

Albrecht, Linda

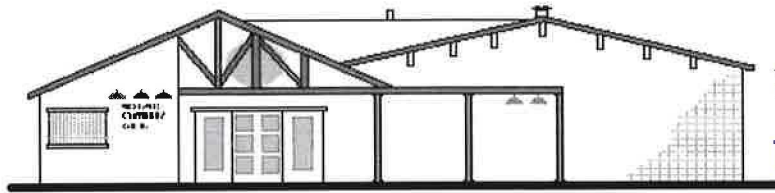
From: Past President [pastpresident@westgatecommunity.ca]
Sent: Thursday, January 01, 2015 11:07 PM
To: Albrecht, Linda
Subject: Bylaw 2D2015 Redesignation of 81 Westminster Dr SW to R-C1s
Attachments: 81 Westminster Dr Final.docx

Dear City Clerk,

Please find attached a letter from Westgate Community Association in response to Bylaw 2D2015 on the agenda for the Combined Public Hearing and Regular Meeting of City Council for January 12, 2015.

Many thanks,
Daniel Hassett
Past President, Westgate Community Association

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THE CITY OF CALGARY
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Westgate Community Association, 4943-8 Ave SW, Calgary, AB T3C 3V4
www.westgatecommunity.ca 403-249-5656

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THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
The City of Calgary
700 McLeod Tr SE
P.O. Box 2100 Station "M"
Calgary, AB T2P 2M5

Your ref: Bylaw 2D2015
January 2, 2015

Re: Bylaw 2D2015: Application to redesignate 81 Westminster Dr SW to R-C1s

Dear City Clerk

We are writing to express opposition to the proposal to redesignate 81 Westminster Dr SW to R-C1s. Every time Westgate Community Association has asked local residents their views on the subject of rezoning, the response has been overwhelming opposition. Most recently, we conducted a survey through our community newsletter and 89 percent of respondents were opposed to rezoning of existing R-C1 properties. Residents have told the Community Association they chose to move to Westgate specifically because the community is primarily zoned R-C1, often due to past experiences living in R-C2 communities.

The property at 81 Westminster Dr SW is particularly unsuitable to rezoning, due to its location on an unusually sharp corner on a major route for traffic heading towards Westgate School. The sharp, blind corner does not conform to modern design standards due to safety considerations, and matters would be made worse by any intensification of use, which would likely increase the number of cars parked on the street and further limit visibility. This is particularly concerning on this stretch of Westminster Drive, which serves as a feeder route for parents dropping children at Westgate French Immersion and Spanish Bilingual School. Given that the 731 children are drawn from a wide catchment area, many are driven to school, creating significant traffic volumes during peak periods. At this time, the area is subject to a traffic review, and no intensification of use should be permitted until that review has been completed and appropriate steps have been taken to improve safety.

Finally, we would like to express concern that rezoning this land could lead to the loss of a family-oriented home within our community. Westgate is a small community, served with a wide variety housing types. The one key missing component of a “complete community” is larger, single family homes. Residents have told us that they feel it necessary to move out of Westgate when they have older children, since they need more space, additional bathrooms etc. By rezoning 81 Westminster Drive, City Council would be exasperating this problem and likely reduce the housing stock suitable for families. Westgate volunteers have worked hard to maintain family orientated programs and facilities, including soccer, hockey, Lego, our ice rink and community playgrounds, as well as seniors’ programs. It is not clear where the tipping point lies, beyond which we would not have enough families and volunteers to support our family programs and facilities, upon which existing families living in our community and beyond rely. We would not like to see any redevelopment that would jeopardise the continuation of these services.

As a community we are contributing to Affordable Housing. We have a long term second stage Shelter for Women & Children fleeing domestic violence and West Heritage Housing Co-Op with Rents Geared to Income, both of which enjoy the full support of Westgate Community Association.

We ask that you respect the results of our community survey to all residents of Westgate and refuse the proposed re-zoning of this property.

Yours sincerely,

Daniel Hassett

On behalf of Westgate Community Association