

## PUBLIC SUBMISSION FORM

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## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Don

Last name (required) Schwartz

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Nov 22, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Infrastructure Transportation planning

Are you in favour or opposition of the issue? (required)

In opposition

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

Your plan is terrible. Diverting money from existing communities to fund expanded roadways, while increasing transit fares and police budgets all at the same time. This is just simply irresponsible from an environmental standpoint. You are contributing to the climate emergency problem instead of to the solution. Talk is cheap.

Don Schwartz, Chinook Park

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I have read and understand the above statement.

First name (required)	Fran
Last name (required)	Sayles
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Wildwood residents

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Rezoning of wWildwood to include 4 story / mixed use buildings

Are you in favour or opposition of the issue? (required)

In opposition

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45 st. Windermere Road s.w. Needs traffic reduced, definitely not increased. Our intersection at 45 St. bow Trail has seen 2 deaths, one very recently. Recent changes to traffic light controls have helped . A separate entrance to Edworthy Park and dog park, at the dry pond area and u turn light could further help make Wildwood a safer area. The proposed Increased density beyond 2 story residences would bring traffic to an most unhealthy level.  
I approve of backyard suites and duplex development in the proposed areas, but not apartments and not businesses. We have our neighbourhood businesses and professional buildings already in place on Bow Trail. I do not support business and apartments moving into the existing residential area.



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I have read and understand the above statement.

First name (required) Christine

Last name (required) Couet

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

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(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Planning / Wildwood Rezoning

Are you in favour or opposition of the issue? (required)

In opposition

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

Being Wildwood residents for over 10 years, we are against the City plan to rezone Wildwood (45th Street, Worcester Drive) from R1 to low-modified buildings (4 storeys or less, including small-scale homes, apartments, stacked townhomes or mixed used buildings). We are against this proposal because will GREATLY increase the density and traffic issue around the SCHOOL. We already have a speeding problem on 45th Street and Spruce Drive, that the city cannot even address and enforced the 30 km/hr speed limit. We don't want to more traffic, or greater density, we came to live in Wildwood because it is quiet, not crowded.

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I have read and understand the above statement.

First name (required) Lesley

Last name (required) Menzies

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?  
(required)

Submit a comment

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Proposed Development for rezoning of Wildwood

Are you in favour or opposition of the issue? (required)

In opposition

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Hello, We are very concerned about the proposed rezoning of Wildwood from R1 to allow greater density housing along certain corridors in Wildwood. Presently, there are significant issues regarding traffic congestion and access with only 45th Street and 37th Street providing access. The recent changes to the intersection at 37th and Bow Trail have exacerbated this further; the changes here are inexplicable. Notably, people are disregarding the turn right only lane to go straight through southbound on 37th. Additionally we have significant issues with speeding down Windermere Road with non-residents en route to Edworthy Park.

The proposal to increase the density of housing in the neighbourhood will not help this situation. We are opposed to this rezoning. I fear that the resident's opinions on this matter are meaningless and the city will force those on the proposed rezoning locations to sell up and leave. It is very concerning to those of us who live so close to these proposed rezoning areas.

Trying to leave the neighbourhood weekdays between 8am and 9:30am is almost impossible with the traffic congestion at the schools clogging the intersection at 45th and Bow. It is important to point out how dangerous this intersection is already - case in point, the fatality there this year.

While I do agree with increased density in some locations in the city in favour of the ever-growing suburban sprawl the city seems to endorse, there are other opportunities to expand that don't decrease the quality of life in well-established neighbourhoods like Wildwood.

We are opposed to the rezoning.

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I have read and understand the above statement.

First name (required) April

Last name (required) Kojima

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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(required)

Submit a comment

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please include the attachment in support of the proposed Westbrook Communities Local Area Plan.



Rick Balbi Architect Ltd.

#15, 5917 - 1A Street SW  
Calgary, AB T2H 0G4  
P: 403-253-2853  
F: 403-253-3078  
Email: [general@rbalbi.ca](mailto:general@rbalbi.ca)

November 25, 2022

Infrastructure and Planning Committee  
City of Calgary  
PO Box 2100 Stn M  
Calgary AB, T2P 2M5

**Re: Westbrook Communities Local Area Plan**

To Whom It May Concern:

We would like to thank Administration for the efforts taken to obtain industry perspectives as part of their extensive engagement surrounding the development of the Westbrook Communities Local Area Plan, and to support the Plan as presented.

Sessions were both informative and constructive, with active discussion and consideration of input from various industry professionals and stakeholders. In general, the Plan achieves a balance of preserving established communities and their unique sense of place with sustainable future growth. Further, it is our view that enough flexibility is considered to avoid unintentionally impeding innovative - and ultimately positive - development.

We look forward to seeing the ten subject communities continue to thrive under the guidance of the WCLAP, and to working with the City and these communities to ensure the success of the Plan.

Thank you for your consideration.

Sincerely,  
April Kojima, B.Sc.E.

RICK BALBI ARCHITECT LTD.

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I have read and understand the above statement.

First name (required)	Bev
Last name (required)	Stevenson
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



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Standing Policy Committee on Community Development

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Planning - ENGAGE

Are you in favour or opposition of the issue? (required)

In opposition

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As a resident of Wildwood Community, I object to the proposed development/densification/REZONING on 45 Street from Bow Trail to Spruce Drive. The proposal includes up to 4 storey multi-family dwellings along both sides of this street with probable retail spaces. 45 Street is already a very busy connector road with our ELEMENTARY SCHOOL right in the middle of it. There is already much congestion when school is in, and which endangers children & other pedestrians. The intersections nearby (Spruce Drive, Windermere Road and Bow Trail) are already dangerous, with Bow Trail being the scene of TWO fatalities within the past few years. The 4 storey buildings with retail (retail space already STRUGGLING for years at the intersection of Bow Trail and 45 Street) will drastically alter the look and feel of our community - a sought-after community PRECISELY BECAUSE we have traditionally had low density, large tree canopy and smaller buildings. The proposal increases density which in turn increases traffic and parking issues. The City has not made specific rules for developers of these buildings to provide adequate parking on site - street parking is already at a maximum at this location. The higher buildings will also negatively impact noise, privacy and sunlight to the adjacent buildings (most affected are homes located west across the alley on Wimbledon Crescent). I'm not sure retail right next to the school is a good idea either. PLEASE leave lovely low-density neighbourhoods much as they are - do NOT make the mistake of overcrowding and overdeveloping it as was done to areas like Marda Loop. Thank you.

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I have read and understand the above statement.

First name (required) Cheryl

Last name (required) Ramsay

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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Standing Policy Committee on Community Development

Date of meeting (required)

Dec 8, 2022

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(required - max 75 characters)

Westbrook Communities Local Area Planning specifically for Wildwood

Are you in favour or opposition of the issue? (required)

In opposition

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

Cheryl Ramsay  
211 45 Street, SW  
Calgary, AB T3C 2B4

November 26, 2022

City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB

Attention: City of Calgary Counsel, City Clerk, Development Department

Re: Westbrook Communities Local Area Planning

I am writing this correspondence to let you know that I **oppose** the rezoning of the community of Wildwood, specifically 45<sup>th</sup> Street, SW from its current designation of R1. I have been a resident of Wildwood for over 26 years and specifically bought in Wildwood for the fact that it is a single-family dwelling community.

Living on one of the busiest streets in Wildwood, I see the impact of density on the neighbourhood. Not only will traffic increase, but the parking will be incredibly compromised should more residents be added. As I am entering into my retirement age, I am now fraught with the idea of development of multiple storey apartments or townhomes right beside my home. Not only will there be an increase in noise and air quality concerns during the demolition and building stages, I could potentially lose all south facing sunlight should an apartment or multiple storey building be erected beside me.

How does diminished quality of life for the aging population who want to stay in their Calgary home be valued by the members of the City Council and the Development Department? Can members of the City Council and Development Department who are wanting to implement these drastic changes to an established and vibrant community honestly say that the Westbrook Communities Local Area Planning is appropriate for Wildwood and its current residents? I understand that there is a need to change density in aging areas where the properties have been not adequately looked after and where they are predominately rentals, but that is not the case in Wildwood. My husband and I spent many years renovating and upgrading our home (by our own hands!) and we have been admired by members of the public of all the beautification and care that we do to our property. Putting up an apartment or multifamily dwellings is not going to enrich this neighbourhood!

As a resident of 45<sup>th</sup> Street, I can say that we are already dealing with substantial traffic issues, especially since Bow Trail widening removed secondary feeder routes from Wildwood. Now 45<sup>th</sup> Street is the main access to this neighbourhood and there is significant traffic in front of a very busy school. Parking is also a concern and so when family or friends would like to visit, I can see an issue with finding enough parking for

them if there are multifamily dwellings surrounding our home. I am also concerned that the City may force us from our beloved home, by devaluating our property value and eventually expropriation. Let's be honest now before I am 70 or 80 years old and forced to move due to the City of Calgary development plans!

In closing, I strongly and adamantly oppose the re-designation of Wildwood community and especially the changes proposed for 45<sup>th</sup> Street, SW.

Sincerely,

Cheryl Ramsay  
Landowner of 211 – 45 Street, SW, Calgary  
Resident of Calgary for over 31 years

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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Bev

Last name (required) Drechsler

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Dec. 8 Wednesday  
Includes public

9:30 a.m.

Community Development Committee

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

The main reason we moved into Wildwood was because it was an R1 zoned neighborhood. How does this zoning change without the support of the people that live here?

The traffic moving through this neighborhood is already a problem, last summer a biker was hit by a speeding car in the playground zone and we ourselves observe speeding more than people driving the speed limit in the playground zones. We have been asking for years for the traffic to Dog Park and Edworthy be slowed or rerouted for our safety, so now you will be increasing the traffic.

Adding density around a school without adequate parking and already speed problems could put our children safety at risk, is that a concern for city council? Wildwood is a place where many people come to enjoy spruce drive, taking this away will not only affect the residents, but the people who come to visit.

I am very concerned that our city representatives are not hearing our voices. I have submitted my concerns every time we have been asked to, along with my fellow neighbours and friends. It is very disconcerting that you are not listening to the people who will be greatly affected.

## PUBLIC SUBMISSION FORM

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Aaron

Last name (required) Gillmor

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

WESTBROOK LOCAL AREA PLAN

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am against the increased density in the Westbrook area as outlined in the Westbrook Local Area Plan. The removal of RC-1 zoning towards R2 and R-CG/H-GO is a mistake and is not supported by the residents in this area. This increased density does not provide any foreseeable benefit to the current community and will erode the quality of what we currently have access to.

Not everyone wants to live in a tall, skinny building with little backyard or sunlight. The zoning change will encourage a taller and higher building style while punishing those that refuse to build/renovate to a taller building style, essentially the new will benefit while the old suffer. Three and four-storey buildings are massive eye-sores and do not fit in with the current style or building.

Parking will also become a massive issue as many newer (1970 + builds) do not have garages and I assume that these newly zoned townhouses/semi-detached houses will not be required to have garages. The drastic increase the street parking will decrease the living quality of those that currently reside in Westbrook.

The current resources such as schools, parks, and grocery stores will not be able to handle the increased density. If there is a two-fold increase in west brook residents how will the city handle the increased demand on our already strained system? Can wildwood elementary school or Vincent Massey support double the students? The zoning change will greatly affect the quality of our resources and appropriate accommodations have not been made.

**PUBLIC SUBMISSION FORM**

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In conclusion, the change in zoning across ALL of Westbrook from zone RC-1 is a massive mistake. There appears to be no assessment or thought as to how this increase in density will affect the current residents and how these changes will affect the current system. To properly change the zoning in the Westbrook area you should increase the resource capabilities (ie schools, parks, shopping, trails) prior to doubling the current capacity. As someone who has been around the Westbrook area for 30 years, there has not been a discernable resource allocation to this area. The zoning change outlined here should be halted as these changes will not produce a better community or city.

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I have read and understand the above statement.

First name (required) Heather

Last name (required) Ilsley

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Rezoning of Wildwood from RC-1 to RC-2/R-CG/H-GO

Are you in favour or opposition of the issue? (required)

In opposition

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I am strongly opposed to re-zoning of RC-1 lots to RC-2/R-CG lots in my neighbourhood. I purchased a home in Wildwood because I wanted the ability to have a private south-facing yard with a nice view and because RC-1 zoning would be quieter. I paid more for my home and pay more in property taxes because of the zoning. I have previously lived in a community that moved from RC-1 to RC-2/R-CG zoning and the impacts to safety were not insignificant. Additional traffic, lack of on-street parking as townhouse/rowhouses may or may not have garages, construction material not contained to the site, sidewalks destroyed during construction and not repaired properly - leading to mobility issues for some citizens. Additionally, for townhouse/rowhouses, the addition of 3 additional carts (blue, black, green) PER UNIT in the alley is not sustainable as these additional carts are often placed behind properties that have single garages.

I live on a street that already has reasonably high traffic with non-residents accessing Edworthy Park and most on street parking used by existing residents. I cannot imagine how it will cope with the additional traffic brought by construction and more homes.

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

The City indicated a central theme is to "find balance" in terms of housing options. Yet the map on page 11 of the Increasing Housing Choice document shows Wildwood having the largest number of growth of H-GO zoning and ALL lots moving from RC-1 to RC-2 or R-CG. How can this approach be balanced if ALL zoning is changing? It is incredibly frustrating to see that our advocacy efforts and assurance from City Planner that they would listen to residents to who voiced opposition, in fact the City has done exactly the opposite.

## PUBLIC SUBMISSION FORM

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To conclude - I am especially concerned about the following:

Safety - additional traffic bring safety concerns, additional crime, and parking concerns

Changes to property values with re-zoning

Wildwood has 2 access points - it can already be challenging to enter/exit the community during busy times

Increasing densification leads to smaller yards, reduced tree canopy, less sunlight, and less privacy

Lack of a balanced approach and listening to citizen concerns

Finally, it is disheartening to see the character in older homes (brickwork, stone, beautiful gardens, older trees) leaving our neighborhoods and replaced with homes that all look alike, with far fewer trees and plants.

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## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) William

Last name (required) Cochrane

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

November 27, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A St. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 26th Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25-A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25-A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape of a one block wide community which should be respected. Anticipated changes would include:



## **Abrupt Building Scale Change**

The Shaganappi community area of 24th to 25A Street between 17 Avenue and 14 Avenue is only one block long. As such, it provides a very limited opportunity to accommodate an abrupt change in Building Scale as proposed in the WCLAP. The current zoning requirements of three to four stories provides a more acceptable transition to the existing residential streetscape.

### **Parking and traffic congestion from lack of parking on site, along 17th Avenue and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residences with small children and mobility issues currently report difficulties in the availability of street parking near their residences. They indicate that they often have to park 75 or 100 feet from their residences which exacerbates dealing with groceries, small children and limited mobility. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

### **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.

### **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

Rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City Planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document is on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf> The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

### **What are affected residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and city planners during the 2017 Main Street engagement process. Specifically, we are requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the residents affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

## PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Michele
Last name (required)	Thompson
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 25A Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape. The streets from 24th to 25A Streets between 17 Avenue and 14th Avenue are only one block wide and the scale of these very short roadways should be respected and maintained. Anticipated changes would include:

## **Abrupt Building Scale Change**

The series of very short and successful streetscapes in this area limits the opportunity to accommodate the change in Building Scale as proposed in the Draft WCLAP. Just prior to the onset of the WCLAP process, City staff, in consultation with area residents, had agreed that a three to four storey Building Scale transition provided an appropriate transition to the existing residential streetscapes. The current zoning of three to four stories is, as it was then, an appropriate transition to the existing residential streetscape.

## **Parking and traffic congestion from lack of parking on site, along 17th Avenue, and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residents with small children and mobility issues currently report difficulties in the availability of street parking near their residences. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

## **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.

## **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

The WCLAP is the 6th City policy engagement process for Shaganappi residents since the onset of the West LRT consultations. Seemingly serial and rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document remains on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>

The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

## **What are affected Shaganappi Group Residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the Shaganappi Residents Group affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

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I have read and understand the above statement.

First name (required) Twyla

Last name (required) Tobler

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Community Development Committee

Are you in favour or opposition of the issue? (required)

In opposition

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

Dear Mayor and Council Members:

I attended the proposed Great Communities on-line presentation in 2021 and as a resident of Wildwood for 43 years, I have some serious concerns that the environmental impact on inner city development in the Guidebook for Great Communities has not been taken into consideration.

I am quite confident that you are aware downtown Calgary and the surrounding inner-city areas are in the lowest lying area of the City. If you drive into the downtown core area from any direction, you can see the yellow smog that already exists. During COVID, this smog has dramatically reduced. The obvious reason is that the number of people driving into the inner city being drastically reduced.

Under the Guidebook for Great Communities, the writers are proposing to re-develop more inner-city single-family residences into multi residential areas. Developing any single-family residential area in this way will obviously increase the number of vehicles in those areas. These areas are already experiencing environmental impacts. City Council has been making every effort to have people use greener alternatives such as transit and c-train to travel into the inner city core and but under the "Great Communities" proposal, they want to increase the number of vehicles in the inner-city areas.

If additional housing is the primary driver, the downtown core has been decimated during COVID and there are multiple opportunities for developers to turn empty buildings into condominiums, apartments, low-cost-housing and shelters.

People who have purchased in single family residential areas purchased because they want to live in single-family areas. Living in single family areas provides the opportunity to know their neighbors and look out for each other. Apartments bring in a population that do not make efforts to know their neighbors as they are temporary residents and community involvement is not a priority.

Please consider the environmental impacts and the impact on citizens who purchased and want to live in single-family communities.

Concerned Calgarian

Twyla Tobler



## PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Christopher

Last name (required) Filion

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Infrastructure And Planning ( Westbrook Communities)

Are you in favour or opposition of the issue? (required)

In opposition

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With reviewing the Westbrook community redevelopment plan, I have some concerns with the 45th street connector. Below is a list of the potential issues and why I don't feel that such large buildings and commercial should be considered for this area.

- The intersection at 45th and Bow Trail cannot handle any more traffic. This intersection is already congested and is backed up daily in all directions. People are constantly driving into the Wildwood community to just do a u-turn in rush hour. Not to mention the death at this intersection this summer. There is limited room to address this issue and without doing something about it, it will be extremely challenging for the residents and also very dangerous.
- Speeding in the area is already a issue and with the school on 45th St more traffic will just put the children and staff at a higher risk of accidents.
- The intersection and 45th and Spruce drive is also a concern with the bike lane and the large volume of traffic ( school traffic and Edworthy park traffic) in and out of the community as it stands is very dangerous. Kids are crossing it regularly to the school and community center and as I said before speeding is a issue in this area. Also the bike lane adds to the potential danger. I have witnessed a cyclist being hit by an inattentive driver. This intersection is a high risk as it is without the large amount of proposed residents.
- Edworthy park is already over run and not maintained properly. The added people in the community will just add to this and further the environmental damage to this area. The dog park is extremely busy and not looked after by the city leaving residents to have to work to keep the park clean. I use this dog park on a daily basis and have never seen a city worker there cleaning or repairing the area. With the added people, this will just compound and make it unusable and unhealthy for pets. This is a large

## PUBLIC SUBMISSION FORM

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part of the community and should be preserved.

-The buildings ( low modified ) will change the look and feel of the community. Many of the residents currently living here have moved here from other communities that have gone through these changes ( For example Marda loop, Kensington, Sunnyside to name a few) and searched out and invested in this community because it was not being developed like these other communities. This will change the whole feel and culture of this great community.

I am not against the whole plan just the 45th St area. Bow Trail needs work I agree.

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I have read and understand the above statement.

First name (required) Trina

Last name (required) Marshall

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Infrastructure and Planning (Westbrook Communities)

Are you in favour or opposition of the issue? (required)

In opposition

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I'm writing this letter to express my concerns over the Westbrook Communities plan. I'm not opposed to it, as many areas that have been identified in the plan would benefit from redevelopment to create more housing and to upgrade current commercial areas. The part of the plan that I am very concerned about is a street in the neighborhood of Wildwood (45th street SW). There are several issues on this street, particularly at the Spruce Drive intersection and the Bow Trail intersection. It is a main corridor and it is already very difficult to get in and out of the neighborhood, as traffic is constantly congested there. Speeding is also a major issue, which is a concern because Wildwood elementary school is on 45th street and there are always children walking nearby and crossing that road. There was an accident on 45th street and Bow Trail last summer at that which resulted in a fatality. I can't express enough how dangerous and congested 45th street is. In the new city plan, 45th street is potentially being considered a 'neighborhood connector.' I don't believe this is a good place for redevelopment. As the plan stands right now, there could be up to 4 stories, including row housing and commercial being built there. Please reconsider this. I'm not against densifying neighborhoods, but this will only cause more issues on 45th street and make it more dangerous. I'm also concerned about the green spaces and parks in Wildwood. If density increases, Edworthy Park will be greatly impacted. This park is not well maintained and more use will make it even worse. I'm concerned about the city's plan to upkeep these areas. I walk my dog there frequently, and I worry about the overuse which has caused pot holes and destroyed natural habitat and greenery. Many parts of the park are just dirt and mud. It's devastating to see this park being neglected and it will continue to get worse. Parking at the park is also an issue. At peak times, the parking lots are full and people park on the street. With increased housing, parking at Edworthy Park and

**PUBLIC SUBMISSION FORM**

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throughout the neighborhood will also continue to get worse. Again, please reconsider the potential building sizes in the current plan. "Low-modified" four stories will lead to several negative impacts on this community, as outlined above.

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I have read and understand the above statement.

First name (required) Stephen

Last name (required) Wince

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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



November 27, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A St. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 26th Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25-A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25-A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape of a one block wide community which should be respected. Anticipated changes would include:

## **Abrupt Building Scale Change**

The Shaganappi community area of 24th to 25A Street between 17 Avenue and 14 Avenue is only one block long. As such, it provides a very limited opportunity to accommodate an abrupt change in Building Scale as proposed in the WCLAP. The current zoning requirements of three to four stories provides a more acceptable transition to the existing residential streetscape.

### **Parking and traffic congestion from lack of parking on site, along 17th Avenue and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residences with small children and mobility issues currently report difficulties in the availability of street parking near their residences. They indicate that they often have to park 75 or 100 feet from their residences which exacerbates dealing with groceries, small children and limited mobility. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

### **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.

### **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

Rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City Planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document is on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf> The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

### **What are affected residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and city planners during the 2017 Main Street engagement process. Specifically, we are requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the residents affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

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I have read and understand the above statement.

First name (required)	Mike
Last name (required)	Grovue
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Shaganappi Resident Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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November 27, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

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I have read and understand the above statement.

First name (required) Ronald

Last name (required) Mitchell

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Wildwood and Westbrook local area plan

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook local area plan and wildwood community.

Are you in favour or opposition of the issue? (required)

In opposition

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Wildwood is a lovely, vibrant community bordering inner city. Unfortunately, poor city planning and thoughtless construction (improvements?) has turned bow trail and 45 St intersection into a traffic nightmare, especially during rush hour. The poor planning at 37 St. And Bow Trail is now forcing more traffic through Wildwood due to the inadequate turn lane from north 37 St to west Bow Trail.  
You now propose young children en route to Schools should have to navigate even more unsafe roads and pass by possible Cafe's with liquor licenses and who knows what other "businesses"!  
How many life long home owners may be forced out of their homes? What happens at the school for parents picking up children. Is there even going to be a school?  
Perhaps the empty downtown office towers with failing businesses could better be repurposed for affordable housing and densification.  
Ron Mitchell



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I have read and understand the above statement.

First name (required) Jo-Ann

Last name (required) Yamauchi

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents Group

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

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Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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November 27, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

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### **How will area residents be impacted?**

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If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape of a one block wide community which should be respected. Anticipated changes would include:

## **Abrupt Building Scale Change**

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First name (required) Bryce

Last name (required) Aberg

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What is the group that you represent? Shaganappi Residents Group

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

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Westbrook Communities Local Area Plan

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November 27, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

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First name (required)	Lesley
Last name (required)	Wong
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

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(required)

Submit a comment

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

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Westbrook Communities Local Area Plan

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November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

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The WCLAP is the 6th City policy engagement process for Shaganappi residents since the onset of the West LRT consultations. Seemingly serial and rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document remains on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>

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First name (required) David

Last name (required) Wong

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What is the group that you represent? Shaganappi Residents Group

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## **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

The WCLAP is the 6th City policy engagement process for Shaganappi residents since the onset of the West LRT consultations. Seemingly serial and rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document remains on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>

The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

## **What are affected Shaganappi Group Residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the Shaganappi Residents Group affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.



Subject: Dec. 8 Municipal Infrastructure and Planning Committee Meeting

To Whom it May Concern:

My husband and I are residents of Wildwood along with our four-month-old son. We purchased our home in 2021, however, my husband grew up here and his parents have lived in Wildwood for 35 years.

I am writing to express my concerns with the Westbrook Local Area Development Plan (LAP) in advance of the December 8 council meeting at the Calgary Municipal Building.

**While densification can bring many benefits for communities** including reduced energy consumption, cost-effective infrastructure, affordable housing, walkable businesses like restaurants and coffee shops and improved organization of public transport, **I am opposed to the current LAP in its current state for two reasons:**

- 1. Wildwood's Structural Realities**
- 2. Rushed changes to the LAP**

### **Wildwood's Structural Realities**

**The LAP does not consider Wildwood's structural realities including:**

**Access & Egress:** The community of Wildwood was not designed for the levels of density currently being proposed. Wildwood's non-linear nature and winding, D-shaped crescents, will create traffic jams during peak times as students, parents, the elderly, etc. try to access and leave the community. Apart from the massive inconvenience created by trying to friction fit density where it is not suitable, this will also create bottlenecks which lead to safety issues.

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Emergency evacuation will additionally be impacted by an increase in densification given the limited exits. Alone, the issues of access and egress, especially for an already confined neighbourhood, should be sufficient to call for a much more limited approach to densification.

Please see the below image of Wildwood. Please pay particular attention to the geographic realities that Edworthy Park creates regarding access and egress.



**Traffic & Safety around Wildwood School:** The rezoning around the Wildwood school to accommodate 4+ story buildings would be a disaster for an intersection that experiences significant stress daily with 400+ students arriving between 7:45-7:57 am. Additionally, students crossing Bow Trail to access Vincent Massey, St. Michaels will also need to traverse these bottlenecked roads to access their schools.

Having lived through the deaths of children and others of the community on Bow Trail & 45th Street and on 40th Street by speeding cars, my husband and his family can attest to the

importance of getting it right concerning traffic safety. The current consultation has not addressed safety issues sufficiently.

**Sewer System:** Wildwood's sewage system is from the 1950s and is already at capacity. A sewer upgrade would be required to facilitate the level of densification outlined in the LAP.

**Cycling:** Those who use Spruce Drive as a safe road to bicycle downtown from West Calgary (Coach Hill, Strathcona Park, Patterson, etc.), will have to contend with limited visibility from parked cars, increased density and more congestion. This road is not just used by Wildwood but it also serves the greater West as a safer cycling route than Bow Trail and other locations.

**Parking:** The massive increase in proposed density along Spruce Drive will require parking to be pushed into the neighbourhood or allowed along Spruce Drive. Increased parked cars on a busy roadway impede visual safety for children and statistically result in more collisions and deaths. As a community with many green spaces, there are children everywhere at all hours.

### **Rushed changes to the LAP**

**The recent version of the LAP is substantially different from what was discussed with Wildwood residents during the City's engagement.** More time is needed to consider the impact of the plans recently introduced, such as the new map found on page 11 of [this document](#). Slipsheeting, or changing plans at the last minute is a tactic used by developers not wanting true consultation from community members. This is not what we would expect from the consultation from the City of Calgary. As such we are strongly requesting additional and meaningful consultation regarding the impacts of these new plans. These last-minute, disingenuous revisions are counter to the very nature of the consultation.

**Additionally, the City of Calgary's website was structurally changed very recently.** The website is where residents find LAP information, however, old URLs no longer work deeming conversations just a week old defunct (calgary.ca/westbrook/engage -> engage.calgary.ca/westbrook). URL redirection, a common practice by website owners to ensure old pages are easily accessed once the website structure is changed, was not implemented making information difficult for residents to find. Therefore, residents must be provided with sufficient time to consider the new information on the new website.

In summary, there are many reasons why the decision on the current LAP must be delayed. The items outlined above are just a few of the many resident concerns and all the voices must be heard. Next steps should contain real consultation with the impacted communities and should continue in a more meaningful way before the LAP is approved.

Respectfully,

Erica McDonald

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Ian

Last name (required) Gillmor

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Dec. 8 Municipal Infrastructure and Planning Committee Meeting - Westbrook

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Subject: Dec. 8 Municipal Infrastructure and Planning Committee Meeting

To whom it may concern:

My wife and I are residents of Wildwood along with our four-month-old son. We purchased our home in 2021, however, my I grew up here and my parents have lived in Wildwood for 35 years.

I am writing to express my concerns with the Westbrook Local Area Development Plan (LAP) in advance of the December 8 council meeting at the Calgary Municipal Building.

While densification can bring many benefits for communities including reduced energy consumption, cost-effective infrastructure, affordable housing, walkable businesses like restaurants and coffee shops and improved organization of public transport, I am opposed to the current LAP in its current state for two reasons:

1. Wildwood's Structural Realities
2. Rushed changes to the LAP

The attached document provides greater detail of why consultation was not genuine and why the physical realities of the community of Wildwood do not warrant further densification.

I look forward to your review and reply.

---

Regards,

Ian Gillmor (35 year resident of Wildwood)

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Subject: Dec. 8 Municipal Infrastructure and Planning Committee Meeting

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- 2. Rushed changes to the LAP**

### **Wildwood's Structural Realities**

**The LAP does not consider Wildwood's structural realities including:**

**Access & Egress:** The community of Wildwood was not designed for the levels of density currently being proposed. Wildwood's non-linear nature and winding, D-shaped crescents, will create traffic jams during peak times as students, parents, the elderly, etc. try to access and leave the community. Apart from the massive inconvenience created by trying to friction fit density where it is not suitable, this will also create bottlenecks which lead to safety issues.

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Please see the below image of Wildwood. Please pay particular attention to the geographic realities that Edworthy Park creates regarding access and egress.



**Traffic & Safety around Wildwood School:** The rezoning around the Wildwood school to accommodate 4+ story buildings would be a disaster for an intersection that experiences significant stress daily with 400+ students arriving between 7:45-7:57 am. Additionally, students crossing Bow Trail to access Vincent Massey, St. Michaels will also need to traverse these bottlenecked roads to access their schools.

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Respectfully,

A handwritten signature in blue ink, appearing to be 'AG' or similar initials, written in a cursive style.

Ian Gillmor  
Erica McDonald  
Arthur Gillmor

Wildwood Residents

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I have read and understand the above statement.

First name (required)	Erica
Last name (required)	McDonald
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Municipal Infrastructure and Planning Committee Meeting

Are you in favour or opposition of the issue? (required)

In opposition

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Subject: Dec. 8 Municipal Infrastructure and Planning Committee Meeting

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Wildwood's Structural Realities  
Rushed changes to the LAP

Wildwood's Structural Realities

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

The LAP does not consider Wildwood's structural realities including:

Access & Egress: The community of Wildwood was not designed for the levels of den-

## PUBLIC SUBMISSION FORM

characters)

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I have read and understand the above statement.

First name (required) Alex

Last name (required) Montesdeoca

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

# PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Nov 30, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook LAP - wildwood rezoning

Are you in favour or opposition of the issue? (required)

In opposition

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

I am in opposition of the current decision to rezone Wildwood neighbourhood in calgary.

Our established neighborhood has a very close knit and established sense of community that is uncommon in many large Canadian cities from my experiences living in many parts of this country. This has occurred because of the layout of the charming properties that encircle the community centre and local public school which has provided the neighbours with a central point to gather and establish long lasting friendships. I have never lived in such a community where it feels like small town in the city. The proposal to rezone and drastically alter the layout of our community to include multi-story housing and side-by-side housing will fundamentally alter the fabric of Wildwood. The pressures on traffic will be significant as the number of cars on spruce drive is already high, never mind after many homes are added to existing lots. There will be significant safety concerns to the many children that live in wildwood from this increased traffic. As well, Wildwood is already a major thorough fare for access to Edworthy park and this will only get worse with multi story homes added. Parking is another major concern as most Wildwood homes do not have driveways and we park on the street. The addition of large multi story units without parking will only make parking worse. The pressures in the old sewer system will also be felt by all and will likely lead to significant issues.

I saw this same issue occur in Toronto where I once lived. A beautiful established residential neighborhood was rezoned and ruined by many condos that were added to the residential streets. The effects on local traffic was horrendous. I had to sometimes wait

## PUBLIC SUBMISSION FORM

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> 5min just to exit from my driveway as the cars were lined up for blocks. The main exit from the neighborhood sometimes took 20 min to get to. I cannot underestimate the disaster that was created by poor planning. I hope to never see that again and especially in a place like Wildwood

Fianlly, the lack of consultation with the community feels very disrespectful to the many families that live here. Several have been here for decades and I would expect the city to consult with us residents on significant changes that we will definitely feel.

I care for this community and it's future and wound hope the city would consider these common desires to see our community grow in a respectful manner with the city as a partner in planning our future. Thank



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I have read and understand the above statement.

First name (required) Shaundra

Last name (required) Carvey

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

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(required)

Submit a comment

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

I stand with the Shaganappi Residents Group in opposing the proposed increased building height at 17 Avenue between 24 Street and 25A Street SW. I made many of the letter's same points during the opportunities to provide feedback in the various engagement phases. I am disappointed that it appears the City has not fully heard us through the engagement and we must once again stand up for what makes the most sense for our community.

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 25A Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape. The streets from 24th to 25A Streets between 17 Avenue and 14th Avenue are only one block wide and the scale of these very short roadways should be respected and maintained. Anticipated changes would include:

## **Abrupt Building Scale Change**

The series of very short and successful streetscapes in this area limits the opportunity to accommodate the change in Building Scale as proposed in the Draft WCLAP. Just prior to the onset of the WCLAP process, City staff, in consultation with area residents, had agreed that a three to four storey Building Scale transition provided an appropriate transition to the existing residential streetscapes. The current zoning of three to four stories is, as it was then, an appropriate transition to the existing residential streetscape.

## **Parking and traffic congestion from lack of parking on site, along 17th Avenue, and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residents with small children and mobility issues currently report difficulties in the availability of street parking near their residences. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

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The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

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We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the Shaganappi Residents Group affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Danylo

Last name (required) Kolos

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a Wildwood resident, I have grave concerns about the most recent changes to the Westbrook Local Area Development Plan. Many of these changes were not open to consultation with the public (they were only published with the latest edits), and more time is needed to review and develop plans to mitigate the challenges that the community of Wildwood would face if these changes are passed.

At first glance, Wildwood may be close to downtown and viewed by some as "inner-city", but the limited access in and out of the neighbourhood, distance to the C-train (20-30 minute walk for most of the neighbourhood), inadequate bus service (30 minute intervals at peak times for bus route 93), abundance of winding and crescents streets and limited commercial opportunities all suggest a lower intensity framework for densification than is being proposed would be appropriate.

I want to work with the planning committee to determine what changes can work in the neighbourhood for a better quality of life for all current and future residents of Wildwood. The existing tree canopy needs to be preserved. Access to sunlight for front and back gardens needs to be protected. Privacy for residents on their properties needs to be maintained. Street parking for residents and visitors needs to be available. Traffic congestion in and out of the neighbourhood needs to be reduced. Safety risks for vehicles and pedestrians needs to be considered. Pressure on green spaces and parks, especially Edworthy Park and the Douglas Fir Trail need to be taken into account.

Densification can work, but needs to be done appropriately with the unique characteristics of each neighbourhood taken into account. I ask that the Local Area Develop-

## PUBLIC SUBMISSION FORM

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ment Plan be delayed so that consultation can be had with the neighbourhoods on these newest changes.

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## PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

First name (required) Jon

Last name (required) Schwartz

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Infrastructure and Planning Committee (Westbrook LAP)

Are you in favour or opposition of the issue? (required)

In opposition

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I am a member of the Wildwood community. I am writing to express my disappointment with the latest changes being proposed in the Westbrook LAP.

The proposal to pre-designate all properties to R-C2 is guaranteed to significantly transform the community. The plan incentivizes developers to purchase properties, rezone to R-C2 and build semi-detached homes with secondary suites (a 4 plex). There is little incentive to build a single family dwelling to maintain the appeal of our community. The developers are the winners with this plan. They do not have to live with the impacts. The losers are the Wildwood community members who have built and maintained the community.

The areas designated as 4+ is unacceptable. Adjacent properties, particular to the north, will lose privacy and access to sun hours. These areas are better served as row homes. The 4+ proposal was not in the LAP presented in the spring. If it was, it was not presented clearly and placed where it could not be easily found.

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

The proposal along Spruce Drive is unacceptable. The new plan essentially jams properties with an excessive volume of dwellings. These areas are better served as row homes.

The LAP process is moving too quickly. The plan is a moving target and any previous concessions that were made by the planning committee have nearly all been retracted. The full impact of the proposed changes requires hours of study and consultation with others. Many in the community are just beginning to understand the impacts of the pro-

**PUBLIC SUBMISSION FORM**

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posed changes. The planning committee has not done its due diligence in clearly explaining in "plain speak" the impacts of the LAP. Instead clever marketing techniques have been used to communicate potential positive aspects but not any of the possible negatives. The community has the right to be fully informed on such a significant change. The impacts of the Westbrook LAP require more transparency.

Much of this process occurred during the pandemic when people were distracted trying to survive uncertain times. It is not surprising that some are just now learning of the LAP.

I ask that the Westbrook LAP approval process be delayed so that the voices of all Wildwood community members can be heard.

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I have read and understand the above statement.

First name (required)	Wayne
Last name (required)	Thomas
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Shaganappi Residents Group

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Westbrook Communities Local Area Plan

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November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 25A Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

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## **Abrupt Building Scale Change**

The series of very short and successful streetscapes in this area limits the opportunity to accommodate the change in Building Scale as proposed in the Draft WCLAP. Just prior to the onset of the WCLAP process, City staff, in consultation with area residents, had agreed that a three to four storey Building Scale transition provided an appropriate transition to the existing residential streetscapes. The current zoning of three to four stories is, as it was then, an appropriate transition to the existing residential streetscape.

## **Parking and traffic congestion from lack of parking on site, along 17th Avenue, and on the side streets.**

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The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

## **What are affected Shaganappi Group Residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

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I have read and understand the above statement.

First name (required) matthew

Last name (required) Reich

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shagannappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

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

As residents of the Shaganappi community, we would like to voice our opposition to the proposed building scale changes on 17th avenue between 24th and 25A Streets. We concur with the issues raised in the attached letter and wonder why the agreement reached (May 8, 2017 Main Street Initiative), after consultation with the Shaganappi Community Association, is not adhered to. We ask that the city abide by this agreement such that the Building Scale is amended to Low-Moderate on the north side of 17th avenue Sw between 24 ST SW and 25A St SW.



November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

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On behalf of the Shaganappi Residents Group affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

I am writing in opposition to the Westbrook LAP.

We have been following the plan and providing feedback for months. We have taken the opportunity to submit feedback when possible but truly feel that we were not presented with the plan with clarity or fairness. We were not made aware of a zoning change that would effectively destroy the reason our area is special - and why we chose to purchase a home here. This is not a statement against all development or densification - it can be appropriate without blanket re-zoning.

There was a notable lack of transparency in the information that was shared and how it was shared.

While we fully understand that densification is coming - the level that is being proposed is a giant leap away from the plan that was presented to the community. Wildwood residents are concerned, and frustrated with the gap - and the damage it will have on something that we all value - our community.

This level of densification was not presented with any degree of transparency. This plan bears little resemblance to the plan that came out of the small amount of consultation that was done.

Wildwood residents need to be heard and consulted - and their views should be reflected in that consultation. We strongly feel that the consultation was done without any intention of using that feedback to find a place where current residents wouldn't see their Wildwood ruined. Real stakeholder input should reflect a modified plan.. not a worse one that effectively steals from the current residents quality of life and our own personal investment. The map proposals have bounced back and forth with areas of concern being removed (adding some comfort ) only to be added back in without consultation. Orange re-zone was not part of any conversation of information session. Current plan and tactic feels like a blatant bait and switch - with only the residents losing out.

We bought and paid a premium for a property in an area that was zoned R1, that offered some protection from the crammed streets and that infills and multiplex bring.

The aging infrastructure that currently feeds Wildwood has been troublesome and if failing at the best of time, multiplying the current population potential will only multiply all issues. There are real safety and traffic concerns that have not been addressed. Effective planning can find a much better balance - densify near train stops main roads.

Going from a span of greenspace to proposed row housing (along Spruce Drive) is hardly sophisticated, intelligent or fair land use.

I understand the payoff for the developers, they will benefit by stealing up these old bungalows, build two.. maybe 3 in their place and sell them at costs most of us are unable to afford.

We are residents of a quiet, community that we love and call home. We hope that you can represent our voice by considering our request to ensure our Wildwood is not ruined and that this plan is not approved.

Please at minimum consider delaying this LAP, at best please vote against it.

Caroline Niwa  
Wildwood resident

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Robert

Last name (required) McManus

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

I wish to speak to the "Draft Westbrook Communities Local Area Plan"

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

My submission and opposition relates to a specific area of the Westbrook Communities Local Area Plan, namely the North side of 17th ave. SW from 24 St. SW to 25A St. SW. Thank You, Robert McManus

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 25A Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape. The streets from 24th to 25A Streets between 17 Avenue and 14th Avenue are only one block wide and the scale of these very short roadways should be respected and maintained. Anticipated changes would include:

## **Abrupt Building Scale Change**

The series of very short and successful streetscapes in this area limits the opportunity to accommodate the change in Building Scale as proposed in the Draft WCLAP. Just prior to the onset of the WCLAP process, City staff, in consultation with area residents, had agreed that a three to four storey Building Scale transition provided an appropriate transition to the existing residential streetscapes. The current zoning of three to four stories is, as it was then, an appropriate transition to the existing residential streetscape.

## **Parking and traffic congestion from lack of parking on site, along 17th Avenue, and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residents with small children and mobility issues currently report difficulties in the availability of street parking near their residences. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

## **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.

## **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

The WCLAP is the 6th City policy engagement process for Shaganappi residents since the onset of the West LRT consultations. Seemingly serial and rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document remains on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>

The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

## **What are affected Shaganappi Group Residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the Shaganappi Residents Group affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Suzanne

Last name (required) Brady

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Infrastructure & Planning - Wildwood LAP

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

Please find my comments as a concerned homeowners/taxpayer for the upcoming Infrastructure & Planning Committee meeting December 8. Unfortunately, I am unable to attend in person so send this letter as my submission.

November 30, 2022  
5 – 42 St. SW  
Calgary, AB T3C 1Y2

To: Calgary City Council

Re: December 8, 2022 Infrastructure & Planning Committee Meeting

We are homeowners in Wildwood, which is currently the subject of a LAP study on densification in the Westbrook Communities. We wish to comment on the current plan, the initial presentation to Council on December 8, and the upcoming scheduled approval meeting on January 2023.

After consideration of the process used by the City and the widespread feedback from our community we wish to make the following comments.

- This process was not well planned nor well disseminated in Wildwood. Only 3 of 10 neighbours we spoke to on our street received the glossy brochures distributed by the City. Following up on this distribution I was advised that Canada Post was to distribute the three brochures to ALL homes in the community over the process of the so-called “consultation”. The only way these households found out about the LAP was from other neighbours or through our community Facebook page.
- Our City Councillor, Richard Pootman, or City planners engaged in this process did not meet with our neighbourhood in any information or consultation meetings.
- After the arrival of the third brochures to SOME of us, we thought that most of our concerns had been dealt with satisfactorily in that green spaces, traffic issues, school property integrity, etc. were not going to be rezoned. Indeed, the third brochure clarified that Wildwood would not be rezoned to a R2 or R-CG/H-GO. Our Community Association Community Advocate distributed new LAP updates house to all houses this Saturday advising the plan had been changed **without** informing the community. We had an emergency neighbourhood meeting Monday night with over 50 residents to discuss this new update. We were advised that indeed the entire neighbourhood was to be rezoned to R2 or R-CG/H-GO. This information was well hidden on page 11 of another document buried in <https://Calgary.ca/Westbrook/ENGAGE> under tab “Increasing Housing Choice”, which has **never** been distributed to the residents. This **duplicitous action** by the City has dismayed and angered the residents. It became very clear that the City had not listened to any of the concerns/comments we submitted as requested by the planners.
- Wildwood is an area unlike other Westbrook communities in that we are not a grid oriented area but have many wandering streets and crescents, with limited access/egress points to the area. The public school in the heart of the community is on Spruce Drive which has become a main access for the entire city to the large off leash dogpark and Edworthy park along the Bow River, and has become a major source of concern for traffic volumes and drivers who do not

believe they should be constrained by School/Park Zone signs and speed restrictions. As well, more homes would require more on-street parking, which impacts the safety of children and pedestrians.

- Access to transit was a criteria for the push for increased density. The Westbrook Ctrain station is a good 30 minute walk from our home and from the homes of many seniors or others who are unable to walk distances.
- This plan is in direct opposition to the Mayor's so called "Climate Emergency" in that the green spaces and yards, and many 100 year old trees would be destroyed to build housing. 4 story structures would lead to loss of healthy sunlight and privacy. As well, there are concerns about enough water in Calgary in the very near future to supply these densified areas. As an older area we have dated sewer and electric resources which would also be inadequate for the planned homes.
- **The community requests a DELAY in implementing any changes to Wildwood, and if a decision is made to progress this densification drive, an IMPROVED PROCESS;** a process that includes and open and honest dissemination of information to ALL RESIDENTS, meetings with City Planners, and more information made available. Changing plans at the last moment without honestly providing information to residents is not acceptable to me or other taxpayers.

On another note, we went into the Calgary.ca LAP website to look at plans for other inner city areas and was unable to find anything relating to Scarboro, Mount Royal, Elbow Park and Britannia. We would like information relating to these areas for comparison purposes to ensure we all being treated equally and fairly. Please provide that information ASAP.

We can be reached at [msuzbrady@gmail.com](mailto:msuzbrady@gmail.com) or 587-700-5423 or [precise5@telus.net](mailto:precise5@telus.net) or 403-861-6500 in order to discuss this matter further. We sincerely hope that City Council listens to our community on this very important matter.

Yours truly,

Suzanne Brady and Robert Lawrence

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Adam

Last name (required) Duckett

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Neighbourhood densification in Wildwood

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

I am writing to express my disappointment and concern with the proposed densification plans for Wildwood Community. We moved to Wildwood due to the RC-1 zoning, wide lots, open green spaces and the beautiful scenic drive down Spruce drive. We specifically did not want to move into a community like Altadore with infills being built for over a decade, construction vehicles lining every street and the finished result of heavily congested routes, streets lined with cars and overnight parking etc. We paid a premium to move to Wildwood for this lack of density close to the city with the protection of formal zoning. We are adamantly opposed to the densification plans and feel that this would de-value our property significantly. We are very disappointed in the city process as it feels like the city teams are creating the illusion of stakeholder engagement and that none of the community feedback has been considered. We are also concerned that representatives from the Wildwood Community Association are not reflecting views of the community but personal opinion.

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I have read and understand the above statement.

First name (required) Andrea

Last name (required) Dechene

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook LAP

Are you in favour or opposition of the issue? (required)

In opposition

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

I am strongly opposed to the rezoning of Wildwood to R2 from RC-1. I moved my family from the Richmond/Marda Loop area due to the rapid expansion of multi-unit homes, so I have seen what this foreshadows for Wildwood, currently a rare gem in SW Calgary. We wanted safety and a charming, old-fashioned community feeling and in Wildwood, we found it.

In our old neighbourhood, we experienced a rapid and dangerous increase in local traffic, especially on the smaller residential streets and near the school. We saw streets lined with parked cars 24/7. Any legacy trees were promptly removed and promised green spaces never materialized. With the Westbrook LAP, bland, characterless streets lined with spindly little trees and poorly constructed houses awaits the currently unique and beautiful neighbourhood that is Wildwood.

There was no transparent consultation on this plan at all. The announcement of the rezoning plan was not done in an open and honest way as the plan was presented at a single weekday meeting during a snow storm where there was poor attendance. This change must be delayed at least until it can be fairly debated, and the community association and the residents of Wildwood can protect one of the last great neighbourhoods in Calgary.



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I have read and understand the above statement.

First name (required) Blythe

Last name (required) Butler

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

WILDWOOD Municipal Infrastructure and planning committee meeting

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like the plan for WILDWOOD to be delayed until residents have had sufficient and meaningful engagement on this document (link below), particularly page 11 which is not included in other documentation shared by the City or used in the engagement process to date. Also, please confirm when infrastructure investments by ENMAX in Wildwood are scheduled to address aging water and electrical infrastructure from existing homes prior to new developments taking place. Until these answers are clear and Wildwood residents have been consulted, I request this plan to be delayed.  
[https://hdp-ca-prod-app-cgy-engage-files.s3.ca-central-1.amazonaws.com/3116/6679/7838/INCREASING\\_HOUSING\\_CHOICE\\_-\\_Key\\_Considerations\\_for\\_Limited-Scale\\_Policy\\_Direction.pdf](https://hdp-ca-prod-app-cgy-engage-files.s3.ca-central-1.amazonaws.com/3116/6679/7838/INCREASING_HOUSING_CHOICE_-_Key_Considerations_for_Limited-Scale_Policy_Direction.pdf)

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I have read and understand the above statement.

First name (required) Cameron

Last name (required) Obrigewitsch

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Wildwood Community

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Wildwood development

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please defer the approval of the densification of Wildwood. The blanket template of how to develop communities should not be applied to Wildwood. It is not a "drive through" community with limited entry and exit points. As such the additional traffic associated to the densification could not be accommodated. The water and sewer infrastructure is already stressed with multiple failures each year.

## PUBLIC SUBMISSION FORM

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Tony

Last name (required) Isaac

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook LAP

Are you in favour or opposition of the issue? (required)

In favour

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

I have lived in Wildwood for over 25 years and have participated in each step of the development of the Westbrook LAP. I believe the LAP provides a good vision of what Wildwood and Westbrook should be in the future. In particular, I think it is a sustainable and inclusive vision.

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I have read and understand the above statement.

First name (required) Bogdan

Last name (required) Catrina

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

Westbrook Communities Local Area Plan

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 25A Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape. The streets from 24th to 25A Streets between 17 Avenue and 14th Avenue are only one block wide and the scale of these very short roadways should be respected and maintained. Anticipated changes would include:



## **Abrupt Building Scale Change**

The series of very short and successful streetscapes in this area limits the opportunity to accommodate the change in Building Scale as proposed in the Draft WCLAP. Just prior to the onset of the WCLAP process, City staff, in consultation with area residents, had agreed that a three to four storey Building Scale transition provided an appropriate transition to the existing residential streetscapes. The current zoning of three to four stories is, as it was then, an appropriate transition to the existing residential streetscape.

## **Parking and traffic congestion from lack of parking on site, along 17th Avenue, and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residents with small children and mobility issues currently report difficulties in the availability of street parking near their residences. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

## **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.

## **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

The WCLAP is the 6th City policy engagement process for Shaganappi residents since the onset of the West LRT consultations. Seemingly serial and rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document remains on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>

The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

## **What are affected Shaganappi Group Residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the Shaganappi Residents Group affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

## PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required)	Franco
Last name (required)	Imbrogno
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 9, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Amendments to land use bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the amendment to the bylaw. Larger, modern designs detract from the heritage assets of the neighbourhood. There also is not enough parking available for larger builds.

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I have read and understand the above statement.

First name (required)	Tara
Last name (required)	Jarrett
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

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## **Abrupt Building Scale Change**

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## **Parking and traffic congestion from lack of parking on site, along 17th Avenue, and on the side streets.**

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## **What are affected Shaganappi Group Residents asking for?**

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I have read and understand the above statement.

First name (required) Lynn

Last name (required) Huntley

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Area Development Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

I have lived in Wildwood for the past 18 years and I oppose the current Westbrook LAP for several reasons but I will focus on traffic as it relates to access and egress of Wildwood. Simply, densification of Wildwood will increase the amount of vehicle traffic making it increasingly difficult to get into and out of the neighborhood. Also, there is an increased risk to other drivers, cyclists and pedestrians. This is further compounded by vehicle traffic outside of Wildwood accessing Edworthy Park.

Wildwood was developed in the late 1950's at a time when most residents had one car – this is evidenced by the number of original homes that have a one car garage. As well, because of some natural features (the Bow River escarpment to the north and Edworthy Park to the west), access into and out of Wildwood is restricted. This makes getting into and out of the neighborhood a challenge as traffic is funneled through two intersections with Bow Trail, namely 45 St and 37 St (3 if you count 33 St.). If development of 4+ story residential buildings along 45 St and Worcester Drive are approved, getting into and out of Wildwood will become a nightmare, beyond what it is already becoming.

Last summer, I watched people using open fire barbeques in Edworthy Park. As dry as it has been over the last few years, I started to wonder if one of those fires got away and spread southward into Edworthy Park and up the escarpment into Wildwood, how would the community be safely evacuated? This seems like a problem now but when the number of vehicles in the community increases with densification, a very real safety issue emerges.

Please reconsider the intense densification of Wildwood along 45 St and Worcester Drive.

## Comments on the Westbrook Area Development Plan from a Resident of Wildwood

I am an eighteen year resident of Wildwood and a born and raised Calgarian. Now I'm not too sure to be proud of being either when I see how the City is managing development in my current neighborhood of Wildwood through the ADP.

My issues with the Plan are many but I shall limit this discussion to my top 5:

1. Westbrook Plan - the confusion created with the naming of the Plan is where it all begins. There is no community in the City of Calgary called Westbrook but there is a commercial development. Like many, I initially believed that the Westbrook Mall was going to see some badly needed redevelopment. Imagine my surprise, anxiety and eventual frustration when I realized that my own home was in peril. The Plan threatens the place I call home and where I seek safety.
2. Consultation and Covid - I feel the City used Covid as an excuse to fast track the Plan. I reviewed the North Hill Plan and performed a gap analysis between the consultation process of the two Plans. For the Westbrook Plan, the in-person events and meetings became virtually non-existent starting with Phase 1.2 (Fall/19-Spring/20) until Phase 3 in June/22 which is the soriest engagement I've experienced. The City gave the residents affected by the Plan **24** days to respond, between June 6-30. Keep in mind that many families are preparing for the end of the school year at this time. The "My Idea" stations were to be located in visible spots through the communities. I found Wildwoods behind the community hall. Canada Post was to deliver information directly to mailboxes but several people failed to receive anything. I could go on but I feel compared to the North Hill Plan consultation, Westbrooks fell short.
3. During an open house, I had the head planner for the Westbrook Plan admit to me that he had members of other communities under the Plan ask him why Wildwood was getting off so easy in terms of densification. This leads me to believe that he was bullied by other community members into densifying Wildwood beyond the Wildwood residents wishes and the sheer capacity of Wildwood.
4. Densification of Wildwood is careless. Wildwood was developed in the 50's when families typically had one vehicle. Now the norm is two or more. I believe the community is at a breaking point now with vehicular traffic when you factor in the constant traffic from outside the community headed to Edworthy Park. Vehicle access to that park is only possible through Wildwood. There are only 2 intersections leading into and out of Wildwood (45 St and 37 St), 3 if you count 33 St. Getting into and out of Wildwood is already a nightmare. Densifying the community will only increase vehicular traffic putting pedestrians and cyclists in conflict with the vehicles. Four plus story units across from the elementary school just boggles my mind. Where will all of the residents' cars go?
5. One of the benefits of living in an older neighborhood is the mature trees. If the City is so concerned with climate change, it must understand that densifying Wildwood will have a devastating effect on the current tree canopy.

I hope you will consider my points when you drive home tonight to the neighborhood that you chose; when you put the key into the front door of the home that you chose, maybe to raise your family. The place that you go to seek safety and solitude. This is how I think of my home.

Thank you for reading my concerns. You have the power to limit densification of Wildwood.

Lynn Huntley

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Pat

Last name (required) Duke

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Group Residents

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 25A Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape. The streets from 24th to 25A Streets between 17 Avenue and 14th Avenue are only one block wide and the scale of these very short roadways should be respected and maintained. Anticipated changes would include:

## **Abrupt Building Scale Change**

The series of very short and successful streetscapes in this area limits the opportunity to accommodate the change in Building Scale as proposed in the Draft WCLAP. Just prior to the onset of the WCLAP process, City staff, in consultation with area residents, had agreed that a three to four storey Building Scale transition provided an appropriate transition to the existing residential streetscapes. The current zoning of three to four stories is, as it was then, an appropriate transition to the existing residential streetscape.

## **Parking and traffic congestion from lack of parking on site, along 17th Avenue, and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residents with small children and mobility issues currently report difficulties in the availability of street parking near their residences. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

## **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.

## **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

The WCLAP is the 6th City policy engagement process for Shaganappi residents since the onset of the West LRT consultations. Seemingly serial and rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document remains on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>

The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

## **What are affected Shaganappi Group Residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the Shaganappi Residents Group affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.



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First name (required)	Rick
Last name (required)	Thompson
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

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November 30, 2022

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The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

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I have read and understand the above statement.

First name (required) Bob

Last name (required) Cooper

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

Hello

RE: the Westbrook Communities Local plan that goes to the infrastructure and Planning Committee on December 8 and City Council in January.

I live in Wildwood and have been checking the status of this project on the engage site to see how this will affect my community in the future. I grew up in Wildwood and recently moved back to the community over 10 years ago. I am very concerned that an additional document and map was not included in the engagement process and only appeared after the window of engagement was completed. This new document has significant impact to our family and property in the future

I attended a couple of the presentations provided by the city for this project and found the city's representatives at the in-person meetings provided a great deal of information and were willing to listen and answer my questions. My comments to the city staff at the open house included:

1. The maps and information did not include labeling of area schools, this leads to inaccurate information as the school grounds and building locations were not visible. The parks available to the community looked greater than are actually there, as I am not able to use the buildings for my personal use.
2. The planned increase of housing that was around the Wildwood school ground. The maps showed 4 story row housing surrounding the school and this capacity seemed excessive and unsafe. We discussed that this type of housing should only go on major roads and not within the communities.
3. There were also a number of row house locations in Westgate that were marked on the map. I was talking to one of the senior designers, and she informed me that the row houses, which would increase the density of a lot from a single house to up to 4 houses on that lot, would only be applied to major roads (45 street and 37 street) and only up to the alley. This made sense to me and was a good compromise from having them throughout the community.

I read through the final plan and was at the final Engagement to discuss it. The person presenting kept saying this is a presentation and not a discussion of the final report and this seemed to be negative for the engagement. As I looked at the report and maps in the presentation it looked like the items above that were discussed at the previous engagement were put into place.

I was then informed that there was an additional document that is not in the final presentation called **Increasing Housing Choice Key Considerations for Limited-scale Policy Direction**. There is a map in this document that was never shown to anyone at any previous Engagement.

**This map in the document shows that on all corner lots next to alleys the site is to re-zoned for R-CG (multi rowhouse) not R-2 as was mentioned. Also, this extra document shows a rezoning of the lots next to spruce drive to H-GO to 41 meters back from the first property.**

**This is takes up 2 to 3 properties re-zoned to allow 3 story rowhouses and townhouses for an additional 4 units per existing property. These were not presented at any or the Engagements and is not in the final plan report.**

To me this looks like the City of Calgary was withholding this information and not engaging with the citizens in a transparent manor. The information should have been provided for review and input on the direction that we would like the city to take in our communities if information is left out, this leads me to wonder what else is missing in this plan.

I am not opposed to change and realize that change does need to occur but all of the information needs to be available for the citizens to contribute and be engaged in these decisions for our communities and City.






Now that information is fully available, including the additional document. I believe that this should go back to the citizens for a final engagement where review and comment on all of the information not just portions of it.

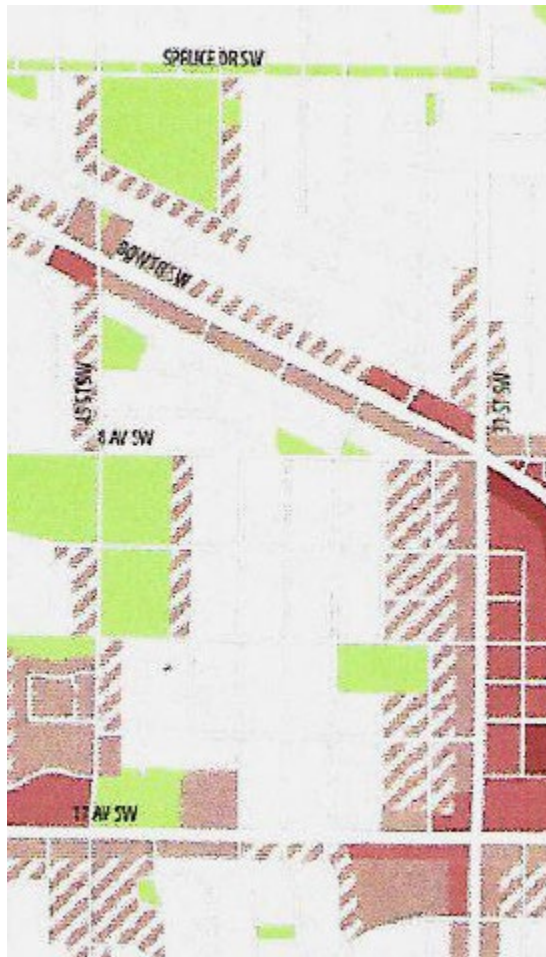
I have attached a couple of sections from the maps from the sessions I attended



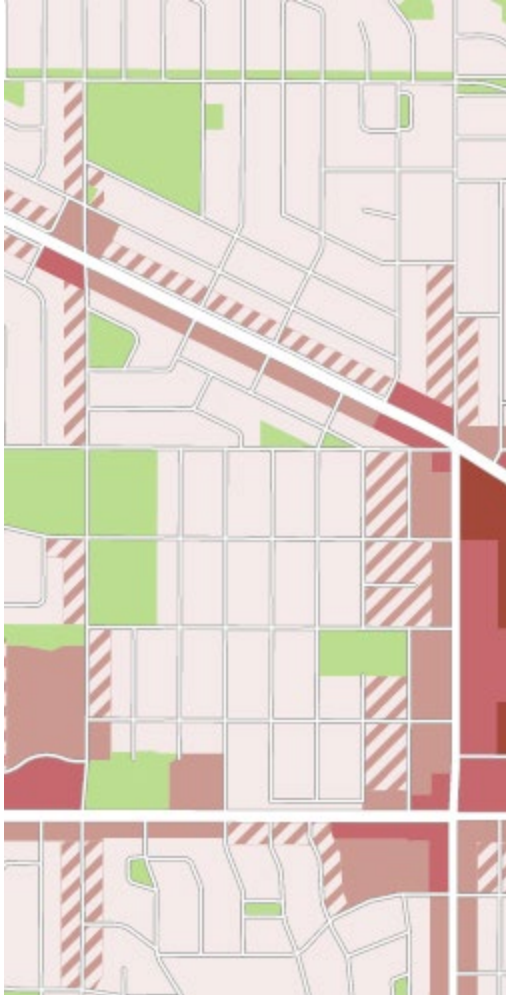
Initial map from Phase 3.

### Legend

	No Scaler Modifier		Mid (up to 12 Storeys)
	Limited (up to 3 Storeys)		High (up to 26 Storeys)
	Low - Modified (up to 4 Storeys)		Parks, Civic and Open Space
	Low (up to 6 Storeys)		Plan Area Boundary




Map from Phase 4 westbrook-communities-local-area-plan



Additional map from Increasing Housing Choice Key Considerations for Limited-scale Policy Direction



### Legend

-  Areas that support development up to two ground-oriented homes (single-detached homes, semi-detached homes and secondary suites) (R-C2).
-  Areas that support development of three or more ground-oriented homes. Buildings in the rear yard may be up to 2 storeys, but may not include secondary suites (single-detached homes, semi-detached homes, rowhouses, townhouses and secondary suites) (R-CG).
-  Areas that support development of three or more ground-oriented homes. Buildings in the rear yards may be up to 3 storeys (single-detached homes, semi-detached homes, rowhouses, townhouses and secondary suites may be up to 3 storeys) (H-GO).

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I have read and understand the above statement.

First name (required) Matt

Last name (required) Stambaugh

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Wildwood Community Association

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Local Area Plan (LAP)

Are you in favour or opposition of the issue? (required)

Neither

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

My intent is to raise awareness for the committee on the feedback we have been receiving as a community association surrounding this issue - both supportive and in opposition (although I will say there has been more opposition to the current LAP approach/plan). Furthermore, I would like to discuss some specific common requests from our community around next steps and timeline for the LAP process. Thank you for your time, and the opportunity to speak.

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I have read and understand the above statement.

First name (required) Nathaniel

Last name (required) Schmidt

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook LAP

Are you in favour or opposition of the issue? (required)

In favour

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Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

## Westbrook Local Area Plan Public Submissions

12 December 2021

My name is Nathaniel Schmidt, and I am a homeowner in the community Glendale on 25 ave and 39 st SW. I am writing **in strong support of the Westbrook Local Area Plan (“the LAP”)** and for the revitalization of inner-city communities in Calgary. The Westbrook LAP is a step in the right direction that gives us an aspirational plan to bring more life to our established areas so that they remain strong contributors to our city in the decades to come.

I love living in Glendale because of its proximity to amenities, greenspaces and alternative transportation. I believe more people should have the opportunity to live here and enjoy the same privileges that I am lucky enough to have. My neighbourhood and all others in the LAP have great potential, and the LAP gets us one step closer to realizing this potential.

Historical census data from the City of Calgary shows that the communities in the Westbrook LAP have not grown along with our city. The Glendale Profile from 2016 shows that 84% of dwellings in the community are single family homes while other communities like Wildwood contain 94% single family homes. Meanwhile, the population projection generated by the city for Glendale and most communities within the LAP is far lower than Calgary’s overall population projections. For example, by 2042 Glendale’s population is projected to grow by 20% compared to Calgary’s total growth of 60%. Wildwood is even lower at 10%.

These statistics point to serious problems in planning for an area so close to downtown, major transit hubs, and amenities. My community, and all communities within the LAP, need housing diversity. We must give people more places to live that have access to services the city has invested in so significantly. Without this, we will come nowhere near to achieving the goals in the Municipal Development Plan and Climate Strategy. Limiting growth as we have done for decades will result in the need for further sprawl and a city that continues to grow beyond its means.

The reality is that many of the communities in the LAP had higher populations 40-50 years ago. Historical data shows that Glendale, Richmond, Rossbarrow, Scarboro, Shaganappi, Westage and Wildwood all reached peak population before 1971. I fail to see how change is happening too fast when the data shows we have been in gradual decline for over 50 years.

With the current growth rates, we are at risk of losing critical infrastructure like community centres, recreation centres and schools. Furthermore, our contribution to Calgary’s tax base is disproportionately low given how much density we can support. This must change.

My wife and I plan to raise a family in Glendale and want to remain where we live to contribute to our community. However, if growth remains stagnant, I have real fears that there will not be sufficient services to raise a family. Like many other Calgarians, we may be forced to move further away downtown, resulting in more car dependency and further degradation of our established communities. It would be a shame if this became a reality in a city that is expected to reach over 2 million people in the coming decades.



The LAP goes some way in addressing the concerns discussed above, but it could do more. For example, the LAP has aspirational ideas about affordable housing but offers no concrete goals. Council should consider amendments that create benchmarks for subsidized housing as we look to designing our future communities. We must take steps now to address the affordability crisis and commit ourselves to making all areas of the city accessible to people of all income levels. The opportunity to live in established areas should not be limited to those with the financial means to do so. A truly equitable city is one that creates space for people from all walks of life to make a meaningful choice where they live.

Alternative transportation would also benefit from concrete goals in the LAP. Map C2 shows a “Recommended Cycling Network.” What is stopping us from making these recommendations a reality? A dedicated cycling network in the heart of Calgary would come at very little cost with huge benefit. Why not commit to doing this as part of the approval of the LAP?

With the exception of the Westbrook LRT Station, there is also underutilization of the areas around transit hubs. The 45<sup>th</sup> Street and Shaganappi LRT stations have comparatively minor changes to their current built forms. The same is true for the Transit Stations Areas along 26<sup>th</sup> avenue and 37<sup>th</sup> street. Amending the plans to include more residential and commercial spaces would have numerous positive effects like improvements in safety and increased ridership.

Imagine how the LRT stations and other transit hubs would look surrounded by small businesses that are thriving because of the opportunities created by relatively conservative changes to density. We only need to look to Sunalta to see the potential. There, breweries like Two House benefit from access to transit and bike lanes. On any given Saturday, there is no room to lock up your bike because the place is packed while bus stops and an LRT station give people from around the city easy access. I fail to see any negative outcomes in this kind of city planning, especially for those of you who support small businesses and entrepreneurs.

The LAP in its current form still prioritizes the lowest building scale with a maximum of three storeys and only limited areas allowing higher density. The Low-Modified Building Scale of up to four storeys has been underutilized and there is potential to expand its use. Four-storey buildings are not disruptive to low density communities that have wide streets, alleyways and abundant street parking. The use of this Building Scale should be expanded beyond the current proposal.

With past LAPs and other initiatives like the Guidebook, there have been arguments that the city is not doing enough to engage Calgarians. The facts show otherwise. The city has gone beyond its obligations under the Municipal Government Act. Here are the statistics and activities related to engagement throughout the LAP planning process:

- Communities working group sessions;
- Engagement sessions;
- Pop-up engagement events;
- Mailed packages;
- My Idea Stations;
- Conversation starter kits;

- Walk and talks;
- 2.1 million advertisements displayed;
- 31 engagement events, 23 Community Association sessions, 12 working group sessions, 8 industry sessions;
- Online engagement totaling 152 days;
- 44,000 mailers sent out; and
- 3600 unique engagements and 9000 comments.

Based on the above, I ask what more the city could have done to engage community members and at what cost? The city cannot feasibly engage with every member of the community individually nor should it. Our communities must have input but at a certain point we must make decisions that consider the needs of our entire city and rely on the expertise of those we have hired to in planning positions. If others in the community think this process was inadequate there are mechanisms in place to advocate for a new engagement bylaw.

This stage of the LAP process is not the correct forum for this. Using valuable time for public engagement to argue these points in inappropriate and should be discouraged by all councilors on committee.

Objectively, the data shows us we need more people to sustain the communities within the LAP. These aspirational plans are objectively good for these neighbourhoods based on careful, thoughtful planning done by the experts we employ exactly for this purpose. The subjective concerns of the few should not outweigh the needs of a growing city that must accept the realities of climate change.

In the big picture, these developments will not significantly change our neighbourhoods. Instead, they will welcome more people in manageable ways. This LAP is largely aspirational and does not result in significant changes to the current planning processes. Fears that this plan is the city's attempt to do away with single family homes are not factual and should be answered with what is actually contained within the LAP.

For the future of my family and many others, I am asking all councillors on the committee to consider the facts and make the right choice in approving the LAP. If you're feeling particularly brave, I would even encourage you to make amendments to the plan that will allow more people to enjoy the quality of life offered by these neighbourhoods.

At the very least, it will allow those of us that already call the Westbrook LAP home to make a few new friends.

Thank you for considering my submissions.

Sincerely,



Nathaniel Schmidt

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I have read and understand the above statement.

First name (required) Joe

Last name (required) Poon

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

As a resident Shaganappi, I am attaching a letter from the Shaganappi Residents Group in regards to concerns around the continual urge to densify our community. The City's Main Streets program has and is already densifying this area. In order to protect the fabric of our community and the ability for all to enjoy (both existing community members and new), I would encourage you to consider the attached letter and stop over densifying our community.

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 25A Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape. The streets from 24th to 25A Streets between 17 Avenue and 14th Avenue are only one block wide and the scale of these very short roadways should be respected and maintained. Anticipated changes would include:

## **Abrupt Building Scale Change**

The series of very short and successful streetscapes in this area limits the opportunity to accommodate the change in Building Scale as proposed in the Draft WCLAP. Just prior to the onset of the WCLAP process, City staff, in consultation with area residents, had agreed that a three to four storey Building Scale transition provided an appropriate transition to the existing residential streetscapes. The current zoning of three to four stories is, as it was then, an appropriate transition to the existing residential streetscape.

## **Parking and traffic congestion from lack of parking on site, along 17th Avenue, and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residents with small children and mobility issues currently report difficulties in the availability of street parking near their residences. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

## **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.

## **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

The WCLAP is the 6th City policy engagement process for Shaganappi residents since the onset of the West LRT consultations. Seemingly serial and rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document remains on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>

The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

## **What are affected Shaganappi Group Residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the Shaganappi Residents Group affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

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I have read and understand the above statement.

First name (required) Lydia

Last name (required) Mowatt

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Westbrook LAP - community of Wildwood

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Infrastructure and Planning Committee

Are you in favour or opposition of the issue? (required)

In opposition

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First name (required)	Phil
Last name (required)	Michaud
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Shaganappi Residents Group

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(required)

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

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Westbrook Communities Local Area Plan

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November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

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I have read and understand the above statement.

First name (required) Betty

Last name (required) Michaud

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

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The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

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Current zoning along the north side of 17th Avenue from 24th Street to 25A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

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The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residents with small children and mobility issues currently report difficulties in the availability of street parking near their residences. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

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The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

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We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and City planners during the 2017 Main Street engagement process. Specifically, we are requesting that the IPC recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Natalie

Last name (required) King

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook LAP

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

## Palaschuk, Jordan

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**From:** natalie k [REDACTED]  
**Sent:** Wednesday, November 30, 2022 7:49 PM  
**To:** Public Submissions  
**Cc:** Advocacy@mywildwood.ca; Pootmans, Richard; Schryvers, Peter; CAWARD6 - Ralph Smith; Mayor; president@mywildwood.ca  
**Subject:** [External] Submission for the Municipal Infrastructure and planning committee meeting Dec 8

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

To Whom It May Concern,

The Westbrook LAP is in its final stage of revision. The process has been long but a recent community engagement session showed that the majority of our community still weren't fully aware that the "Westbrook" LAP has a significant impact on "Wildwood". Our community association has informed, there has been a colourful but vague pamphlet at one point from the city, however the name alone was misleading enough for neighbours to somewhat dismiss it as not relevant. There have been a handful of "public engagement sessions" but frankly they were one-sided and the purpose appeared to check the "engagement" box rather than making an effort to get residents in the door and let them speak and listen to them! At the last one a specific map was presented - for the first time! - which is not found in the LAP document but rather hidden several clicks deep on the website under "Increase Housing Choice" - on page 11. Even the few residents who followed this LAP process had no chance to give their input or concerns with this! Unless one has attended this specific info session, or is extremely familiar with this website and clicked and read through it all, you would not even find this map. The concern is that a) this most recent map is well hidden b) contains more and very critical details (that affect Wildwood extremely negatively) than the map in the official document c) there was no opportunity to comment on this "final" stage.

These Wildwood residents, in fact everyone I have heard from or spoken to myself or seen replies during these community discussions, not a single voice had a positive, not even a torn opinion about the Plan. Residents are frustrated, angry, feel duped and not represented by their councillor or major they voted for.

Wildwood is a very special neighbourhood - yes that sounds like a cliché but I do invite you to come and walk the streets, visit our amazing rink, go to the dog park, or down Edworthy or explore the Douglas Fir Trail. All qualities that we actually and proudly share with many surrounding neighbourhoods. Wildwood is treasured by many visitors daily, a recreational spot, a spot for good mental health. We all feel extremely lucky to have found this gem of a tucked away neighbourhood and treasure it by volunteering and raising our kids here. People move here to stay. Another cliché but it's true. People, including my own family, paid top dollar for a relatively small house but we received a very healthy community, we feel safe, our kids have friends and can roam the streets, or go to the rink to play hockey, many parents, including my husband are rink rats, the Playschool is mainly volunteer run, and excellent. Yes it sounds very Pleasantville-ish but we all put a lot of effort and money into this community. We are very happy and feel we receive quality of life here for the higher prices we pay for smaller houses and considerably high property taxes every year. This level of quality is an asset to Calgary, assets should be supported and maintained, not destroyed.

I have heard it over and over again that people have invested in Wildwood specifically for the R1 zoning. Most, including myself, moved away from an R2 neighbourhood once infills popped up everywhere with all its challenges like parking, less privacy, increased crime... and ironically, despite the effort of density came more anonymity, sadly diverting away from what "community" is! You have heard these and similar reason probably more than once...

I am not against densification or efficiency. I have lived the first 30 years of my life in Germany, my dad has been the major of our town for the majority of his career. I am very well aware of city planning, political issues, compromises that come along. Calgary is a great city and urban sprawl is a problem but in my humble opinion this Plan is not in its final stage nor does it have a sustainable vision. This Plan has not actually engaged neighbours. This Plan doesn't understand the differences between the neighbourhoods involved. In contrast to other "infill" neighbourhoods like Shaganappi, Killarney, Spruce Cliff, etc. Wildwood does not have an easily accessed grid like street system. Wildwood has only 3 access roads (33/37/45 st) that are already congested at peak times. Wildwood's streets are windy and has many D shaped crescents. Traffic is already a big challenge here, our Traffic Director or school council parents are more than happy to give context to this. This community cannot handle an UPzoning to infills on every single lot, let alone R-CG or H-GO which comes with next to no parking requirement. I'm fully aware that this will not happen from one day to another, but you would make it possible if you vote for this plan. Wildwood doesn't have the infrastructure required to accommodate that level of densification, let alone to eliminate cars. I dare you to walk from here to the c-train station or get your groceries in -30. Or wait for a bus that doesn't always come or very infrequently. I am absolutely pro public transit and wish to see this improved (including a train to the airport like every other large city - I digress...) In an effort to keep my ecological footprint smaller, I have tried public transit myself for a couple years working downtown, but eventually I just reverted back to driving, as it was not worth it.

Wildwood's sewer system is from the 1950s. Every few weeks there is a post on our community group about having problems with this... how would you add more households to that system... The ridge has massive erosion problems. The City already uses a lot of our tax dollars for monitoring and stability efforts of the ridge and the Douglas Fir Trail. Yet, you push for more houses, more strain on that ridge, more drain and rain water that needs to go somewhere... I could go on and on...

I invite you to come and have a look (not just on the map). Please come during rush hour on 45th Street which is already dangerous and chaotic and you plan "4-story or greater" multi-family buildings (grey area on the map) and H-GO (purple) along Spruce Drive. All with next to no parking.

Infrastructure comes before densification - has to - always! Trying to do this backwards will only create problems and this will reflect in many ways, including votes.

#### Conclusion:

This Plan is not final, authentic engagement has not happened, we don't feel represented or heard.

Therefore, firstly, we demand a DELAY for the approval of this Plan.

Secondly, we demand ACTUAL and AUTHENTIC ENGAGEMENT with our residents.

And lastly, the result should be a true compromise between the needs of the city and the needs and rights of the residents and voters of Wildwood. We have heard the city's side. Please *actually* listen to ours and amend this Plan accordingly.

Thank you for your time and consideration.

Kind regards,

Natalie King, M.A., M.F.A.

Community builder and 12 years resident of Wildwood



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First name (required) Joan

Last name (required) Horton

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Residents Group

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What do you wish to do? (required)	Request to speak
How do you wish to attend?	Remotely
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to attend or speak to? (required)	Standing Policy Committee on Infrastructure and Planning
Date of meeting (required)	Dec 8, 2022
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .) (required - max 75 characters)	Westbrook Communities Local Area Plan
Are you in favour or opposition of the issue? (required)	In opposition
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I have attached the Shaganappi Residents Group's response and will attend the meeting virtually to ensure that all our issues are considered in light of a significant departure from the previous Main Streets plans.

November 30, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

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I have read and understand the above statement.

First name (required) Pamela

Last name (required) Fry

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook LAP as it affects the Wildwood Community

Are you in favour or opposition of the issue? (required)

Neither

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

I am writing to express my concerns over the Westbrook Local Area Plan. I am a resident of Wildwood, having recently moved back into this neighbourhood after a couple of decades of living in Rosscarrock, which is also under the guidance of the Westbrook LAP. Given the differences in the communities and how densification affects them, I am vehemently opposed to the proposed changes with regard to rezoning in the Wildwood neighbourhood. The Committee heading up the changes have been well advised of the problems with the plan during each stage, yet there appears to be a single minded push to proceed with an agenda that makes no sense on an infrastructure level. Please allow me to explain why this plan is set up to fail the residents of the Wildwood community.

First and foremost, this is a community which has a defined border, that being a cliff. It was built in the 50s, during a time where multi vehicle families did not exist. Therefore a community that had limited access points for entry/exit wasn't unreasonable. As it exists now, Wildwood has two main entry points: 45th Street SW and 37th Street SW, the latter which is also shared by the residents of Spruce Cliff. There is also access to the Spruce Drive exit point on Bow Trail, again shared with Spruce Cliff. Both 45th & 37th street access points on to Bow Trail are inadequate - no turning lights onto Bow Trail leads to daily congestion. There is a recently installed turn light on Eastbound Bow Trail at 45th street - a very short light that is inadequate in relieving the turn needs of Wildwood residents and visitors to Edworthy Park, clogging that stretch of road between Sarcee Trail and 45th street. Turning lanes on the opposite end of the intersection have been installed (which has been a boon for Rosscarrock) but has failed to deliver any relief from the Wildwood side.

Should the zoning from RC-1 move to RC-2, these two intersections will become a nightmare. With the densification of Spruce Cliff already happening, the intersections at 37th/Bow and Spruce/Bow are already feeling the pinch, given the condominium and high rises that use that as a central feed as well.

There are similar neighbourhoods within the city that have hard natural boundaries with limited access points - none of these are being proposed to be changed to RC-2. This begs the question why create a traffic issue in our community when other communities aren't being forced into living in a traffic dystopia. Many of the newer communities in the south were created with more access points to main roads. Given the noise reducing walls between our community and Bow Trail, more access points seem unlikely.

Moving on.

The second issue with the LAP is the fact that there is densification suggested for the greenbelt along Spruce Drive. Clearly none of these planners has driven along Spruce Drive. The north side of the road is an underground gas line - thereby eliminating the ability to put a multiplex on the corner as that green space is inviolable unless that line is re-routed at great cost to the City.

The south side of the road is where the transmission lines are. Giant hulking masses of metal erected decades ago and, depending on which side of the debate you fall on, a source of EMF radiation. As it stands, only single story bungalows are along this stretch of road - a multiplex makes little sense unless you are planning to reroute those towers as well, or at least update them so that a larger building can be accommodated. Both of these infrastructure components will need to be resolved at great cost to the City.

Speaking of infrastructure and cost to the City... yep, you know it. 1950s sewer lines which routinely have issues due to their age, and smaller water lines than modern standard - these will need to be replaced as well.

Still moving on.

Being so close to the major greenbelt by the river, Wildwood enjoys an eco diversity that is not found in most inner city neighbourhoods. Further development will be detrimental to the established avian and mammalian residents as it will involve the removal of well established trees and shrubbery, forcing them to bear the cost of loss of habitat.

Speaking of loss, the densification of Wildwood will be a cultural loss to the City as well. I was born and raised in Calgary, and have spent my life here. I am fortunate enough to be an airline pilot, so I have seen so many different cities, in different countries. One of the things I love the most about other cities is seeing their architectural heritage on full display. Montreal comes to mind. Nobody is tearing down houses in older, established communities in order to increase tax revenue. Vancouver, on the other hand, has many densified communities spread out amongst older untouched bungalow communities and as such, maintains some of its roots.

Calgary, as we all know, is a slash and burn city. We wantonly razed buildings of historic significance downtown in order to build modern skyscrapers that now sit with a disastrous vacancy rate. Why? To appease developers and the elusive promise of increased tax revenue? How well did that work out? Our downtown core has slowly erased its history; must we continue to erase the history of our communities as well? My great grandfather worked for Keith Homes and helped build many of the houses that exist in Wildwood today; mine and many other citizens. My grandfather moved his family here to raise his children; my father stayed and did the same. It's a unique neighbourhood, much like Upper Mount Royal (minus the big money and lawyers who would get involved if this plan was proposed to that community). Living here is truly an homage to a different time in our history - the majority of residents here have invested hundreds of thousands of dollars to maintain these mid-century bungalows and keep that spirit alive. Our community is vibrant - we have an active community association along with activities and gatherings for young and old alike. We know our neighbours, our neighbour's neighbours as well as so many others that live here - so different than when I lived in Rosscarrock. There is a real sense of family amongst community members - because we are a smaller community with a high ownership level. To destroy this just because of an agenda that doesn't look after the needs of the residents in any way makes little sense.

TLDR

I am asking the City, Mayor Gondek and our elected official, Richard Pootmans, to delay the approval of this LAP. There was an overwhelming outpouring from our residents expressing our concerns that clearly the Development Committee didn't pay any attention to. It appears there was a deliberate and calculated lack of transparency on their part, in order to push through their original plan of densification at all costs.

Don't misunderstand me - densification is a byproduct of growth and a necessary one. It works well in neighbourhoods like Rosscarrock. Westgate, like Wildwood, are not good candidates for wholesale rezoning based on the layout of the community itself. Densification where it makes sense is acceptable. Densification that will lead to congestion and major costs to the City which could take decades to recoup does not. I am a proud Calgarian. I want to live the rest of my life here, I love this city. But the City doesn't seem to love its residents and instead views us as pocketbooks to fund pet projects. It breaks my heart.

Pamela Fry  
24 Waterloo Drive SW  
403-671-7031

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Philip

Last name (required) Handcock

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

The Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

Revised Presentation to the Calgary Infrastructure and Planning Committee (IPC)

Westbrook Communities Local Area Plan

Thursday December 8<sup>th</sup>, 2022

Thank you to for this opportunity to address the IPC.

My name is Philip Handcock, a resident of Wildwood since 1981 and this is a personal presentation.

I would like to start with a comment, (not mine!) from the Phase 3 What We Heard Report, October 2022, page 100

You are not listening to Calgary residents, especially those living within the designated communities. They are expressing **LOUDLY AND UNEQUIVOCALLY** that these development plans are inappropriate, unwelcomed, unnecessary and destructive to the character, integrity, value and established sense of community, pride of ownership, health and vibrancy of existing communities.



## Conclusions:

- 1.1 The Westbrook Communities Local Area Plan (LAP) as proposed includes densification that is not justified by current population growth forecasts.
- 1.2 The LAP as proposed fails to accurately report and adequately address the concerns of area residents.
- 1.3 The LAP fails to recognize the major differences within and between the impacted communities and disregards the plan core value on balance.
- 1.4 In many areas it will not address the issue of the “Missing Middle” housing.
- 1.5 Inadequate time has been allowed for meaningful review of the draft LAP since release in late October to today’s IPC meeting and then to City Council on January 17<sup>th</sup>, 2023, especially with the Christmas period and the World Cup.

Conclusion 1.1: The Westbrook Communities Local Area Plan (LAP) as proposed includes densification that is not justified by current population growth forecasts.

The LAP (p. 2) states “The long-range target set in the MDP is to accommodate 50% of Calgary’s future population growth to the Developed Areas over the next 60 to 70 years, starting in 2009”. Further details can be found in the 2020 MDP (p. 131) except the area is called “Balanced Growth Boundary”

Based on census data, Calgary’s population in 2009 was about 1,065,500. The 2022 Calgary Metropolitan Region Growth Plan estimates Calgary’s population in 2069 will be 2,571,600 based on a 1.2% average annual growth rate and 2053 estimated population (p. 32). This is an increase of 1,506,100, so 50% is 753,000 or 12,550 people per year will need to be accommodated in the Developed Areas.

Again, based on census data, in 2009 the population of the Westbrook Communities was 22,277. In 2019 it was 36,600, a gain of 14,300 in 10 years or 1,430 per year. Assuming an annual average growth of 1.2%, the population of the Westbrook area should increase as follows:

Year	Estimate	Actual	Excess
2009		22,277	
2019	25,099	36,609	11,510
2029	28,279		
2039	31,861		
2049	35,898		
2059	40,446		
2069	45,570		

So, in 2019 the Westbrook communities exceeded the “target” by over 11,500 people.

Another way to confirm this is to estimate the Westbrook share of the required increase in the Developed Areas. Assuming the latter includes about 140 of the 212 communities in 2019, Westbrook's annual share is 10/140 or 7.14% of 12,550 or 896 people/year.

So, without any LAP, actual population growth since 2009 in the Westbrook area considerably exceeded that required by the MDP.

However, we also need to consider what population increase could occur on Main Streets and in TOD areas such as Westbrook Station. Unfortunately, the LAP does not include this figure (I wonder why not?). The 2016 Developed Areas Growth and Change report finds the Westbrook Village has existing and potential residential development of about 11,000 units (p. 35). Note Westgate Park has 479 units (Westgate Park Property Manager, pers. Comm.) so this would seem a reasonable figure. The same report also identifies Glenbrook as having the 5<sup>th</sup> highest of all Calgary communities in terms of potential for additional capacity (p. 48).

Quite clearly, this has not been considered.

1.2 The LAP as proposed fails to accurately report and adequately address the concerns of area residents.

I would first like to address the issue of development around parks and open spaces:

In addition to being informed by the core values above, this theme is also informed by the *Municipal Development Plan*, which identifies parks as key amenities in residential areas. The following are some of the policies *Municipal Development Plan* that speak to residential development around parks:

*2.3.4(j) Plan land uses adjacent to public parks that are supportive and enhance the vitality of both existing and new open spaces.*

*2.3.4(l) Encourage higher quality parks near high-density residential buildings to act as a local amenity and places for community gathering, with greater focus on site design qualities than the quantity of park space.*

*2.3.4(m) Design parks, facilities and recreational centres in a way that is compatible with nearby residential and commercial uses.*

*2.3.4(n) Locate and design public gathering areas within parks and public open spaces to optimize sun exposure during midday hour.*

*2.3.4(r) Support the design and redesign of parks, recreation and cultural facilities to reflect changing user needs and preferences.*

Additionally, public feedback from phase 1 reinforced the importance of development around parks and open spaces. Community comments such as:

*"Public parks and specifically local benches create a sense of community for neighborhood residents, as they encourage individuals to be outside and build relationships"*

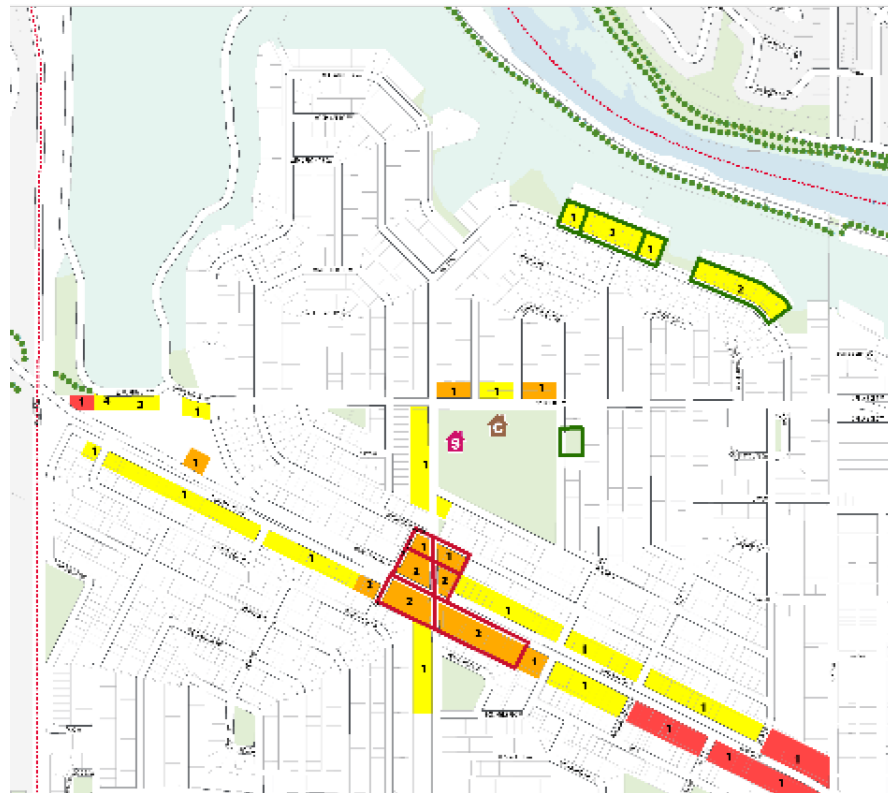
*"need more open space, local shop including small fitness centre like yoga or pilates"*

*"having more community gathering spaces open to all."*

*"having green space and attractive parks is crucial! The walkways should connect to those, making them a focal point."*

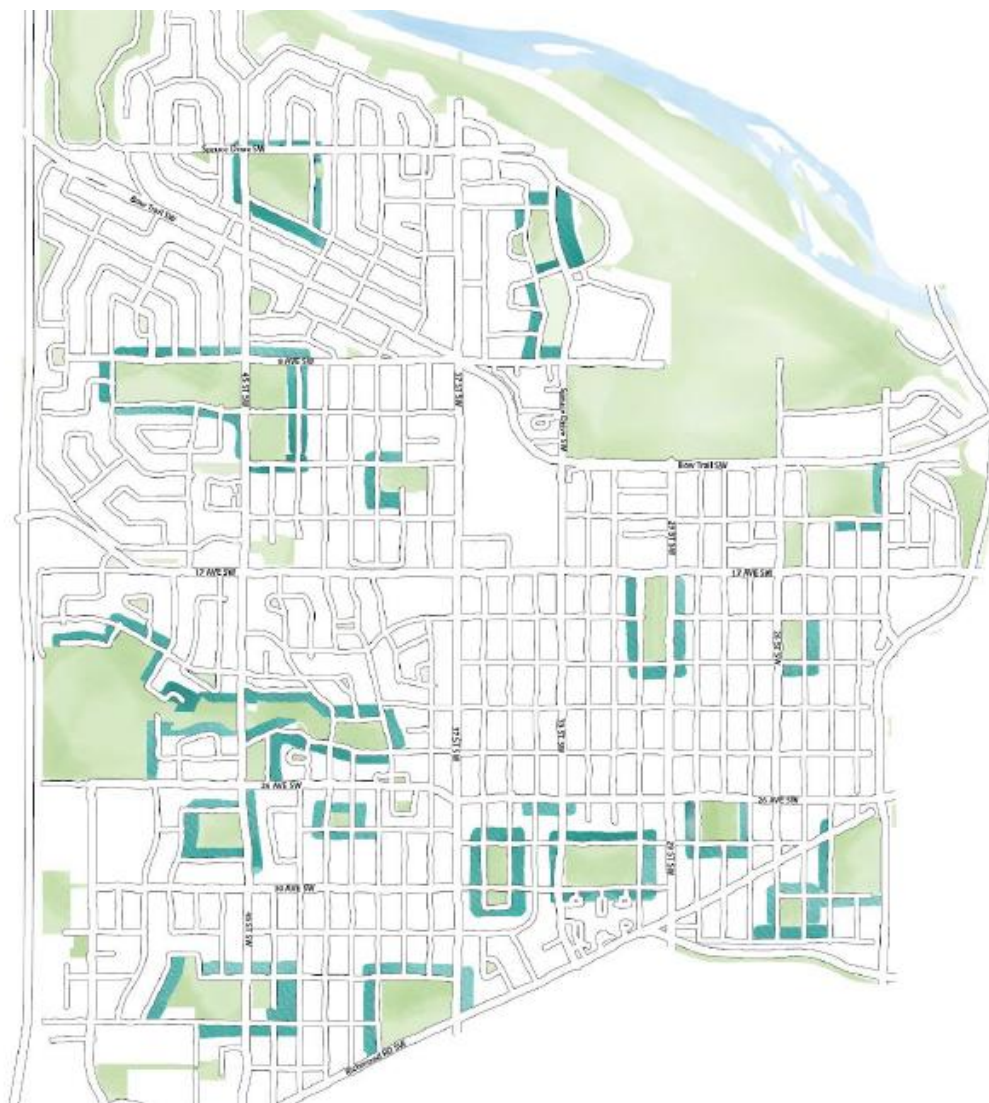
Potential Focus Areas for Growth: Around Parks and Open Spaces Page 3

- First highlighted comment regarding the MDP; only one out of five points address this
- Second highlighted comment; none of the points cover this
- Absolutely nothing in the Phase 1.1 & Phase 1.2 What We Heard Reports refers to this growth
- Only a few indirect comments in the Appendix to the Phase 1.1 What We Heard Report - Westbrook Working Group Feedback
- Latter Appendix includes some ridiculous suggestions for example up to 6 and 12 storey towers on Wildwood Drive SW on the scarp close to the 1971 landslide



1 = Low (up to 3 storeys)  
2 = Mid (up to 6 storeys)  
3 = high (up to 12 storeys)  
(Session 4 Presentation)

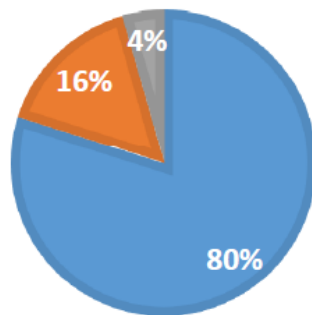
In Phase 2 - Explore, without any public consultation the concept of "Community Focus" was introduced where moderate to large scale growth (4+ Storeys) could be focussed along Corridors and Around Parks & Open Spaces (Around Parks & Open Spaces p. 2)



This went over like a lead balloon:

**ARE THERE ANY AREAS ALONG THE CORRIDORS (AS IDENTIFIED ON THE MAP) WHERE YOU FEEL MODERATE TO LARGE-SCALE DEVELOPMENT (4+ STOREYS) IS NOT APPROPRIATE?**

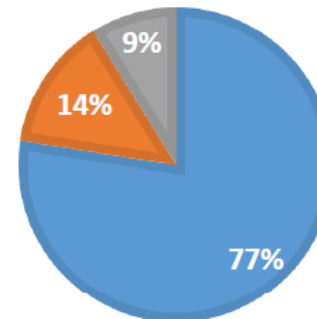
■ YES ■ NO ■ UNDECIDED



(Phase 2 What we Heard Report, p15, 18)

**ARE THERE ANY AREAS AROUND PARKS AND OPEN SPACES (AS IDENTIFIED ON THE MAP) WHERE YOU FEEL MODERATE TO LARGE-SCALE DEVELOPMENT (4+ STOREYS) IS NOT APPROPRIATE?**

■ YES ■ NO ■ UNDECIDED



City planners did back off somewhat, but still included many areas where 4+ storey development was allowed, and as well, the “limited” scale did allow extensive areas where 3-plex & 4-plex buildings were allowed under the misnomer “small-scale homes”.



Wildwood area, WCLAP, Map 4, Building Scale, p. 22



Let's review some of Phase 3 conclusions:

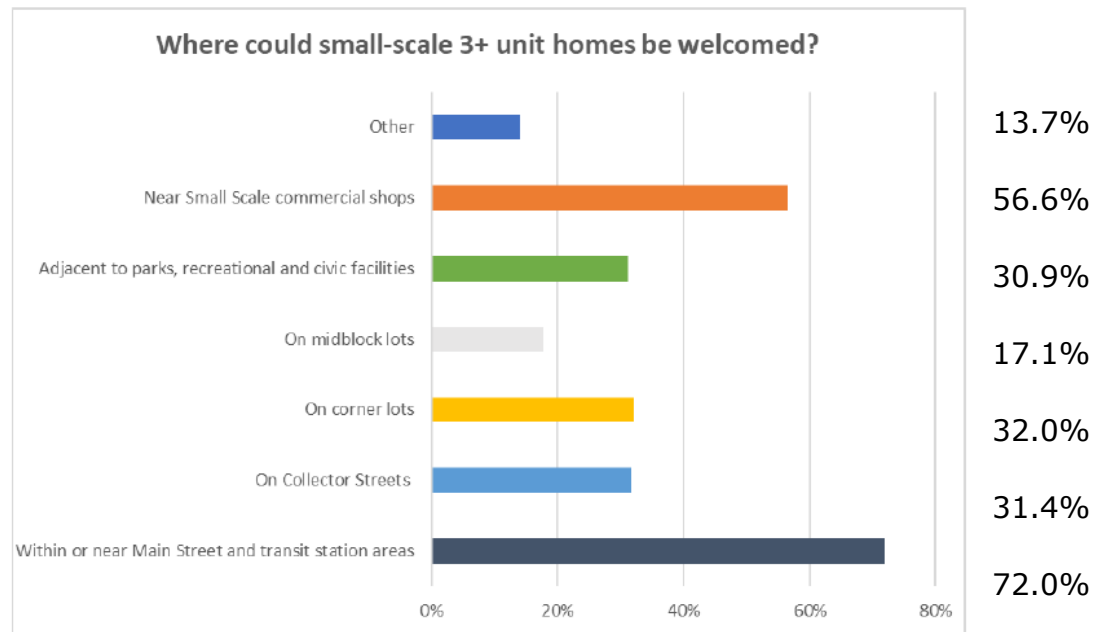
**Public feedback supported 3+ unit dwellings in many locations, specifically main streets, transit stations, parks and corner lots.**  
Increasing Housing Choice, p15

**We heard feedback from participants early in our engagement that development around parks was desirable.**

**Finally, we received moderate support for 3+ units on corner lots.**  
Increasing Housing Choice, p16

Again, these are all misleading and inaccurate statements & ignore public comments as previously shown.

### Topic 1: Small-Scale Homes

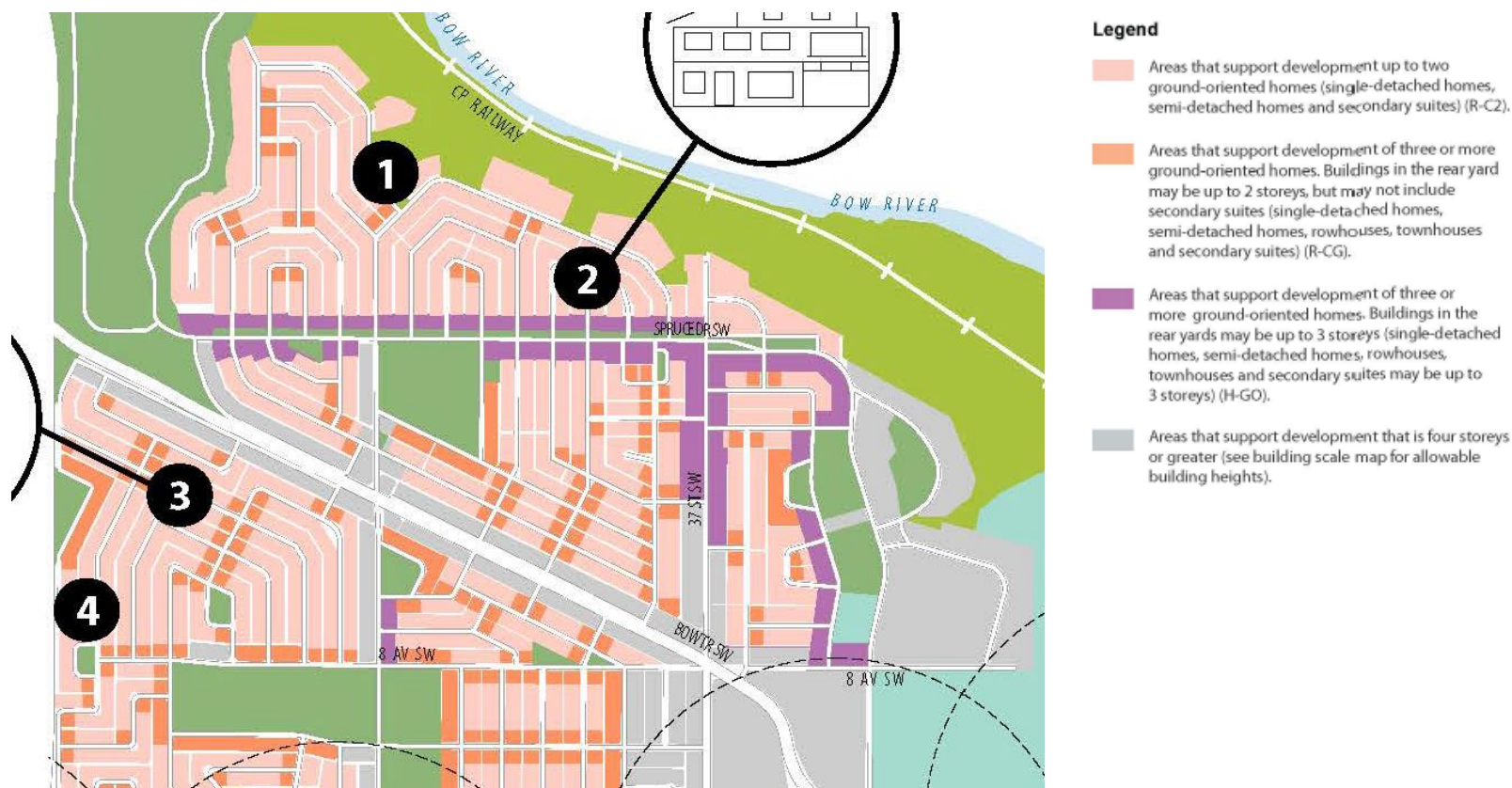


Phase 3 What we heard report, p. 11

## Topic 2: Draft Urban Map and Draft Building Scale Map

Did we get the Draft Urban Form Map right? If no, what additional changes should be considered, and why?

How many people said Yes, how many said No? This was not answered in the Phase 3 What we heard Report. Instead, we get a map that reflects the true intent of planners:



Wildwood, Limited Scale Map, Increasing Housing Choice, p. 11

The high-level themes that emerged throughout all of the comments received in Phase Three include:

- Citizens expressed concern in regard to safety and traffic and the proposed small-scale 3+ unit homes
- Citizens expressed that they wanted to see small-scale 3+ unit homes on main streets only
- Citizens expressed that they wanted to see to see small-scale 3+ unit homes near transit/LRT only
- Citizens expressed concern in regard to privacy and shading and the proposed small-scale 3+ unit homes
- Citizens value their parks and open spaces and expressed concern in regard to small-scale 3+ unit homes around parks and open spaces
- Citizens shared positive sentiments around small-scale 3+ unit homes
- Citizens expressed concerns around changes in R-C1 communities with small-scale 3+ unit homes
- Citizens shared negative sentiments around small-scale 3+ unit homes
- Citizens feel that additional changes related to congestion, traffic, safety, parking, and crime need to be considered
- Citizens feel that proposed growth should be equally balanced through all communities
- Citizens feel that commercial development should be limited
- Citizens feel that development should not be adjacent to parks, recreational facilities, schools, and playgrounds
- Citizens shared location-specific concerns
- Citizens feel that there are congestion, traffic, parking, safety, and crime concerns
- Citizens feel that there is sunlight, shading and privacy concerns
- Citizens feel that proposed building scale near parks and open spaces is not appropriate
- Citizens shared positive and balanced feedback about the proposed building scales in the in the plan area
- Citizens shared negative sentiments around the proposed building scales in the plan area
- Citizens expressed a desire for more investments in safety in the plan area such as train stations and traffic
- Citizens expressed that they would like to see preservation and protection of green spaces, parks, and urban forest
- Citizens shared positive sentiments about proposed investment priorities

Phase 3 What We Heard Report, p. 10

Again, how many? 14 comments with concerns or objections, only 3 positive. How can you, the IPC and City Council make meaningful decisions based on this? I'm sorry, the answer is you cannot.

1.3 The LAP fails to recognize the major differences within and between the impacted communities and disregards the core value on balance.

<b>Theme:</b>	<b>Explanation and sample verbatim comments:</b>
<b>Keeping some areas for single family homes</b>	As in past engagement phases, many participants were in favour of keeping at least some R1 zoning in their own community. However, some also expressed support for diversity in housing types:

What We Heard Phase 1.2 p. 8 regarding Core Values

<b>FUTURE</b>	
<b>What We Heard</b>	<b>What We Did</b>
Keeping some areas for single family homes	<ul style="list-style-type: none"> <li>The core value that relates to high quality and diverse housing types has been changed by deleting the words “in all communities” and replacing with “throughout the Plan area”. It now states:  <i>Support the development of high quality and diverse housing types throughout the Plan area to meet equitable socio-economic and demographic needs close to key services and amenities.</i></li> </ul>

Phase 1.2 What we heard/What we did report, pp. 1-2, WCLAP p. 8

Yet despite this change in a Core Value planners continued to force the same building scales on all communities. Examples of statements:

Citizens feel that proposed growth should be equally balanced through all communities (Phase 3 What We Heard Report, p. 10)

Ensuring Equity: People have raised concerns about equitable treatment across communities. For example, why should some communities be expected to take on additional density rather than others?

Many participants raised the issue that if the Plan pursued a policy of protecting single-detached homes in some areas, but allowed all other forms of limited-scale development (i.e. rowhouses and townhouses) on every property in other areas, it would create a considerable disparity between communities and different areas in terms of growth and change. While some areas would be expected to accommodate a significant amount of change, other areas would see no change in terms of growth.  
(Increasing Housing Choice, p. 6)

Observations:

- Communities are different. Mount Royal is different from Forest Lawn.
- There are significant differences within each of the Westbrook communities.
- Not a single part of any community will remain R-C1
- Again, these statements are not quantified. What are the percentages of comments for & against?

I would like to answer the last point.

In reviewing the Phase 1 What We Heard Reports, there were no relevant comments that include the words “equal” or “even” or “balance(d)”.

In searching for “R1 or R-C1” 60% said keep R1 zones, 28% implied balanced development, 12% other/not applicable.

In Phase 3 What We Heard reports there were 52 pages of comments regarding small-scale homes, 38 pages on each of the Urban Form and Building scale topics. Selecting 10% of these at random, there were only about 30% of comments that supported equal balance.

1.4 In many areas it will not address the issue of the “Missing Middle” housing.

I am just going to include one example; in 2020 this little bungalow in Spruce Cliff on 37<sup>th</sup> St SW sold for \$475,000 in 2020.



It was replaced by two infills, both initially listed for \$960,000 but now reduced to \$890,000.

This was also addressed by Richard White who has written extensively on Calgary's urban development. (The unintended consequences in Urban Planning, Calgary Herald, 2022-10-8, p. D7).



- 1.5 Inadequate time has been allowed for meaningful review of the draft LAP since release in late October to today's IPC meeting and then to City Council on January 17<sup>th</sup>, 2023, especially with the Christmas period and the World Cup.

The LAP proposes major changes to the impacted communities, and this has not been fully understood by the residents. The comment "I thought this only applied to the Westbrook Mall area" has been heard many times. The only "open house" was on November 7<sup>th</sup>, 2022, 12 days after notification the LAP was released. The temperature that day was -15 °C with about 30 cm of snow on the ground.

## Recommendations:

The Westbrook LAP process and Guide for Local Area Planning have shown there are benefits and justification for increasing density. However, there are also major concerns and many issues with where this should occur and at what scale. People's homes and neighbourhoods are incredibly important to them, and this has to be genuinely included and not given token lip service. I would like to make the following recommendations:

- 2.1 IPC and City Council approval of the Westbrook LAP be delayed in order to:
  - a) Review the building scale and urban form with key representatives from each community. This is where the local knowledge is. Exactly where does it make sense to densify? What is an appropriate scale? Are there areas that can justifiably remain R1?
  - b) Allow all members of each community to then provide meaningful input on these recommendations. These must be incorporated into the revised LAP.
- 2.2 In future LAP's individual communities review what development is appropriate and where it could be located, not hand-picked working groups. This must be respected.
- 2.3 The Guide for Local Area Planning and future LAP's amend the "Neighbourhood Local" planning category. It should be divided into two: firstly R-C1 & R-C2, and second R-CG & H-GO
- 2.4 In future LAP's public engagement must include questions with answers that can be quantified.
- 2.5 LAP maps should clearly separate schools from Parks & Open Spaces.



### Specific Recommendations (if 2.1 is rejected)

- 2.7 LAP 2.2.1.6 Neighbourhood Local (p. 30), Limited Scale Policy d. (3 or more units). Remove: iii. on corner parcels; or, iv. adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares (public opinion strongly against this).
- 2.8 Remove "Neighbourhood Connector" from Spruce Drive SW west of 37<sup>th</sup> Street SW (School, Community Hall, Parks and Open Areas and power lines).
- 2.9 Remove "Neighbourhood Connector" from 45<sup>th</sup> Street SW north of 13<sup>th</sup> Ave SW (Schools, Parks & Open Areas).
- 3.0 Remove "Neighbourhood Connector" from 37<sup>th</sup> Street SW north of Bow Trail (Traffic issues, Bow Trail & 37<sup>th</sup> St SW).
- 3.1 Adjust the building scale map accordingly.
- 3.2 Change Worcester Drive adjacent to Bow Trail from Low-Modified (up to 4 storeys) to Limited (up to 3 storeys) (one way street, parking on north side only).

Respectfully submitted

Philp Handcock

2<sup>nd</sup> December, 2022

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I have read and understand the above statement.

First name (required) Michael

Last name (required) Wilhelm

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Community Association

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What do you wish to do?  
(required)

Request to speak

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You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Local Area Plan

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In favour

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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

Further to my voicemail - please advise if your office also requires the actual Power-Point file format for the presentation on December 8 (to big to upload here).  
We've also attached our letter, which administration may also include. Please note: all signatories understand and acknowledge the following, and grant permission to use their names:

"Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. Your name and comments will be made publicly available in the Council agenda."

Thank you.



November 15, 2022

Peter Schryvers, Senior Planner  
The City of Calgary  
5th Floor, 800 Macleod Trail S.E.  
Calgary AB T2G 2M3  
Email: [Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)

Dear Peter:

**Re: Letter of Support - Draft Westbrook Local Area Plan**

Shaganappi has had a constructive relationship with City planning staff since the onset of West LRT and has collaborated on multiple City policy initiatives.

We now expect existing projects, zoning and policy to support a forthcoming growth in population to levels higher than the peak set in 1969. Three recent large-scale projects are currently under construction; Brookfield at Crown Point, Truman at West 33 and Truman at West 17. In parallel, we have significant infill activity, multiple R-CG designations and possibly the City's first H-GO application.

**Community Position on LAP**

The Shaganappi Community Association supports the applicable portion of the Westbrook Local Area Plan covering the community of Shaganappi.

However, in order to bring the LAP into congruence with Council's previous May 8, 2017 approval of a 4-story maximum in support of the Main Streets rezoning rationale, we ask for consideration to be given to changing the building scale category for the portion of 17<sup>th</sup> Avenue between 24<sup>th</sup> and 25A Streets from Low to Low Modified.

**Rationale for Overall Support**

- Shaganappi has now achieved general alignment with our previously approved ARP policies, with the notable exception that the new Low building height category signals a generalized 6 story base standard for low density wood frame construction. This may be due to recent building code changes, and perhaps the base medium density district will be adjusted from 5 to 6 stories when (and if) the existing 2017 Land Use Bylaw is updated.
- Certain building requirements previously in the Shaganappi Point ARP have been moved to the Shaganappi Station Area policy (Page 61) in the new plan.

**Peter Schryvers, Senior Planner**

Letter of Support - Draft Westbrook Local Area Plan

November 15, 2022

- Engagement and support of Westbrook mall area stakeholders has supported City staff revisiting policy in the former Westbrook ARP area to make it less prescriptive, and hopefully more attractive to developers.
- A large-scale plan with a consistent rationale for all the LAP communities could mitigate the previous “standard” practice of amending policy documents on file review to up-zone development proposals. We anticipate the original rationale for building scale and urban form for our area of the LAP will be maintained.

### **Rationale for Requested Change**

- **Consistency With 2017 Main Streets Up-Zoning Rationale – 17<sup>th</sup> Avenue between 24<sup>th</sup> and 25A Streets**

Prior engagement and the attendance of much of our Board at the May 8, 2017 Public Hearing was supportive of a Council approval to up-zone this area to M-U1, at 3-4 stories with a 16 metre height modifier. The 3-4 story maximum addressed the negative impacts on block faces with already well-established single-family streetscapes and at a point where the community is only one block long.

- *Documents on the City's website has the north side of 17th Avenue between 24th and 26th Street restricted to a maximum of 4 storeys, not 6 storeys, in spite of the 16 m allowable height. The height was supported by significant engagement in 2016, and any ancillary rooftop structures were intended to be included in the height determination. See the post-approval document on the City website: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>*
- *Consequently, a Modified Low, rather than a Low building scale category should be maintained here.*

### **Engagement**

We appreciate the openness and candor the City's team have brought to the engagement. We noted a willingness to interact directly with residents and make appropriate adjustments to the plan.

Case studies on the application of the urban form, scale and transit station categories were provided to all interested area Community Association Board members to demonstrate some control of outcomes by Community Association Boards. A new practice of circulating all draft plans to every resident for direct comment, was an excellent way to also demonstrate some control of outcomes by residents.

However, after years of discussion and six major planning studies, many residents of Shaganappi have expressed they are beset with “planning fatigue” and look forward to a period of stability and certainty.

**Peter Schryvers, Senior Planner**

Letter of Support - Draft Westbrook Local Area Plan  
November 15, 2022

### **Resolution of Other Shaganappi Policy and Development Issues**

Shaganappi already has very current policy by way of the Westbrook Area Redevelopment Plan (“ARP”) (2009), the Shaganappi Point ARP (2014) and Main Streets (2017 – by amendment of the Killarney Glengarry ARP).

These policy documents will be rescinded on adoption of the Westbrook LAP, so our focus has been on issues missed or any material inconsistency of the LAP with these recently approved planning policies.

In light of that, we were focused on any change from prior policies affecting the section of 12<sup>th</sup> Avenue (as compared to the Shaganappi Point ARP) and the east section of 17<sup>th</sup> Avenue (as compared with Main Streets). We have also attempted to address recent challenges created by development pressures in the Shaganappi Point Station Area that were not contemplated by policy set in the Shaganappi Point ARP.

The issues raised by us and addressed as drafts of the plan were circulated were as follows:

- **Impacts on 26 Street and 12 Avenue Area Adjacent to Shaganappi Point Station**

New and/or relatively less sophisticated applicants continue to push for zoning well ahead of market demand in the Shaganappi Point Station area. The area is limited by land availability, small, awkward configurations, and is not yet supported by a strong demand by renters.

Residents have been receptive to well-designed multi-residential buildings proposed by more sophisticated applicants who understand market demand. These projects have generally been built to densities below the land use offered in existing ARP policy.

Along the 12<sup>th</sup> Avenue strip, we are attracting viable lower-density row and cottage style applications (including Calgary’s first H-GO). Two well designed lower density projects to the west of the new Giordano building (26A street next to the Shaganappi Point station) are now in final stages of completion and are in keeping with the level of market risk applicants are prepared to take. Their building scales are also consistent with those across Bow Trail on Brookfield’s 12-acre Crown Park project.

The lack of success, and recent receivership of the community supported Giordano development, as a reasonably sized (73-unit) building of scale, was a consistent concern expressed in resident feedback.

Affected residents in this area felt that the introduction of a Low Modified, instead of a Low building scale category along 26 Street might mitigate the type of aggressive application which has resulted in the failure of three multi-unit projects at this location: the Giordano (26A Street and 12<sup>th</sup> Avenue/ Bow Trail – DP2017-2379), one failed development permit (26th Street and Bow Trail - SDAB2020-0018), and one withdrawn land use application (27th Street and 12<sup>th</sup> Avenue/Bow Trail - LOC2021-0002).

Our requested reduction to Low Modified building scale was not incorporated in the draft plan; however the entire 26th Street connector in Shaganappi will benefit from the introduction of:

- *General requirements for specifically mapped Transit Oriented Development Transition Zones (page 59-60), which now has expanded requirements for public realm, enhancement of the transit interface, requirement of human-scaled environments, the requirement for*

**Peter Schryvers, Senior Planner**

Letter of Support - Draft Westbrook Local Area Plan

November 15, 2022

*enhanced design in exchange for exceeding the building scale, height and massing mitigations, and*

- *Specific requirements for the Shaganappi Point Station Transition Zones (page 61), which include a qualified limitation on commercial uses based on the acknowledgment of the existing 17th Avenue commercial corridor, as supported by brand new Main Streets infrastructure investment two blocks away. These requirements are:*
  - *corner parcels at 26 Street SW and Bow Trail SW are encouraged to develop as gateway buildings with a high level of design and material quality and include greater sidewalk widths to accommodate pedestrian traffic to the station.*
  - *buildings in the Transition Zone should step back at or below the fourth storey.*

We expect these area provisions to be enforced on file review. Policy enforcement has not been a consistent practice in applying similar provisions in the Shaganappi Point ARP.

- **Lack of Certainty Concerning Flanking Lots on 12<sup>th</sup> Avenue, Adjacent to Bow Trail**

The east end of the 12th Avenue strip has blocks oriented north to south. Development and community interests requested that there be an indication of the number of lots covered by the Neighbourhood Connector/Low Modified/Low map shadings. This has been a significant historic issue. The current Shaganappi ARP map graphic shows roughly 30% of the block (i.e. 3 of ~10 single family homes) available for consolidation and up-zoning.

- *Policies have been included in the Map Interpretation, Section 4.2 (page 98, item f) that clarify the building scale in these areas applies 65 metres from the perpendicular street (four typical lots). If proposed development seeks to extend beyond this range, an amendment to the Plan will be required.*

- **Proximity of Existing Density Commitments Surrounding Shaganappi Park**

The original draft LAP documents had Low/Low Modified density introduced around Shaganappi Park. This was inconsistent with a very recent 2017 Main Streets commitment to residents to locate additional incremental zoning a block away along 17th Avenue in the area between 26th and 24th Street.

- *2017 Council approved increases in Main Streets zoning along 17<sup>th</sup> Avenue already have very good access to the park.*
- *2014 and 2021 Council approved zoning increases across the Bow Trail pedestrian bridge at Brookfield's Crown Park site also have very good access to the park.*

- **New Density Proposed - 17th Avenue between 22nd and 24th Street**

A Modified Low building scale category has been introduced, after being considered and eliminated previously by the Main Streets team in 2017, on 17th Avenue.

- *We believe this could be a positive incentive to upgrade the 17<sup>th</sup> Avenue north edge facing the Tecumseh military site at a scale that won't promote difficulties for developers wanting to work with the adjacent caveat-protected single-family homeowners in Upper Scarboro.*

**Peter Schryvers, Senior Planner**

Letter of Support - Draft Westbrook Local Area Plan  
November 15, 2022

**In Summary**

Based on the above, the Shaganappi Community Association supports the applicable portion of the Westbrook Local Area Plan covering the Community of Shaganappi.

However, we ask for consideration to be given to changing the building scale category for the portion of 17th Avenue between 24th and 25A Streets from Low to Low Modified. This change will bring the LAP into congruence with Council's previous May 8, 2017 approval of a 4-story maximum as outlined in the Main Streets rezoning rationale.

Yours truly,

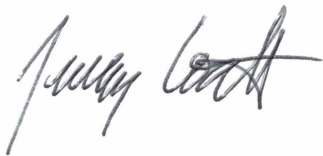
Shaganappi Community Association  
Development Committee



Michael Wilhelm  
President,  
LAP Working Group Member (CA rep)



Brittany Jorgensen  
Eastside Rep,  
LAP Working Group Member (City selected)



Jeremy Coates  
Westside Rep



Mia Leung, BA, Urban Studies  
Development Committee



John van Hemert, Architect, AAA  
Northside Rep



Ron Goodfellow, FRAIC (Retired)  
Advisor

Cc: Courtney Walcott, Alicia Ta, Ward 8 Office, City of Calgary  
Westbrook Team, City of Calgary  
Development Committee, Shaganappi CA



# Main Street: 17 Avenue SW

Shaganappi, Killarney/Glengarry, Richmond and Scarboro-Sunalta West

17 Avenue SW from 37 Street to Crowchild Trail SW, has land use planning policies provided by several plans (Killarney/Glengarry Area Redevelopment Plan (1986), Richmond Area Redevelopment Plan (1986) and West LRT Land Use Study (2009). These plans do provide land use policies that support the Municipal Development Plan goals of a mixed use street along 17 Avenue SW.

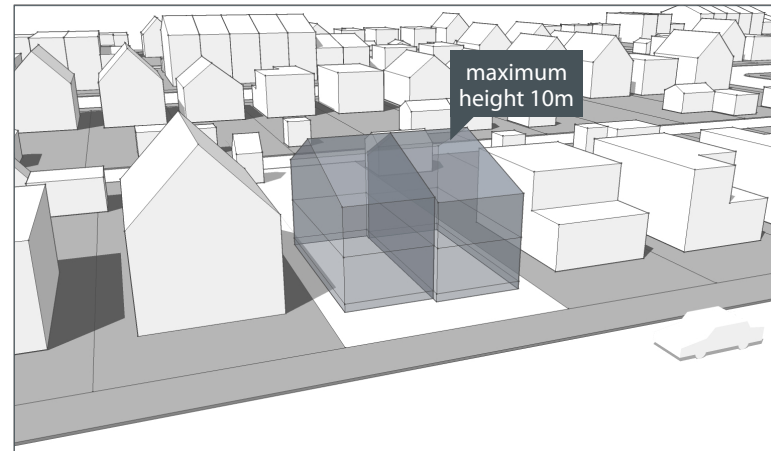
## APPROVED Land Use (Zoning)

When 17 Avenue SW main street users provided input about the future of this area, they shared that they would like to see vacant and large sites redeveloped to add to the local populations and provide an active and interesting street experience. Rezoning could allow for more mixed use and apartment development along 17 Avenue SW and new housing options such as row- or townhouses, in addition to existing single- and semi-detached homes, in the existing adjacent low density areas. In the of Fall of 2016, local residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal.

## Attachment to Shaganappi November 15, 2022 CA Letter of Support - Documentation of Rationale for Suggested Change

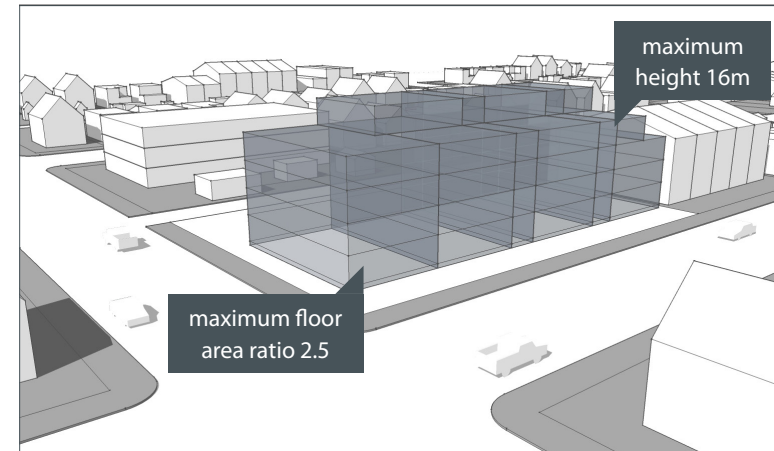
Post Main Streets approval document (May 2017) currently shown on the City website:

<https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>



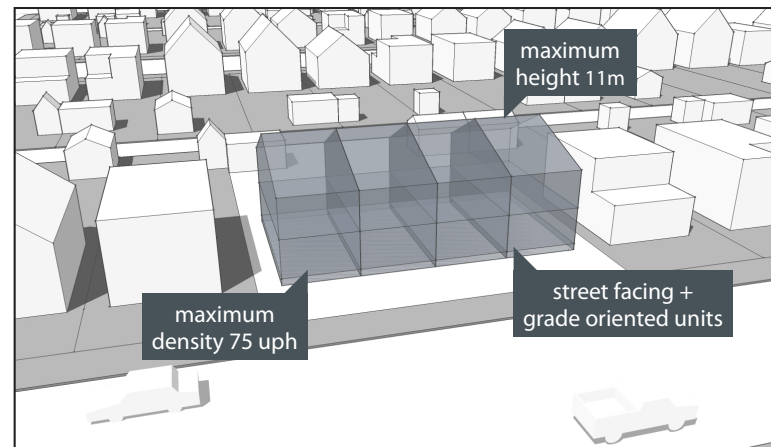
**R-C2 Residential – Contextual One / Two Dwelling District**

R- C2 is a low density residential designation that is primarily for single detached, duplex and semi-detached dwellings. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks, for permitted use buildings, when adjacent to lower scale buildings.



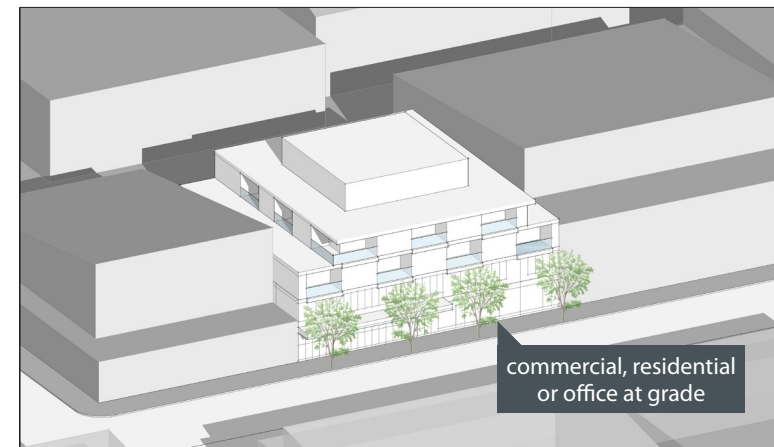
**M-C2 Residential - Grade-Oriented Infill District**

M-C2 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (4 – 5 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density based on building area (2.5 Floor Area Ratio) which typically allows an average 50 foot (15 metre) wide parcel to have about 12 - 16 units.



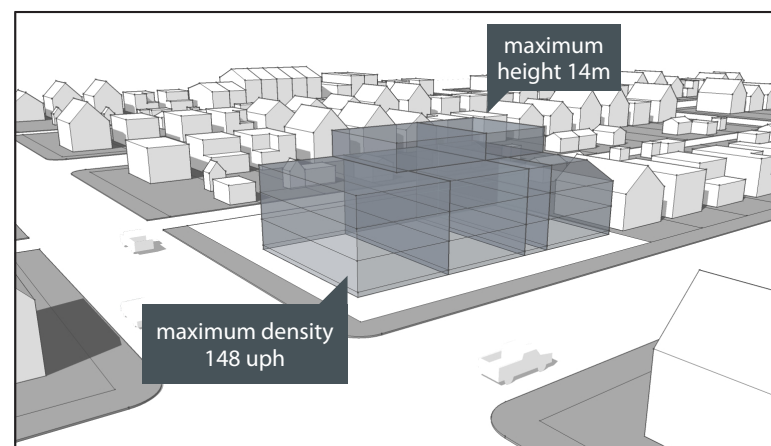
**R-CG Residential - Grade-Oriented Infill District**

R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.



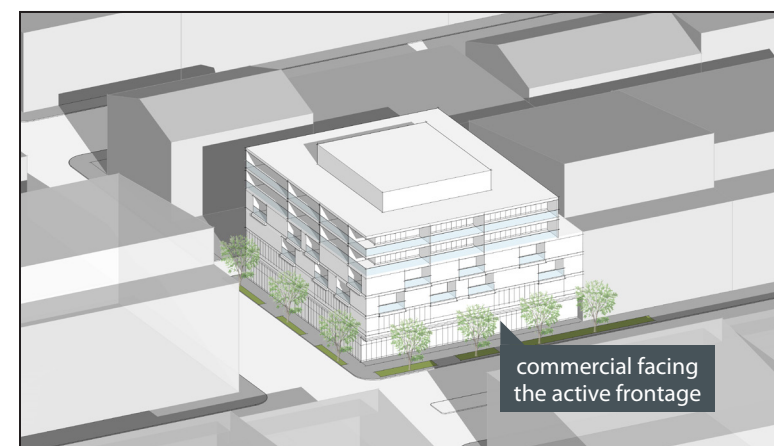
**MU-1 General Mixed Use District**

MU-1 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.



**M-C1 Multi-Residential - Contextual Low Profile District**

M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.

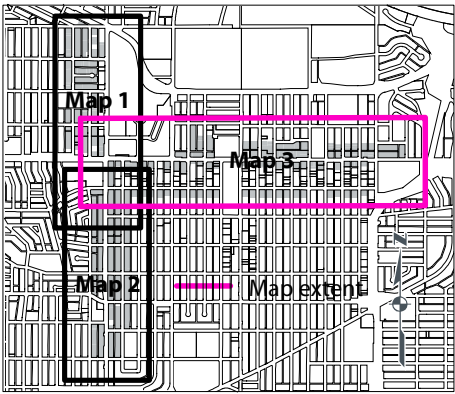


**MU-2 Active Frontage Mixed Use District**

MU-2 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.



# Map 3



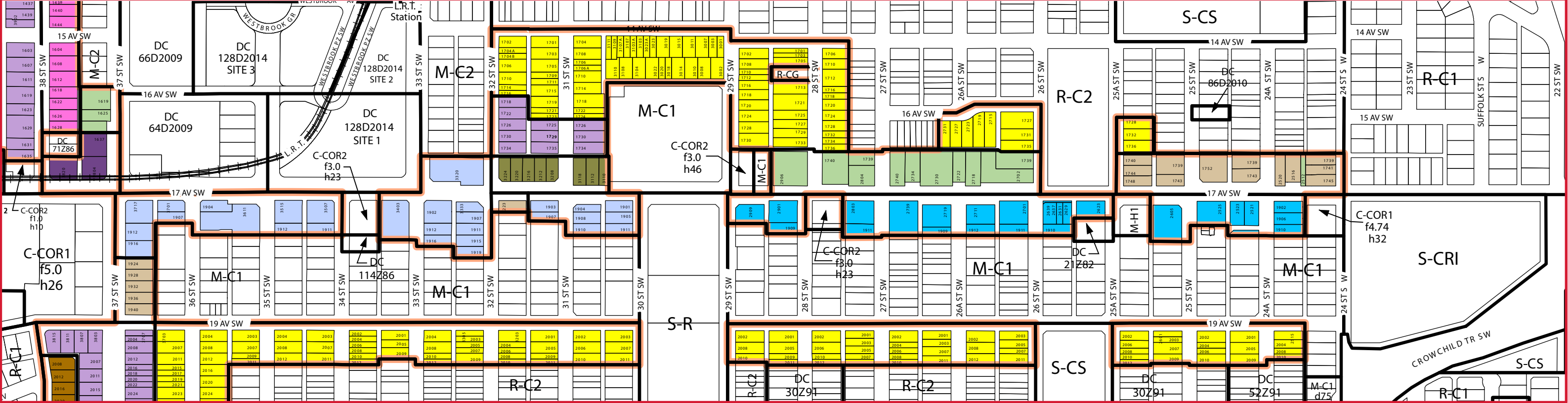
## LEGEND

- Land Use District Boundary
- Parcels to be Redesignated
- Ownership Parcels
- 37 St SW / 17 Av SW  
Main Streets Boundary

## Proposed Land Use Designations

- Residential – Contextual One / Two Dwelling District R-C2 (2 to 3 storeys, 10 metre maximum)
  - Residential Grade-Oriented Infill District R-CG (2 to 3 storeys, 11 metre maximum)
  - Multi Residential Contextual Low Profile District M-C1 (3 to 4 storeys, 14 metre maximum)
  - Multi-Residential Contextual Medium Profile District M-C2 (3 to 5 storeys, 16 metre maximum)
  - Mixed Use General District MU-1 f3 h16 (3 to 4 storeys, 16 metre maximum)
  - Mixed Use General District MU-1 f4.5 h22 (5 to 6 storeys, 22 metre maximum)
  - Mixed Use General District MU-1 f4.5 h23 (5 to 6 storeys, 23 metre maximum)
  - Mixed Use-Active Frontage District MU-2 f4.5 h22 (5 to 6 storeys, 22 metre maximum)
  - Mixed Use-Active Frontage District MU-2 f5.0 h26 (7 to 8 Storeys, 26 metre maximum)
  - Mixed Use-Active Frontage District MU-2 f3.0 h46 (14 to 15 Storeys, 46 metre maximum)
- (f = Floor Area Ratio; limits density allowed on site)  
(h = Height; maximum allowed building height in metres)

## Approved Land Use (Zoning)



This land use was approved by Council May 8, 2017.

**Attachment to Shaganappi  
November 15, 2022 CA Letter  
of Support - Documentation  
of Rationale for Suggested  
Change**

Post Main Streets approval  
document (May 2017)  
currently shown on the City  
website:

[https://www.calgary.ca/  
content/dam/www/pda/pd/  
documents/main-streets/local-  
area-maps/upper-17-avenue-  
sw-zoning.pdf](https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf)





## Westbrook Communities Local Area Plan

### Presentation to the Infrastructure and Planning Committee

Mike Wilhelm, President, Shaganappi Community Association

December 8, 2022

# Shaganappi - Rationale for Overall Support for the Plan

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- General alignment with our previously approved ARP policies, with the notable exception that the new Low building scale category signals a move from a generalized 5 to 6 story base standard.
- Certain building requirements previously in the Shaganappi Point ARP have been moved to the Shaganappi Station Area policy (Page 61) in the new plan.
- Engagement and support of Westbrook mall area stakeholders has supported City staff revisiting policy in in the former Westbrook ARP area to make it less prescriptive, and hopefully more attractive to developers.
- A large-scale plan with a consistent rationale for all the LAP communities could mitigate the previous “standard” practice of amending policy documents on file review to up-zone development proposals. We anticipate the original rationale for building scale and urban form for our area of the LAP will be maintained.

# Context of Shaganappi in Plan

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# Shaganappi - Context



Shaganappi Golf Course (62 ha/153 acres  
- 42% of land base - out of LAP scope)

Included in Community  
Association Area



Westbrook Station Area

Shaganappi Point Station Area

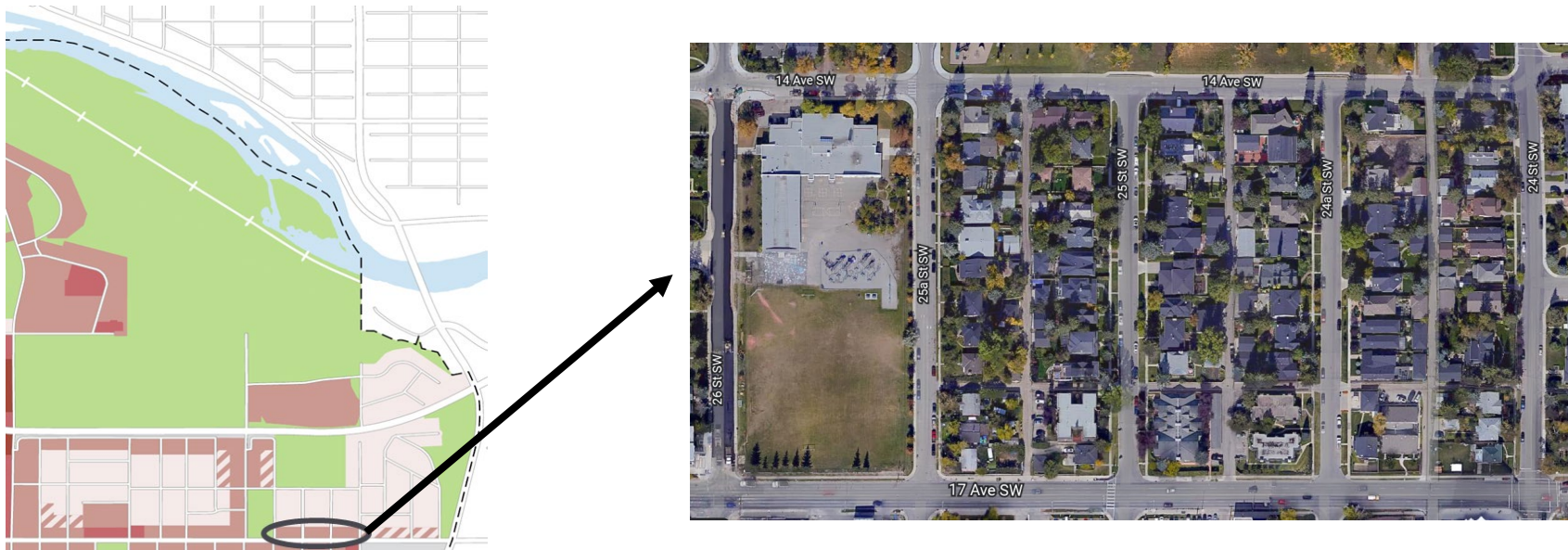
## Special Considerations - 17th Avenue between 24th Street and 25A Street

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# Newly Identified Heritage Assets

After the final working group session, City administration have identified and included certain Heritage Assets in Shaganappi:

- The north side of the adjacent east/west laneway on 17th Avenue between 24th Street and 25A Street meet the definition of Heritage Assets, as defined in the Guide for Local Area Planning.
- This is the last and only concentration of Heritage Assets in the entire Westbrook Plan.





# Heritage Assets as Incorporated in the Plan

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- Placeholder language has been added to designate the north side of the adjacent east/west laneway on 17th Avenue as a Heritage Guideline Area.
  - This is consistent with Policy in 2.6.2 in the North Hill Communities LAP to strongly discourage land use redesignations in this area to allow for higher intensity until heritage guidelines are established.

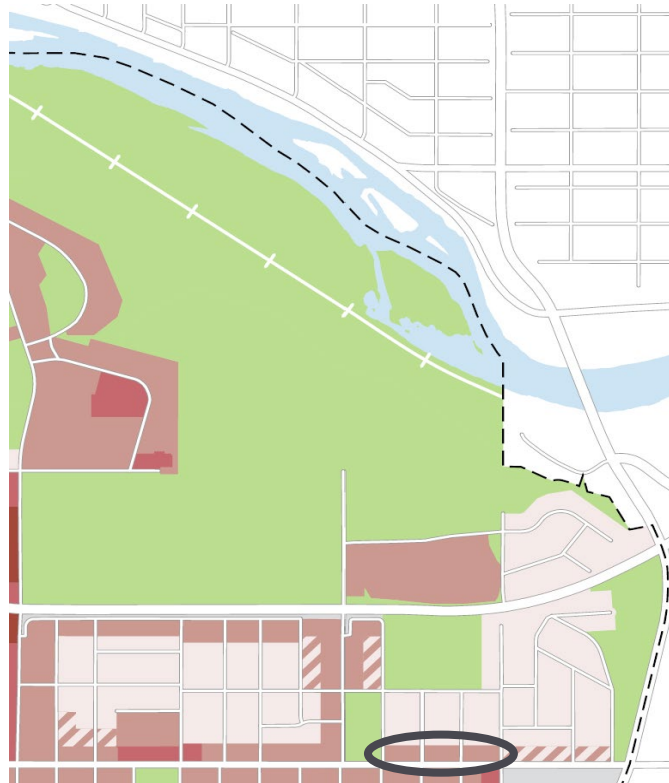
# Requested Change – To Align with Prior Council Approval

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- The Shaganappi Community Association requests an amendment to retain a Low Modified building scale for 17<sup>th</sup> Avenue, between 24<sup>th</sup> and 25A Streets immediately south of these Heritage Assets.
  - This would bring policy back in line with existing increases in land use just set by Council.

# Prior 2017 Council Approval

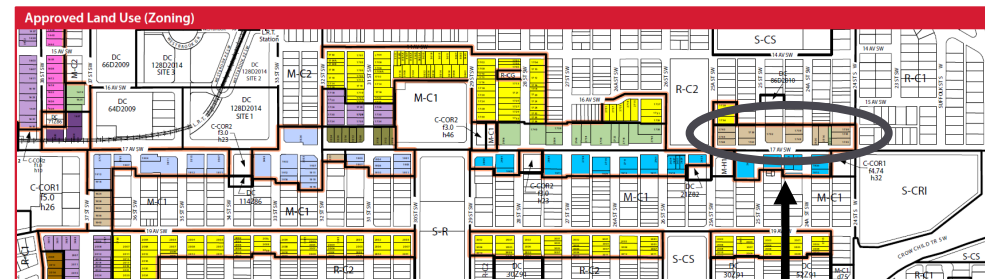
## November 2022 Proposed for Approval



### Legend

- |                                  |                             |
|----------------------------------|-----------------------------|
| No Scaler Modifier               | Mid (up to 12 Storeys)      |
| Limited (up to 3 Storeys)        | High (up to 26 Storeys)     |
| Low - Modified (up to 4 Storeys) | Parks, Civic and Open Space |
| Low (up to 6 Storeys)            | Plan Area Boundary          |

## May 2017 Approved Land Use Changes



This land use was approved by Council May 8, 2017.

Mixed Use General District MU-1 f3 h16  
(3 to 4 storeys, 16 metre maximum)

# Rationale for Council's Previous Approval of Lower Building Scale in Area

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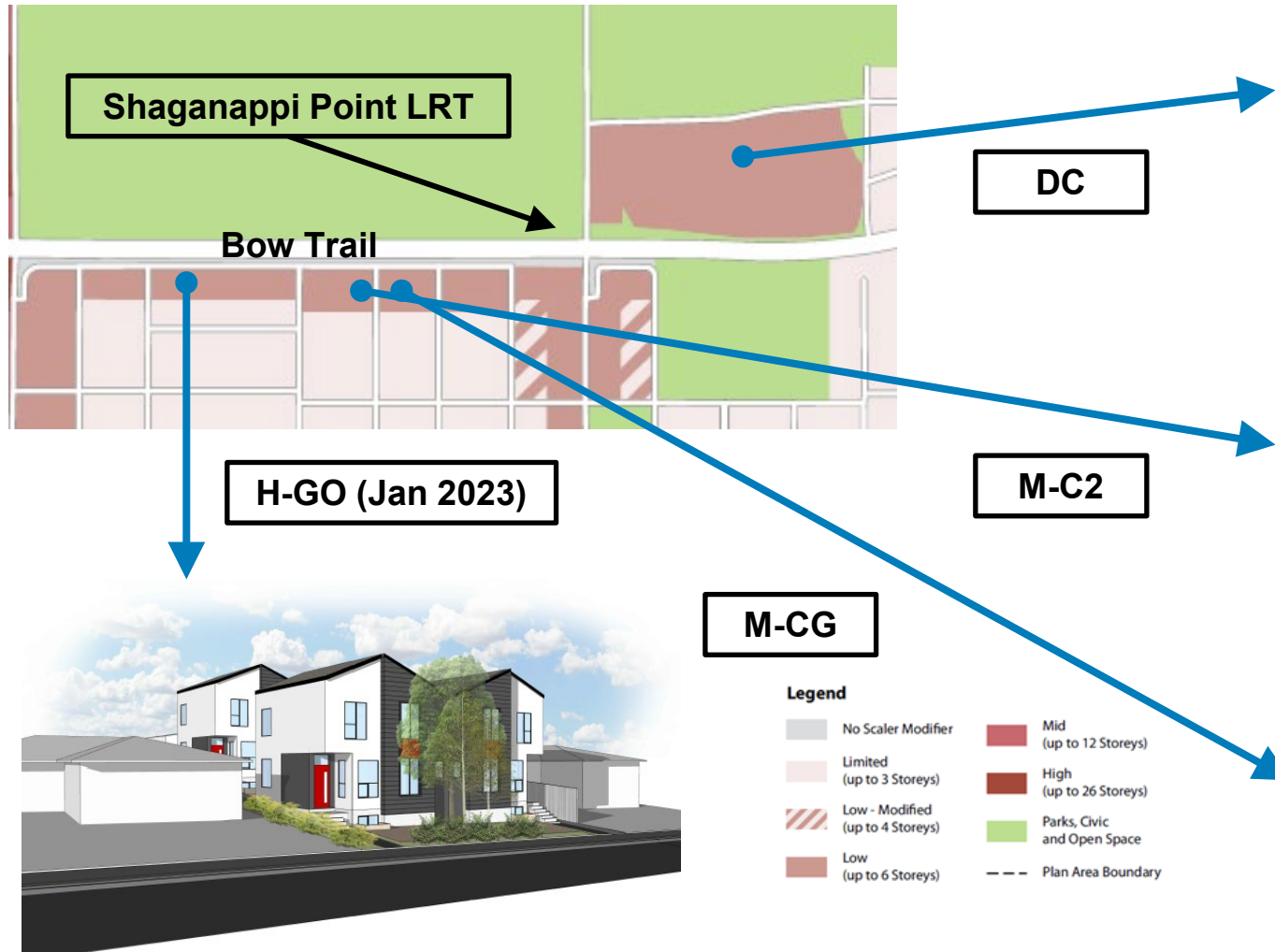
- Prior engagement and the attendance of much of our Board at the May 8, 2017 Public Hearing was supportive of a Council approval to up-zone this area to M-U1, at 3-4 stories with a 16-metre height modifier. The 3-4 story maximum addressed the negative impacts on block faces with already well-established single-family streetscapes and at a point where the community is only one block long.
- Documents on the City's website has the north side of 17th Avenue between 24th and 26th Street restricted to a maximum of 4 storeys, not 6 storeys, in spite of the 16 m allowable height.
- The height was supported by significant engagement in 2016, and any ancillary rooftop structures were intended to be included in the height determination. See the post-approval document on the City website:  
<https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>
- The LAP process was initiated in September 2019, only 1 ½ years after approval of this Building Scale limitation
- Consequently, a Low Modified, rather than a Low building scale category should be maintained here.

# Update on Success & Challenges - Shaganappi Point Station Area

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# Shaganappi Point Station Area

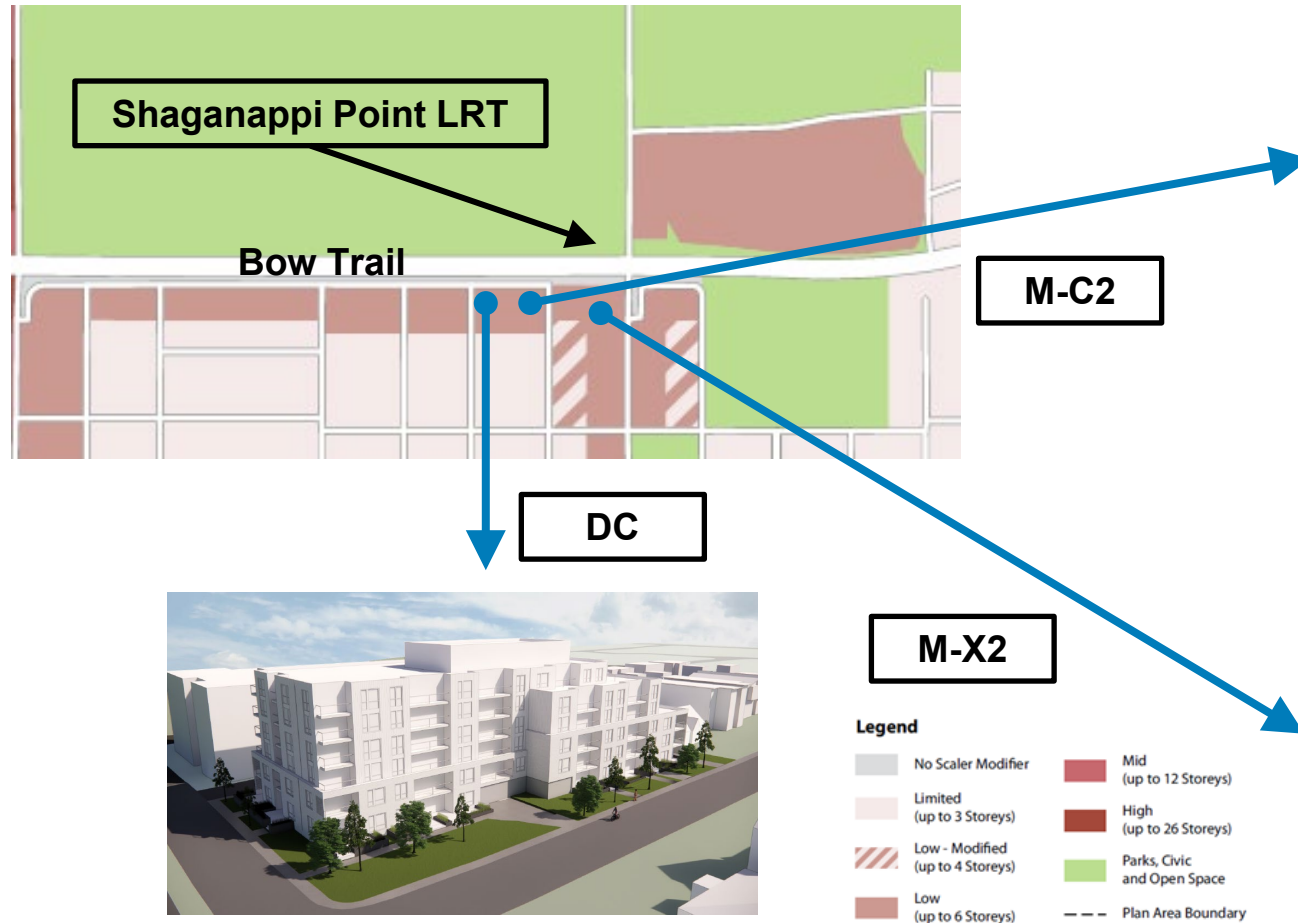
## Significant Market Support for Well-Designed Lower-Density Applications





# Shaganappi Point Station Area

## Limited Market Support for Multis Introduced by New/Less Sophisticated Applicants



THE GIORDANO | 1403 26A ST SW  
Court Ordered Sale

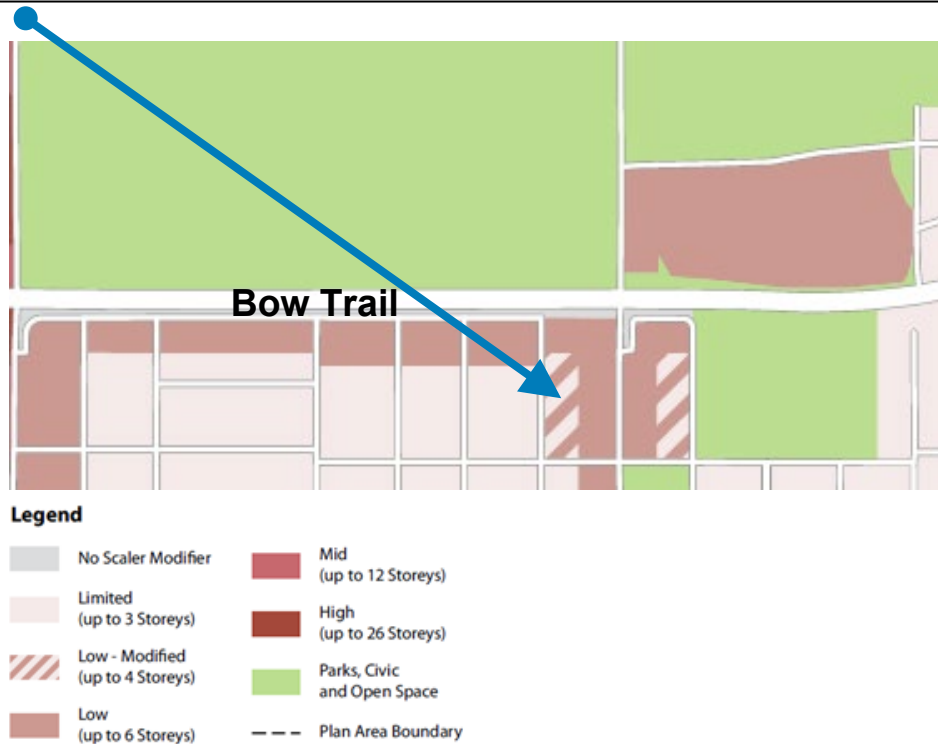
**Receivership & Sold**



**Failed – SDAB2020-0018**

**Withdrawn – LOC2021-0002 (no supporting DP)**

# Policy Implications – Shaganappi Point Station Area



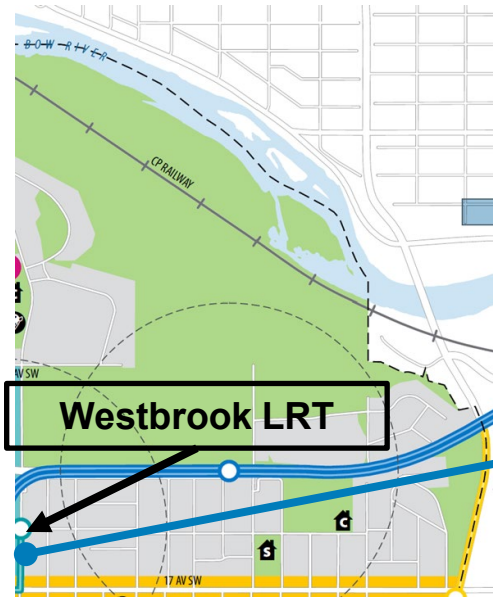
- The area is also limited by land availability, small, awkward configurations.
- Residents sought more restrictions on building scale at this location to mitigate future aggressive applications for multi-unit projects.

## Resolution

- General requirements for specifically mapped TOD transition zones (pages 59-60) have been set and specific requirements for the Shaganappi Point Station area (page 61) have been carried over from the previous ARP policy.
- **We expect improved file support from applicants and area provisions to be enforced.**
- Policy enforcement has not been a consistent practice in applying similar provisions in the current Shaganappi Point ARP.



# Creating Transit Oriented Outcomes in Shaganappi



**Uptown at Westbrook (Old Ernest Manning Site)  
– On Hold Since 2016**

- At both Shaganappi LRT stations, multis and large-scale projects will succeed if applicants create their own market by offering great design and lifestyle options. Brookfield is taking this approach at Crown Park, immediately north of Shaganappi Point Station.
- Without a clear view to a market, proximity to transit in our area, in of itself, will not be a sufficient market driver.

# Summary

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# Shaganappi – In Summary

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- The Shaganappi Community Association supports the applicable portion of the Westbrook Local Area Plan covering the Community of Shaganappi.
- However, we ask for consideration to be given to changing the building scale category for the portion of 17th Avenue between 24th and 25A Streets from Low to Low Modified. This change will bring the Local Area Plan into congruence with Council's recent May 8, 2017 approval of a 4-story maximum as outlined in the Main Streets rezoning rationale.

## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Diane

Last name (required) Jeffers

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do? (required)	Request to speak
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to attend or speak to? (required)	Standing Policy Committee on Infrastructure and Planning
Date of meeting (required)	Dec 8, 2022
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .) (required - max 75 characters)	Westbrook LAP infrastructure in Wildwood
Are you in favour or opposition of the issue? (required)	Neither
<p>If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video) If you have additional files to attach, email them to <a href="mailto:publicsubmissions@calgary.ca">publicsubmissions@calgary.ca</a></p>	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Concerned Wildwood Resident. I am not against densification, however our community infrastructure can not currently handle the amount of redevelopment in the LAP. Traffic concerns mostly.

## Palaschuk, Jordan

---

**From:** DmcJeffers [REDACTED]  
**Sent:** Tuesday, November 29, 2022 8:16 PM  
**To:** Public Submissions; Mayor  
**Cc:** CAWARD6 - Ralph Smith; Pootmans, Richard; Schryvers, Peter; Advocacy@mywildwood.ca; development@mywildwood.ca; Mike Bracko; Patricia J Bolger  
**Subject:** [External] Dec 8 Municipal Infrastructure and planning committee meeting-

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

November 29th, 2022

Dear Mayor Gondek & all who make our city great;

Thank you for your time and thank you for your service to our wonderful city. I write to you as a Wildwood resident, Wildwood School Council Chair, and passionate community member.

Monday night I attended a forum discussion put on by a community advocacy group of Wildwood neighbours, the purpose was to discuss densification in our neighbourhood. Some fearless leaders of our WCA took it upon themselves to educate a room full of us in under an hour, because we have an amazing community and have for the 14 years I have lived here.

I am not against densification, if you think about it, its great for the environment and future generations, it could make our property values go up, it could bring more funding to our school and programs, we might get our backlanes paved, (or atleast maintained...).

I am against densification in neighbourhoods that can not provide for more people and traffic, or those that have no amenities, are not walkable and don't even have a grocery store with a direct bus route to and from. Try it and time it!

I know this LAP will go ahead in some shape and time in the future, even while the city keeps approving more suburbs that will eventually connect, Airdrie, Cochrane and High River too Calgary, what about the communities that have kept this city going since the early 1900s?

What I can ask is of you is to DELAY it. Delay it so you can actually engage the community in their concerns and comments.

So you can actually attend rush hours in Wildwood, see that our main entries and exits are already crowded backed up and incredibly dangerous, witness the amount of traffic around our school of only 430 students (also not large enough to add to).

Will you see that our beautiful Edworthy Park and Douglas Fir Trail and Outdoor Rink draw thousands of people daily into our community that has 1.5 entries and exits? I speak of 38th Street and 45th Street onto Bow Trail,

remember 37th Street is not part of Wildwood but Sprucecliff, which also only has 2.5 entries and exits (33rd, 36th and 37th).

So let's talk about that, its the actual Grey areas on the map (no pun intended), Worchester Drive which is a one way parallel to Bow Trail is set for 4 storey buildings with no designated parking required. Which way do they all exit? More of the grid pattern solution below.

Speaking as the Chair of Wildwood School Council and a member of our newly formed Wildwood School Mobility Safety Committee,  
we have some serious safety concerns around our lovely K-6 school without out any of the planned zoning changes. Across from the School, more "Grey area", 4 storeys with possible commercial frontage and these developments won't have to provide any parking. Please come see it in its current state.  
Get this, 430 students arrive at the school on all four sides of the CBE property at 7:45- 7:57am and all those students leave in different directions again at 2:36-2:45pm. The Mobility Safety committee can not set up a drop and go area for parents to safely drop off their kids without parking, because at that time of drop off, its also when rush hour out of Wildwood takes place, close to 200 cars in that 12 minutes go through the intersection of 5th Ave and 45th. The Community Hall greenspace and CBE K-6 school will be surrounded in every direction with 3 storey and 4 storey multi family buildings. Take a second, picture it, but I invite you to attend a drop off Monday - Friday, please call me, I'll meet you there, 403-816-5614, I'll show you the treacherous conditions. Councillor Pootmans and Mr. Smith are aware of our current traffic situations.

Please talk to anyone that lives on Windermere Road between 45th and Spruce Drive, ask them how traffic is? That's the shortest way to Edworthy park. They can't do anything because it's a bus route, and buses apparently stop the city from putting in speed bumps and stop signs, we've been a part of the Wildwood Community association for 14 years trying to help residents resolve the race track that is Windermere road from 45th.. You know what would help with that? Access from Bow Trail to Edworthy Road. Guess what? That would also help with the rest of our major traffic issues.

We know other communities have been under Killarney densification transitions for years. We see Killarney, we've heard their woes. You know what they have? A grid pattern, almost every Street and Avenue has an exit to 17th, 26th Avenue and 37th Street as well as Richmond Road. See above to compare to our Crescent D shaped neighbourhood attached to one of the most popular city parks with a dead end.

My SOLUTION to our entries and exits issues are to take down the Bow Trail WALL. IF we are indeed going to expand like the LAP plans!

Should we talk about Amenities? This LAP is a result of the Westbrook Plan, part of which most Wildwood neighbours put aside because it wasn't called the Wildwood Plan, we were excited that the city was going to develop around Westbrook after the LRT stations were completed, right? I saw big towers, a spruced up mall, a soccer DOME (remember that?), maybe a renovated Safeway. INSTEAD, Walmart got a facelift and reno, 37th Street was taken down to 3 lanes, and a very large boulevard put in, and the big pots on the 17th ave sidewalk. NOT EVEN A BIKE LANE! Sheer disappointment.

So, in my opinion, Safeway has taken a big dive, no one enjoys shopping there! I've been making suggestions to Sobeys that Westbrook Safeway be the next store rejuvenation since before Covid. Westbrook Mall is still hanging on by a thread. I still won't let my senior mom and kids walk over or cross Bow Trail without my supervision, because seriously, I drive them to Starbucks if they want it that bad. Don't get me started on the 37th Street and Bow Trail intersection, check out the "Grey areas" around that mess. Made worse by taking out a lane on the SW corner!!

If you have never tried to make it across any of the intersections I have mentioned, go ahead, but NOT when its lcy, windy, dark, Sunny or RUSH HOUR. It's a death trap!

Onto Sewer, Marsh, Water supply.... It might get dark here...

Our Community pipes are from the 1950s. Full stop.

Did you know that Wildwood was covered in springs back in the days when it was a buffalo migration path? Fun fact: the ravine was a buffalo jump and this land provided significantly to the Indigenous People prior to becoming the Edworthy Ranch and Wildwood. Fun fact #2: there is still an Edworthy living in Wildwood!

What happens when new developers start digging up the earth for these monstrous new dwellings, do they get bigger, newer pipes? What can of worms will they open in our alley ways and backlanes?  
I have decided to not talk about the water supply and global warming. You're Welcome.

Take this or leave this, chances are the Jeffers will be retired in BC before I dislike living in Wildwood, but I wrote and sent you this because I love this neighbourhood and my neighbours and our history and we have a chance to make a difference. You have a chance to save our Beautiful Wildwood!

Sincerely,  
Diane Jeffers





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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required)	Caitlin
Last name (required)	Wheat
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Wildwood Community

# PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Area Local Development Plan

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

I am writing to you today with regards to the Westbrook Local Area Development Plan as a concerned Wildwood resident. There has been a significant lack of communication on the city's behalf with regards to the suggested changes. The previously shared documents are entirely different from the ones posted on the development site. It would almost appear as though the planning committee were trying to bury these documents in order to avoid the inevitable conflict they would cause. The proposed changes have not been adequately discussed with Westbrook area residents, as though our voices do not matter.

While we appreciate the necessity for densification, there are many Calgary communities that have gone through this process and failed miserably. Certainly, density is desirable if the infrastructure is in place, such as grid like streets, accessible public transit connections, walkable stores, new and large capacity sewage, big enough schools. However, Wildwood does not satisfy any of these categories with its many windy roads and crescents, very limited access points (only two), a sewer system from the 1950's that is at capacity and has experienced many back ups and emergency water solutions, and no walkable stores. Not to mention, the massive erosion concerns of the Douglas Fir Trail with development threatening its collapse. The Douglas Fir Trail is currently at risk of over use and falling apart in sections, this is a significant concern as increased densification will certainly push this into dangerous territory. There must be a way we can work together with the City to come up with a well thought out plan that benefits both current and potential future residents. At this time there has been no transparency on the plan and a concerning fast turnaround time on it. I am asking to please fight for us and request a delay to these changes so there can be ample time to engage with the community members and adequately review the



## PUBLIC SUBMISSION FORM

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many valid concerns and amend the plan accordingly.

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**Palaschuk, Jordan**

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**From:** Caitlin O'Hara [REDACTED]  
**Sent:** Wednesday, November 30, 2022 8:34 AM  
**To:** Public Submissions  
**Cc:** CAWARD6 - Ralph Smith; Advocacy@mywildwood.ca; development@mywildwood.ca  
**Subject:** [External] December 8th - Municipal Infrastructure and Planning Committee Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

To whom it may concern,

I am writing to you today with regards to the Westbrook Local Area Development Plan as a concerned Wildwood resident. There has been a significant lack of communication on the city's behalf with regards to the suggested changes. The previously shared documents are entirely different from the ones posted on the development site. It would almost appear as though the planning committee were trying to bury these documents in order to avoid the inevitable conflict they would cause. The proposed changes have not been adequately discussed with Westbrook area residents, as though our voices do not matter. This is not the Calgary you claim to be.

While we appreciate the necessity for densification, there are many Calgary communities that have gone through this process and failed miserably. Certainly, density is desirable if the infrastructure is in place, such as grid like streets, accessible public transit connections, walkable stores, new and large capacity sewage, big enough schools. However, Wildwood does not satisfy any of these categories with its many windy roads and crescents, very limited access points (only two), a sewer system from the 1950's that is at capacity and has experienced many back ups and emergency water solutions, and no walkable stores. Not to mention, the massive erosion concerns of the Douglas Fir Trail with development threatening its collapse. The Douglas Fir Trail is currently at risk of over use and falling apart in sections, this is a significant concern as increased densification will certainly push this into dangerous territory.

There must be a way we can work together with the City to come up with a well thought out plan that benefits both current and potential future residents. At this time there has been no transparency on the plan and a concerning fast turnaround time on it. I am asking to please fight for us and request a delay to these changes so there can be ample time to engage with the community members and adequately review the many valid concerns and amend the plan accordingly.

Thank you for putting the people first,

Caitlin Wheat  
--  
Caitlin O'Hara

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I have read and understand the above statement.

First name (required)	Kristen
Last name (required)	Grovue
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Shaganappi Resident's group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

November 22, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 26th Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25-A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25-A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape of a one block wide community which should be respected. Anticipated changes would include:

## **Abrupt Building Scale Change**

The Shaganappi community area of 24th to 25A Street between 17 Avenue and 14 Avenue is only one block long. As such, it provides a very limited opportunity to accommodate an abrupt change in Building Scale as proposed in the WCLAP. The current zoning requirements of three to four stories provides a more acceptable transition to the existing residential streetscape.

### **Parking and traffic congestion from lack of parking on site, along 17th Avenue and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residences with small children and mobility issues currently report difficulties in the availability of street parking near their residences. They indicate that they often have to park 75 or 100 feet from their residences which exacerbates dealing with groceries, small children and limited mobility. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

### **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.

### **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

Rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City Planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document is on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf> The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

### **What are affected residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and city planners during the 2017 Main Street engagement process. Specifically, we are requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the residents affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

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on behalf of the Shaganappi Residents Group



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Todd

Last name (required) Walker

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

# PUBLIC SUBMISSION FORM

What do you wish to do? (required)	Request to speak
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to attend or speak to? (required)	Standing Policy Committee on Infrastructure and Planning
Date of meeting (required)	Dec 8, 2022
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
(required - max 75 characters)	Westbrook Local Area Plan
Are you in favour or opposition of the issue? (required)	In opposition
<p>If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video) If you have additional files to attach, email them to <a href="mailto:publicsubmissions@calgary.ca">publicsubmissions@calgary.ca</a></p>	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>The densification plan that will consider rezoning the Wildwood community to R2 was not fairly shared or communicated to residents. The original Westbrook plan failed to clearly outline the rezoning plan and was only presented to a select few members who were able to attend the townhall. It is important to note that this townhall also happened on a week day during a snow storm. This greatly reduced the number of people available to attend in person. As a municipality this does not have the appearance of the open and clear communication mandate. As such I implore the committee and city councillors to postpone and delay this change until a fair and open dialogue with all residents is made available.</p> <p>My experience in Calgary with the densification of a community has not had a positive outcome. The greatest challenge with this plan is the safety of pedestrians and this continues to be one of the biggest struggles Calgary faces. I have spoken with Andrea Joyce mobility director with Marda Loop community association, she is constantly battling the demands of a family orientated community and their safety. Congested parking from over development and densification leads to crowded streets of parked cars where visibility of crossings is a high risk with speeding cars. This is especially dangerous with school zones in these areas. Fatalities and collisions are a near daily occurrence in some communities going through densification. Like Richmond, Killarney and Marda Loop Wildwood has an elementary school and community hall, adding densification puts children and pedestrians at risk. Wildwood is not equipped or designed for higher density, it lacks the grid like pattern of Marda Loop and Killarney. Pedestrian safety in densification has been studied and cited as a higher risk problem for communities the world over, I reference Streetscape Features Related to Pedestrian Activity where congested parking was attributed to the higher fatality rate of pedestrians and</p>

**PUBLIC SUBMISSION FORM**

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more so lead the country in pedestrian collisions as motorists were not able to see people due to parked cars and other focus points while driving.

As a former resident in the Marda Loop area I witnessed and experienced daily occurrences of pedestrian dangers. These encounters encouraged me to join the community association and work towards mitigating the dangers of densification and exclusionary pressures of it. My experience working with the association and residents was further grief as developers pushed

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I have read and understand the above statement.

First name (required) Michael

Last name (required) Mehak

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Draft Westbrook Communities Local Rea Plan

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am Mike Mehak and I represent the owners of Westbrook Mall. We support the draft plan as presented. The public engagement was performed in a very professional and inclusive manner. Peter Schreyers and his team ensured that all stakeholders and members of the community had an opportunity to review, understand and question the proposed draft through out the process.  
The changes to the plan will simplify the approval process and allow projects to move forward quickly while ensuring that a comprehensive planning process is followed. We look forward to working with Planning, Council and the community as we move forward with our future mixed use redevelopment of the Westbrook Mall.  
Thank you  
Mike Mehak

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I have read and understand the above statement.

First name (required) Carolyn

Last name (required) Brown

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Shaganappi Resident's group

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

City planning and Infrastructure

Are you in favour or opposition of the issue? (required)

In opposition

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November 22, 2022

Infrastructure and Planning Committee  
The City of Calgary  
800 Macleod Trail S.E.  
Calgary, AB  
T2G 5E6

## **Re: Draft Westbrook Communities Local Area Plan - Shaganappi Community Segment**

### **What is the Shaganappi Residents Group Requesting?**

The Residents Group is requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft Westbrook Communities Local Area Plan (WCLAP) be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

### **At Issue: Building Scale changes on the north side of 17th Ave between 24th and 26th Street**

The Draft WCLAP is a policy guidance document that developers, property owners, city planners and City Councillors will use to guide and approve new development. As currently written, proposed changes go well beyond the scope of zoning requirements approved by Council following the 'Main Streets' community engagement process in 2017. If passed as written, the WCLAP will be used to allow a change in the current zoning to allow for higher and more dense development along 17th Ave between 24th and 25-A Streets. Specifically, these changes will allow maximum heights to be considered that increase the current zoning from three to four storeys to six storeys in height.

### **The Background:**

Current zoning along the north side of 17th Avenue from 24th Street to 25-A Street allows for the construction of three storeys along the east/west lane and four storeys facing 17th Ave. This zoning came into effect on May 8, 2017 after Main Streets completed an extensive consultation and collaboration process with the City Planning Department, the Community Association, and local residents. A constructive and respectful partnership between the City and the Shaganappi community allowed for improvements along the 17th Avenue corridor and increased density while maintaining the integrity of the existing homes in this three and a half block area.

### **How will area residents be impacted?**

Under the WCLAP, properties between the north side of 17th Avenue and the east/west running lane could be redeveloped to a height of six storeys. It would result in additional shadowing and allow parking relaxations to be considered for these future developments.

If development proceeds as contemplated in the WCLAP, it will fundamentally alter a very successful residential streetscape of a one block wide community which should be respected. Anticipated changes would include:



## **Abrupt Building Scale Change**

The Shaganappi community area of 24th to 25A Street between 17 Avenue and 14 Avenue is only one block long. As such, it provides a very limited opportunity to accommodate an abrupt change in Building Scale as proposed in the WCLAP. The current zoning requirements of three to four stories provides a more acceptable transition to the existing residential streetscape.

### **Parking and traffic congestion from lack of parking on site, along 17th Avenue and on the side streets.**

The area is already experiencing parking issues as the result of existing higher density development along 17th Ave. SW. Residences with small children and mobility issues currently report difficulties in the availability of street parking near their residences. They indicate that they often have to park 75 or 100 feet from their residences which exacerbates dealing with groceries, small children and limited mobility. Parking problems will almost certainly get worse if the WCLAP policy guidance results in six storey developments.

### **Shadowing from up to six storey developments.**

The development of six storey buildings will result in shadowing of adjacent residences from late fall to early spring. The shadowing effects anticipated in the WCLAP go well beyond those expected from the current three to four storey developments allowed under the current zoning approved by council in 2017.


### **Resident frustration, cynicism and citizen disengagement associated with rapidly changing development guidelines**

Rapidly changing development guidelines undermine resident confidence and certainty regarding City of Calgary planning processes. In 2017, area residents engaged with City Planners as part of the Main Streets initiative. These discussions resulted in an agreement that development on the north side of 17th ave. SW between 24th and 25A St would be limited to a maximum of four storeys. The height restriction was to include ancillary rooftop structures. This zoning agreement was approved by Calgary City Council on May 8, 2017. As noted in the Shaganappi Community Association submission, this post-approval document is on the Calgary city website at: <https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf> The Low Building Scale (up to six storeys) designation in the WCLAP appears to be an abrogation of the agreement reached with City of Calgary officials and affected residents during the 2016 and 2017 engagement discussions.

### **What are affected residents asking for?**

We are asking that the city abide by the spirit and intent of the agreement which was reached with residents and city planners during the 2017 Main Street engagement process. Specifically, we are requesting that the Infrastructure and Planning Committee (IPC) recommend that the draft WCLAP be amended to change the Building Scale from Low (up to six storeys) to Low-Modified (up to four storeys) on the north side parcels adjacent to 17th Ave. SW between 24 St. SW and 25A ST. SW.

On behalf of the residents affected by Building Scale changes in the WCLAP, thank you in advance for consideration of our concerns.

  
\_\_\_\_\_  
on behalf of the Shaganappi Residents Group

## PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	Jackie
Last name (required)	David
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Wildwood Community

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook LAP

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

I am extremely disheartened that the LAP contains elements that were not disclosed transparently or discussed with the members of the Wildwood community. That is not consultative in my opinion.

Further, feedback provided by Wildwood community members has not been addressed or incorporated into the final LAP. For example, Wildwood is unique in that there are limited egress points in and out of the neighbourhood, the proposed density will have an adverse impact on residents ability to get in and out of the neighbourhood. There has been no solution proposed by the city to address this.

My expectation of city council is to send the Planning teams back to actually consult with residents in a meaningful and transparent manner to navigate these changes and incorporate community feedback.

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I have read and understand the above statement.

First name (required) Ronald(Ron)

Last name (required) McIntosh

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

WESTBROOK LOCAL AREA PLAN

Are you in favour or opposition of the issue? (required)

In opposition

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

From: rmcintosh286@outlook.com

To: INFRASTRUCTURE AND PLANNING COMMITTEE DECEMBER 8 2022

Subject: WESTBROOK LOCAL AREA PLAN (LAP)

My family are long-term homeowners and residents in Wildwood as are my son and his family . We have been very disappointed and discouraged by the consultation process associated with this proposal and would recommend the deferral of any decision and further consultation for the following reasons.

1. The magnitude of changes now proposed are surprisingly different and much more disruptive to the community than any prior information disclosed before the June meeting of this year. The current map of the proposed changes is exceptionally difficult to find on the current website and most residents would never have found or seen it.

2. There is a great deal of variation in circumstances across the map area and consequently a one size fits all plan would be inefficient, difficult, and highly disruptive. One important example in Wildwood includes the proposed high density row housing along Spruce Drive SW. This would greatly increase traffic and congestion along a major bicycle commuter and recreational pathway to downtown from the residential areas West of Bow Trail as well as negatively impacting the Extendecare seniors home, the unique to Calgary , community-based none-profit Association for the Rehabilitation of the Brain Injured and the Quest School. Row housing development would inevitably force additional parking into the narrow neighborhood streets raising conflicts between old and new neighbours . Wildwood is sandwiched between Edworthy Park and Bow Trail and consequently Spruce Drive already has significant periodic levels of high traffic since it also provides access to both the local dog park, Wildwood School, several churches, and the only two traffic-light controlled entrances to Bow Trail. Since there are no services in Wildwood such as grocery stores or a train station less than a 25 + minute walk away' residents have to use their vehicles for any purpose outside the community.

3. Another circumstance which should receive further consultation and impact analysis is the fact that the wildlife ecosystem of Edworthy Park has now extended into the streets and alleys of Wildwood and this unique native ecosystem is a Calgary asset which should deserve specific consideration.

4. Wildwood infrastructure largely dates from the mid 1950s, other than where failures have been repaired. The high level of densification proposed could not be reasonably supported without major and substantial neighborhood disrupting improvements to infrastructure including the electrical grid, sewers, and water distribution systems.

5. It is a principal that homeowners, where physically possible, should be able to enjoy their properties in "Quiet Enjoyment" and Wildwoods isolation and 94% R1 zoning has supported that principal. Over the last 65+ years Wildwood residents have built a unique place where a rare wildland ecosystem co-mingles and coexists within a community where grandparents, their children and their grandchildren all choose to make their homes. A controlled process to increase density could support the continuation of and provide support to this unique community but the wrong approach could destroy its unique character and value. I believe further LAP consideration should be deferred while a continuing process of consultation takes place. True and valuable consultation could not have started prior to June of this year when the proposal map and its implications were first disclosed . Community homeowners have had far too short a time since that first disclosure of critical information in June to have had adequate and reasonable consultation on the far-reaching and massive changes to the community.

Regards

Ron McIntosh

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I have read and understand the above statement.

First name (required) Mike

Last name (required) Bracko

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Request to speak

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jan 17, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Westbrook Local Area Plan

Are you in favour or opposition of the issue? (required)

In opposition

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

November 29, 2022

Re: Westbrook Local Area Plan

To Whom It May Concern,

My name is Mike Bracko. I am a 27-year resident of Wildwood and the current Traffic Committee for the Wildwood Community Association.

I am writing in opposition of the proposed Westbrook Local Area Plan (LAP) which could approve rowhouse/townhouse style housing being built, it appears, everywhere there is a green space in Wildwood. This is according to the final edition of the LAP which identifies areas of new density and growth. Myself and other Wildwood residents respectfully request alternative solutions and ask for amendments to the plan

I have the following concerns about densification:

- With building heights possibly being as high as 4 stories, this would reduce the size of yards and tree canopy, there would be a loss of sunlight, and a loss of privacy in backyards of adjacent houses.
- Parking will be a problem because with more homes comes more vehicles which would increase on-street parking and parking in front of houses that do not want "strange" vehicles parked in front of where they live.
- Wildwood would experience an increase in traffic which is the exact opposite of what we are trying to achieve through the traffic committee.
- As it is now, there is a high volume of traffic on Bow Trail and access to Bow Trail to and from Wildwood; with densification, this would put more traffic on Bow Trail and make intersections such as Bow Trail and 45<sup>th</sup> Street and Bow Trail and 37<sup>th</sup> Street even more challenging and/or dangerous.
- With more traffic comes a probability of unsafe driving and vehicles driving above the speed limit, especially in playground zones, which is a concern now.
- With more traffic, there are concerns for pedestrians, especially children walking, biking, scootering, and skate boarding to and from school and crossing streets. We have a documented issue with vehicles not stopping for pedestrians at crosswalks near Wildwood School. As such, the last thing we want as a community is more traffic which would possibly aggravate vehicle-pedestrian encounters.
- One of the many reasons myself, and most of Wildwood residents like living in Wildwood, is because of the many greens spaces which are used for exercise/fitness, dog walking, children playing, and aesthetics. Based on maps I have seen of the proposed Westbrook Local Area Plan, almost every green space would be gone and replaced by buildings. This is the reverse of what cities and countries want relating to climate change as it would reduce trees and vegetation that absorb carbon dioxide. Everywhere in the World cities and countries are planting more trees (vegetation) to help reduce or reverse climate change. The LAP is disregarding the trend of increasing vegetation.
- The proposed Westbrook Local Area Plan is not in the best interest of Wildwood residents therefore, we ask City Planners to show more respect to our concerns and listen to what we are saying in opposition of "The Plan."

Wildwood is different than other communities with its many winding and “D shaped” crescent streets, limited access points that are already congested at peak times, sewer system from the 1950s already at capacity, traffic and safety concerns around the school, many daily visitors due to the recreational opportunities Wildwood offers such as: off leash dog park, outdoor hockey/skating rink, safe biking, and access to Edworthy Park.

Rezoning or land use changes according to the LAP would made simpler, and therefore attract builders/investors, as it is a blanket rezoning - including allowing even more than infills, which is row houses and 4 stories in some areas in Wildwood without a requirement to provide for parking, contributing to further congested and unsafe streets and potentially changing the face and quality of living in Wildwood. This is a worst-case scenario and would happen only if a homeowner chooses to develop or sell but the changes can also be a lot more invasive than many are aware of, hence the urgent suggestion to reevaluate the LAP.

We respectfully request alternative solutions and ask for amendments to the plan. We also ask for a delay in proceeding with the LAP. There has been a lack of information and transparency of this plan and a tight timeline. We ask the city to engage with Wildwood residents (a townhall/forum discussion), to review traffic concerns and previous studies, discuss the lack of infrastructure to accommodate the plan in this proposal. We respectfully request more time to review, and more engagement from and with Wildwood residents, many of whom are not aware of this plan and how this would impact them.

Despite advocacy efforts over the past three years and City Planners assurance they would listen to residents who voiced their opposition to increasing density community-wide, they have done the opposite. I am writing to encourage City Planners to listen to the concerns of the people who live in Wildwood, and who would be directly and inappropriately affected by “The Plan,” and re-consider the Westbrook Local Area Plan.

Yours truly,

Mike Bracko, Ed.D., FACSM