

Applicant Submission

Name: Steve Weninger

Date: August 7, 2020

Re: 96 West Glen Cres SW Land-use Re-Designation Letter of Intention from RC1 to RC2

Location

The address in question is 96 West Glen Cres SW, (Legal 4994HN;4;80) in the community of Westgate SW. It is a stand-alone 1956 Bungalow with a finished basement suite built on an approx. 628 sq meter lot with an adjoining residential property on each side. It has a detached double garage, large landscaped front yard and a large recreational back yard.

Intention;

We intend to redevelop to property into 2, likely separate, single family homes with 2, likely separate detached garages. We intend to possibly live in one and sell the other finished home.

Area Benefits & Commuting;

The property is located within 600m from both the Sirocco LRT and the 45 St LRT stations, a 9 minute walk to both. The LRT allows a 15 minute commute to downtown and a 30 minute commute to both SAIT and U of C. Westbrook Mall, Westhills shopping area and Sunterra Plaza are all within 15 minute walk.

Parking;

The property has curbside parking for 3+ vehicles along the street frontage as well as the same full lot length in the alley. The alley is a wide, older style with lots of room for 2 garages or alley parking. Currently there are multiple residences in the area that utilize unobstructive alley parking.

Westgate Community;

The area is a mature community with a mix of young families, retired residents, multi-family dwellings, and retail. There are 2 schools in the community and numerous schools within a short walk/transit commute. The community has many mature trees. Currently there are 2 large trees on the property and we intend to work them into the re-development if at all possible. West Glen Crescent has very low traffic as there is no benefit to use it as a cut through route. Generally, only the residents of the street use the roadway.

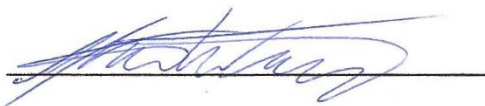
Our Neighborhood Outreach Efforts;

Covid has added challenges for us to reach out to the community for thoughts and opinions on our ideas, however, in 2020 we have discussed our ideas with Councillor Wooley and Councillor Davidson, city planner Adam Kaddoura, other members of the city planning department as well as all of our immediate neighbors (11 residences within view of our property). Most recently we had a backyard meeting with neighboring 7 residents. The respectful, healthy discussion brought up no expressed objection to our intentions.

In years past we were faced with some very negative attitudes and actions from some members of the Westgate Community Association and the WCA Board with regards to community densification. We have also been subject to some anonymous slander via email over the secondary suite issues prior to suites in our community being supported and approved by City Council in 2018. Our property in question currently has an approved basement suite. However, we didn't let what we believe to be poor behavior from a few residents and past WCA board members (a minority opinion of the 3000+ Westgate residents) detour us from reaching out again to the WCA asking for their support for densification and outlining our intentions. In summer 2020 we sent a letter to the WCA President asking that they contact us with any input or healthy conversations from anyone in our community or our city regarding our pending application. We also advised that we would gladly meet with anyone who wishes to have a healthy conversation. (A copy of this letter will be attached to this application).

Should we be approved for R2, our intention would be to consult the immediate neighbors again personally as well as the WCA to gather ideas and opinions on what the homes could look like before we begin any reconstruction of the property. Obviously, we would base our plans on the many properties that have been so successfully densified in all of our surrounding communities – Rosscarrock, Shaganappi, Wildwood, Spruce Cliff, Glendale, Killarney, Glenbrook and others.

Completed by Steven Weninger, Homeowner



Michelle Stubenbeck, Co-Owner



From: [REDACTED]
To: president@westgatecommunity.ca
Subject: Letter to WCA
Date: August 6, 2020 12:36:10 PM
Attachments: [Dear Westgate Community Association.docx](#)

Dear Westgate Community Association,

We are writing you to engage in healthy conversation and encourage the community's support with our intentions to apply for re-zoning of our property on West Glen Cres SW. We are considering applying to have the property re-zoned from R1 to R2 with the intention to possibly, at some time in the future (yet undetermined) remove the 1950's bungalow and replace it with either 2 separate homes or 2 semi-detached homes.

We have owned the property for over 8 years and for most of that time, our parents resided in it. In 2014 we applied for a secondary suite. At that time, we were turned down and told it was due to 6 community members expressing resistance to the suite to City Council. No one ever approached or contacted us about the suite despite posted signage inviting them to. We have received anonymous, extremely negative, rude, name calling slander via email since that application. We attended multiple WCA meetings before and after that time, and experienced abrasive and rude behavior by board and community members to any conversation regarding densification of Westgate. We were present when Councillor Wooley was yelled at and name called by Board Members and attendees at these meetings. We were also present when the WCA board, at the time, moved to pass meeting minutes stating, something to the effect of "The community of Westgate was opposed to secondary suites or other densification efforts", which was completely unsupported by any fact. The only support the board provided when we questioned this statement was their weak attempts at gathering the opinions of a reasonable number of Westgate residents. (I believe it was less than 100 opposed responses to 400 surveys sent out?) When, at the time, we had 3000+ residents and 1300 homes. We chose to not attend any more meetings after those experiences.

We only want to explain our past dealings to add context to our future ideas. We understand that the past is the past and we hold no grudge to anyone, and we hope no one holds any ill feelings to us for anything that we have been approved or will possibly be approved for by City Council in the future.

In 2020 we re-applied for the secondary suite and were approved.

We have many reasons that support our desire to align with our City Council's forward thinking and planning efforts to encourage densification of our sprawling city. The primary and utmost important of these reasons being that we want to do our part to help the global issue of population growth versus farm cropping ability. We come from agricultural roots and still actively play a role in small and large Canadian farms. I have personally harvested large crops in the past 2 years that have been shipped world wide. Through these experiences we have gained first-hand knowledge of the dangerous rate Canadians (and the world) are paving over farm fields. This can't continue if humanity wants to continue.

Covid has added challenges for us to reach out to the community for thoughts and opinions on our ideas, however, we have discussed our ideas with Councillor Wooley and Councillor Davidson, the city planning department as well as all of our immediate neighbors (9 residents within view of the property). Most recently having a backyard meeting with many of them. The respectful, healthy discussion brought up no direct expressed objection to our intentions.

Should we be approved by City Council for R2, our intention would be to consult the immediate neighbors personally as well as the WCA to gather ideas and opinions on what the homes could look like before we begin any re-construction of the property. Obviously, we would base our plans on the many properties that have been so successfully densified in all of our surrounding communities – Rossbarrock, Shaganappi, Wildwood, Spruce Cliff, Glendale, Killarney, Glenbrook and others.

We welcome any healthy communication the WCA or any citizens of Calgary have for us about

densification and our ideas for forward growth of our city.

Please feel free to contact us and pass along contact info of anyone you become aware of who would like to speak to us and we will gladly engage with them anytime. If the WCA would also like to speak with us further than through whoever receives this email, we're not opposed to attending a meeting for a healthy discussion.

Understanding our past experience with the WCA and some residents, please keep our contact information for the WCA board's eyes only. We've kept the address in question out of this email for specific privacy reasons, however, we'll gladly explain and divulge that in personal conversations.

Sincerely,

Steve & Michelle