WILDWOOD LAND USE AMENDMENT SUBMISSION

MACARENA & DARWIN SCHINDLER - #1 WINDERMERE ROAD SW

September 14, 2015

We live directly across the back lane from the City lot in a house at the corner of 1 Windermere Road and 38th Street SW and will be directly affected by any change in the land use of the city owned property at 4012 Bow Trail SW.

We take a great deal of pride in the upkeep of our property and have been proud residents of the Wildwood community for over twenty plus years. We will be seriously and adversely impacted by the construction of a 48 multi-family housing complex right across the back lane from our residence. A large three storey complex that looks directly into our backyard, kitchen and master bedroom does not respect our right of privacy and to the quiet enjoyment of our property that we have worked so hard over many years for.

A recent meeting with Susan Sanderson, Project Manager for the Office of Land Servicing & Housing, has not alleviated any of our concerns regarding the land use re-zoning or the proposed multi-family development. Proposed measures to mitigate our privacy concerns do not seem even remotely adequate. It is not fair that eight balconies will be facing the rear of our property. Opaque balconies and mature trees will only go so far to address this serious issue.

The process by which the City has proceeded with this development proposal is flawed. As I understand it, one of the main criteria for the location is that the property is City owned land. Wildwood is a community of 3,000 people with almost no commercial space available for development. It doesn't make a lot of economic sense to take a highly valued and scare commercial space in a very desirable location and rezone it to accommodate high density housing rather than develop it to enhance and benefit the community.

The proposed high density three storey housing complex for 100+ people is contrary to the vision and design principles outlined in the Development Charter drafted by the Wildwood Development Committee in 2009. The Charter is very clear on its vision of Wildwood as a community with a strong emphasis on quality of life that supports residential one dwelling district zoning for low intensity development.

The Charter states, (http://mywildwood.ca/development)

"In our Vision, Wildwood Is...

...Supportive of "contextual" development

- A community that has matured and become unique due to its proximity to the downtown core and nature.

- A community where the development context is defined by residences scaled to the lot size to maintain a reasonable balance between developed and undeveloped space.

The Charter defines Context as:

"A design which respects its context is based on a careful analysis of the adjacent homes on the street and the broader community. This procedure provides the basis for sensitive design of the infill project. Previous insensitive development in the community should not be used as a point of reference. A massive home that ignores the fact that it is an infill project in an older inner city neighbourhood, comprised predominantly of small homes, does not respect its context."

The participants at the Wildwood Open House forums have been very vocal in their opposition to this development location at 4012 Bow Trail SW. It is obvious that the consultation by the City with the community was minimal prior to tabling a development proposal so contrary to the values and beliefs of the community.

I think it is a reasonable request that the residents of Wildwood themselves determine what is best for their community. A vote, poll or plebiscite of some type should be held to determine if the affordable housing proposal by the City should proceed. If the City proposal is endorsed by the residents, then the Community should have a primary say in what form the housing complex should take. If the City proposal is rejected, the Community then has an opportunity to propose what type of development would be of the most benefit to enhance the Wildwood quality of life.

A number of Wildwood residents have proposed alternate uses for the property that would be more in line with the community's vision for development. Any development should keep in mind that Wildwood is surrounded by a natural environment of mature trees and vegetation and borders the south escarpment of the Bow River and EdworthyPark.

One vision for the property is a commercial development of small business enterprises like restaurants, coffee shops and other service industries that includes a green space or park for the beautification of the area and enjoyment of patrons and residents alike.

Concerns of vital importance to the community that the City has not adequately addressed includes high density, development size, lack of integration with the existing community and school capacity issues in addition to traffic, safety and alley concerns. A traffic study of the impacted area, which the City has rejected, is essential before any type of development at this location should be considered.

Irrespective of the opinion of the Transportation Department, the residents of Wildwood have repeatedly and loudly called for a traffic study at every town hall meeting. The safety and traffic concerns are obvious to anybody that lives in the vicinity of the proposed complex.

The traffic situation is a huge concern that needs to be addressed. Having to access all of the parking at the rear of the complex from the back lane is not acceptable. Some type of barrier needs to be constructed so there is a separation between the back lane and access to the housing complex.

The proposed development of a high density development at this location is the result of poor planning and execution by the City. An examination of the proposed physical location makes it very evident how unsuitable this property is for this type of development. The three multi-family buildings will be facing a one way street on Worchester Drive SW with two stop signs restricting the flow of traffic at Worchester Drive and at Bow Trail. 38 Street only allows for an east bound exit onto Bow Trail with downtown west access being restricted to either 37th Street or 45th Street. The three existing exits out of the Wildwood subdivision at 37th Street, 38th Street and 45th Street are not designed to handle any additional traffic volume especially during peak times. Traffic congestion and safety issues will be greatly increased by the construction of this complex.

This site may be fairly close to major transit routes but utilizing public transportation is a cause for concern. Access to major bus routes to the downtown can only be accomplished by crossing six lanes of traffic on Bow Trail which is one of the busiest traffic corridors in the city. Access to the C-Train and the Westbrook Mall is also not that convenient requiring a 20 minute walk across a very busy Bow Trail.

Crossing Bow Trail on foot from the 37th Street SW intersection to access a bus and/or the C-Train is not for the faint of heart. We have both personally had several near misses at this intersection which requires constant vigilance when crossing for left turning northbound vehicles proceeding from 37th Street westbound onto Bow Trail.

Living next to a six lane high volume high speed thoroughfare with problematic access to public transportation is a very dangerous situation especially for the elderly and for young families with kids.

It has been proposed many times that the Ernest Manning High School in Westbrook is a much better location for a complex of this type. This location is large enough to house a 48 unit multi-family complex and is better suited to handle larger volumes of traffic. This property is adjacent to a green space and is in very close proximity to retail shops, schools and the C-Train.

My wife and I are resolute in our rejection of the affordable housing project proposed by the City of Calgary for the community of Wildwood. The proposed affordable housing project is completely inappropriate for Wildwood and in direct opposition to our vision and the community's vision for what makes Wildwood a great place to live.