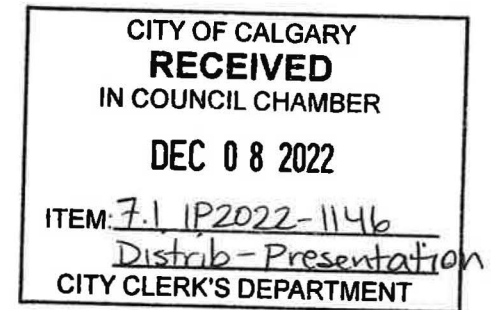


Presentation to the Calgary Infrastructure and Planning Committee (IPC)

Westbrook Communities Local Area Plan

Thursday December 8th, 2022



Thank you to for this opportunity to address the IPC.

This is a personal presentation by a resident of Wildwood since 1981.

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.

Conclusion 1.1: The Westbrook LAP as proposed includes densification that is not justified by current population growth forecasts.

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.

Based on census data, and 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

So, without any LAP, the Westbrook communities considerably exceeded the "target" by over 11,500 people.

The LAP does not account for population increases that could occur on Main Streets and in TOD areas such as Westbrook Station with an existing and potential residential development of about 11,000 units. Glenbrook is ranked as the 5th highest of all Calgary communities in terms of potential for additional capacity (2016 Developed Area Growth & Change Report, p. 35 & 48).

Quite clearly, this has not been considered.

Annual Average Growth from 2022 Calgary Metropolitan Region Growth Plan.



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:

- Comment; *"Additionally public feedback from phase 1 reinforced the importance of development around parks and open spaces"* none of the 5 points listed cover this whatsoever.

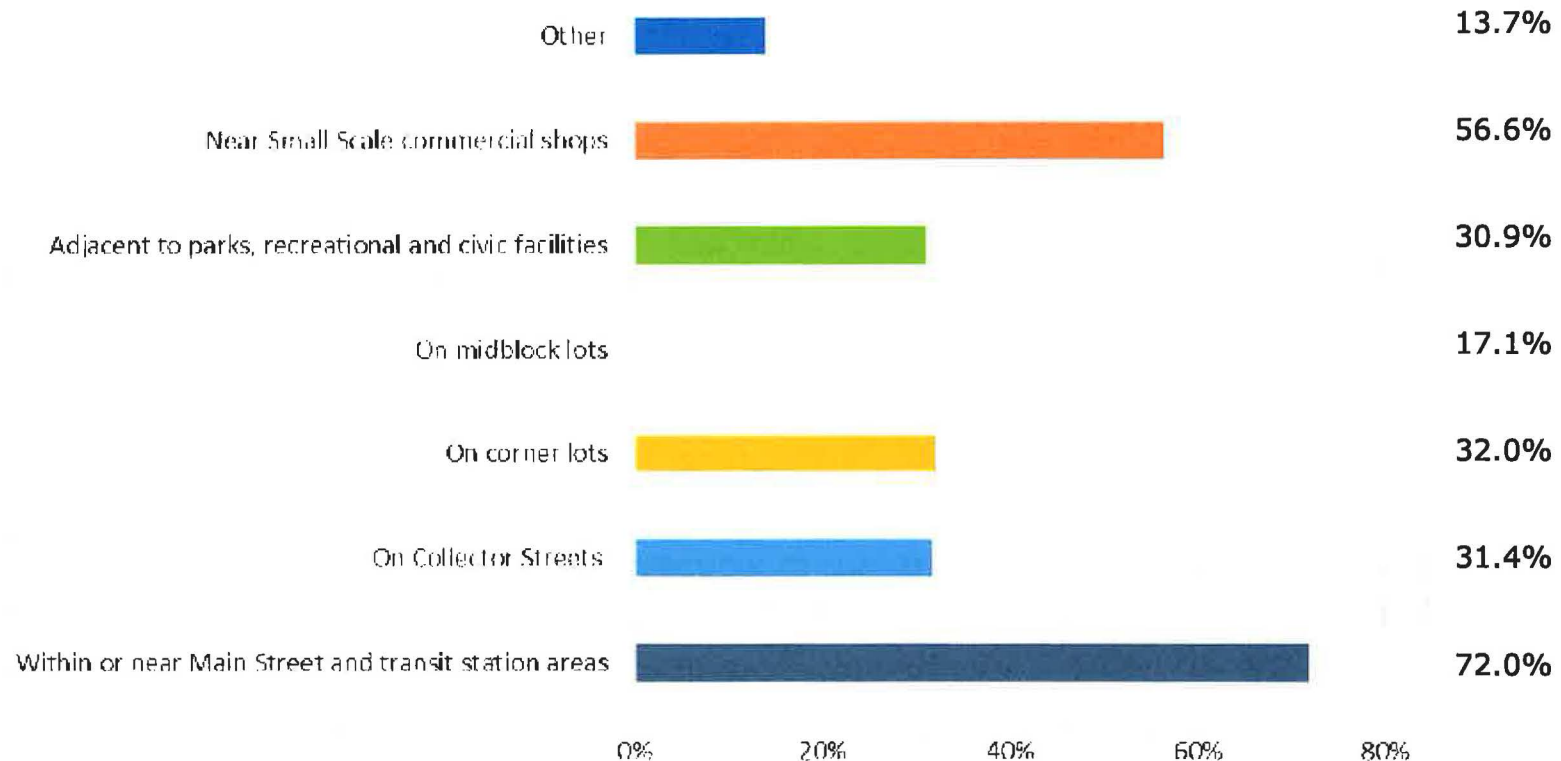
(Potential Focus Areas for Growth: Around Parks & Open Spaces p.3)

- 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

City planners then introduced the concept of "limited" scale where 3-plex & 4-plex buildings were allowed under the misnomer "small-scale homes".

Topic 1: Small-Scale Homes

Where could small-scale 3+ unit homes be welcomed?



Phase 3 What we heard report, p. 11

So, about 70% were opposed to small -scale homes near parks, on collectors & corner lots

How was this reported?

"Public feedback supported 3+ unit dwellings in many locations, specifically main streets, transit stations, parks & corner lots".

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

(Increasing Housing Choice p. 15)

Again, these are highly inaccurate statements and clearly ignore public comments.

The Phase 3 What We Heard reports continues:

"The high-level themes that emerged throughout all of the comments received in Phase Three include:" (Phase 3 What We Heard Report p.10)

- 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 to 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*

Again, no quantification. 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.

In Phase 1 *"Keeping some areas for single family homes the core value.... has been changed by deleting the words "in all communities" and replacing with "throughout the Plan area". (Phase 1.2 What We Heard/Did report, p.1-2)*

Yet despite this change 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)

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?

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 report only about 30% of comments 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 37th St SW sold for \$475,000.



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

- 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 17th, 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 7th, 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 Communities 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 In future LAP's public engagement must include questions with answers that can be quantified.
- 2.4 LAP maps should clearly separate schools from Parks & Open Spaces.
- 2.5 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

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 37th Street SW (School, Community Hall, Parks and Open Areas and power lines).
- 2.9 Remove "Neighbourhood Connector" from 45th Street SW north of 13th Ave SW (Schools, Parks & Open Areas).
- 3.0 Remove "Neighbourhood Connector" from 37th Street SW north of Bow Trail (Traffic issues, Bow Trail & 37th 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).

I would like to acknowledge the help & patience shown by the City Clerk's office which has been really appreciated.

Respectfully submitted

Philp Handcock

5th December, 2022