are already two developed R-C2 lots directly across the street in this very corner, adding another one, in addition to those on the street which are already designated RC-2 but not yet developed, is too many, with too much potential for crowding of this corner of the street. This part of Westminster drive already has a sufficient number of lots with R-C1S and R-C2 zoning to create density and potential density and increased affordable living in the neighbourhood.

Furthermore, development of the site is limited by the existence of utilities in the alley which are adjacent to the property, making the full development of the lot --including access to parking for a potential of four residences (including 2 suites) -- street facing instead of alley access. I realize this point is related to an actual development plan, but it has to be considered during the re-zoning stage as it would directly impact how a development could proceed. This number of street-facing parking spots on a single lot is not in keeping the character of the neighbourhood. There is no other R-C2 lot in the neighbourhood with this kind of restriction on its development.

An R-C2 development, with secondary suites, would increase density of people, vehicles, traffic and parking on a sharp corner that is already a blind corner for traffic and busy corner for children playing and bicyclists. I speak from experience because I park on the street, directly across from this property, in the corner. I can not park or unpark my vehicle without severe caution, daily. An R-C2 development would make this corner much more dangerous than it already is for traffic, young children playing, and cyclists. (and there are many young children and cyclists playing/traveling on this street in this



## Public Submission

City Clerk's Office

corner, including my own.) Speed of vehicle traffic is already an issue in this corner and on numerous other streets in Westgate as is evidenced by numerous resident's posting signs outside their homes to slow traffic. I have seen that someone has even spray painted the word "SLOW" on the road between #81 Westminster Drive and 72 Westminster Drive, the home neighbouring mine to the East. There is also a "slow down" symbol on the other side of this corner, as well as signs to slow down on Warwick Drive SW and Wakefield Drive SW.

My home is directly across the street from 81 Westminster Drive and beside the current developed R-C2