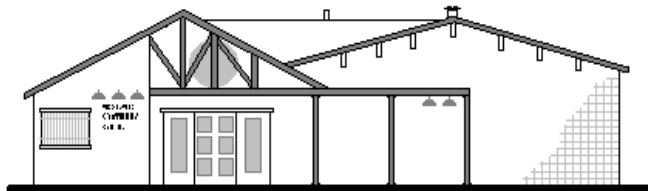


Community Association Response



Westgate Community Association 4943 8th Avenue SW Calgary, AB T3C2V8

29th June 2022

Mac Hickley,

Community Planning, Centre West

RE: LOC 2022-0093

Good morning

Westgate Community Association cannot support the requested rezoning at 44 Wheatland Avenue SW.

Our reasons for this are:

This application is a major change for our community and will be precedent setting should this be approved. To construct Row housing in the middle of the community is not appropriate, particularly on a neighbourhood "cut through" street. Wheatland Avenue is used by parents driving children to Westgate school, to avoid 30kph zones. Currently Westwood Drive is used as a major exit route to 17 Avenue SW and Sarcee Trail by residents. There is no Stop sign at Westwood Drive or Westminster Drive. All requests by Westgate Community Association and residents for traffic calming over many years has fallen on deaf ears, we only receive excuses.

For the past 2+ years volunteers from Westgate Community have been working with City staff on the Westbrook LAP process. We have discussed proposed density locations within our community. The location of 44 Wheatland Avenue SW is outside the agreed to proposed density locations. To approve this would make the process of LAP's created by volunteers with input from citizens a farce.

An increase to 11 metres this development will tower over the adjoining residents, adding to loss of privacy and shadowing, plus twelve green, black and blue bins, appreciate bins are not planning however they do need to be considered as to location, pick up and maintenance. The removal of mature green canopy will be necessary to construct this complex, is there a requirement to replace lost trees? The "elephant in the room" additional vehicles parking on Wheatland Avenue and Westglen Crescent SW.

At the onset we were advised by Jason Huber (Huber Homes) this would be affordable family housing, the proposal is neither. The size, price and lack of yard, green space is not attractive for families. Westgate is a community, with new builds, renovated and upgraded homes, mature green canopy, yards and gardens with room to play.

Westgate Community has diversity in housing and affordability: West Heritage Co-Op Housing 110 units, a secure facility for mothers and children, duplexes, secondary suites, apartments, two condominium developments. Home ownership and rental properties.

Prior to adding density to our community many concerns must be addressed, they are traffic calming and the increased crime associated with the 45 Street LRT Station. Uninvited guests are in our community day and night breaking into vehicles, yards and garages. Appreciate many have addictions and use the proceeds of crime to feed their addictions, whilst others have medical conditions. There has to be a way forward to assist these individuals in a caring respectful manner.

To rezone and RC-1 one residence property to RCG(ex) 4 -2 story townhomes, inside the community is not appropriate and will set a precedent. Please consider the concerns expressed by Westgate residents and reject this proposal.

For and on behalf of Westgate Community Association

Pat Guillemaud,

President.