

2022 December 8 - Infrastructure and Planning Committee Meeting

Challenges

- balancing needs of suburbs and core areas
- respecting character and community of all neighbourhoods, regardless of income
- West LRT at times almost empty (doesn't go to a major centre like Mount Royal U)
- need for more affordable housing
- landlords investing in Calgary (Vancouver & Toronto out of reach, have rent controls)
- immigration targets and families of TFW bring more residents needing more housing
- Greenfield developments beyond Stoney Trail - costly infrastructure, take farmland
- outlying residents relate more to Okotoks, Cochrane, Chestermere...
- more people working from home with less incentive to move to inner-city

Westbrook LAP Issues

- "Phase 4: Realize" shows far more development potential than previous phases
- limited affordable facilities for recreation etc. (e.g., Westside drop-in \$18, too far)
- increased traffic on routes already at capacity for schools, commuters
- need to maintain rapid access for EMS off 45th St.
- noise, increased traffic & parking during and after construction of new housing

Westgate Issues

- loss of neighbourhood character; well-maintained bungalows versus "single family mansions" found elsewhere
- school traffic congestion, especially with more parents WFH & driving students
- limited traffic enforcement, some residents feel unsafe walking to and using LRT
- ball diamonds for CWLL in Westgate field (inconsistent with LAP park enhancements)
- limited consultation with residents; traffic, parking April – August+ evenings, weekends

Solutions

- use former Ernest Manning School site for Westbrook centre (recreation, meeting spaces, art, cultural displays etc.); next to LRT – ideal site
- ensure design uniformity (unlike in communities where development has occurred)
- require developers to designate percentage of units for affordable housing
- introduce more co-operative housing (model for affordability and sense of community)
- ensure where development is occurring that traffic mitigation, enforcement added
- introduce transit zoning to be fair to Westbrook riders; add turnstiles for safety
- provide snow-shovelling for main pedestrian routes to LRT stations

Thank you for the opportunity to provide our concerns and suggested solutions.

Diana Willson and family, long-term Westgate residents

