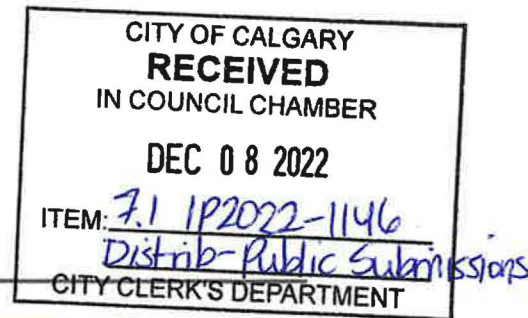


**From:** [Rebekah Devinney](#)  
**To:** [Public Submissions](#)  
**Subject:** [External] Dec 8 Municipal Infrastructure and Planning Meeting--Wildwood  
**Date:** Sunday, December 4, 2022 12:01:39 PM  
**Attachments:** [WW development flyer.pdf](#)



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Hello,

I am writing this email as I am very concerned about the changes to the development plan for the Wildwood community. I am aware of the city's FOIP policy and consent to having my name and contact information made public.

I moved to Wildwood in 2004 after looking at a number of different neighbourhoods in the city. Wildwood has it all for me: an established neighbourhood with mature trees, smaller houses, and no HOA that prevents having 6' fencing (I have athletic herding dogs) and using a clothesline. When the consultation process started for development within the neighbourhood, I was impressed that the city took resident feedback seriously and modified the initial plan. This included removing development from the north side of Spruce Drive, allowing infills/duplexes throughout the neighbourhood with three story height ceiling, and having all construction of 4+ story buildings outside of the neighbourhood. Although this was not ideal, this was an acceptable compromise that would fit in with the community and allow for some densification and did not divide neighbourhood at Spruce Dr.

Therefore, I was horrified to find out that after all of the consultation that the city is now proposing development along Spruce Dr and added additional points of development (orange and grey on the attached map) that were not part of the original plan. These orange areas would allow for large row condominium developments along 45<sup>th</sup> St and at all corners, and the grey buildings 4 stories or greater (R-CG/H-GO zoning). Additionally, Wildwood residents found out about this through a flyer in our mailboxes (attached, and not from the city) and a community meeting, with this information buried on the city's website rather than transparently shared with residents. At first, I hoped the flyer was a mistake and represented an earlier plan but was appalled to find out that this is the plan to be presented at the Dec 8 meeting.

Although I was OK with the plan I thought was going forward based on the consultation, I am strongly opposed to this new plan. My opposition is for two reasons: the lack of transparency around it, and the very poor fit of this plan for Wildwood.

First, I would like to see decisions on this plan delayed until after there is open, transparent consultation with the neighbourhood about the revisions to the plan. Without the eagle eyes of our neighbourhood planning committee, we would not have known about these changes as the city

website (<https://engage.calgary.ca/westbrook/REALIZE>) still shows the plan developed through the consultation process. This is deceptive, and makes the consultation process feel like a sham. The city needs to provide answers to some questions, starting with why the results of the consultation process were ignored. The city should reopen the consultation process with this new plan, and collect feedback from the neighbourhood, and delay making any decisions until this is done.

Second, this plan is a bad fit for Wildwood for a number of reasons.

1. Wildwood is an older neighbourhood with narrow, curving streets and minimal points of entrance and exit from the neighborhood. At present, with cars parked on both sides of the street, there is only room for one car to pass at a time. With increased density without considering parking, this will make our roads even more congested. There is already significant congestion in the neighbourhood, and the intersection at 45<sup>th</sup> and Bow Trail is already very congested at peak times. With an elementary and middle school in the neighbourhoods adjacent to Bow Trail, this could lead to even more driving if parents feel it is safer to drive their kids to school due to the increased traffic. Wildwood also has a 1950s era sewer system that is at capacity and would be strained with the level of density the city is now proposing. We already have safety concerns about traffic around the school. According to the city's brochure on the consultation process, ~75% of residents in the Westbrook area are opposed to this level of development within the neighbourhoods, though there is support for development around the C-train stations, the mall, and along Bow Trail ([https://engage.calgary.ca/download\\_file/view/7561/1935](https://engage.calgary.ca/download_file/view/7561/1935)). I would not consider this a mandate for change!
2. Calgary is committed to increasing the tree canopy from 8.25% to 16% (<https://www.calgary.ca/service-lines/2019-2022/urban-forestry.html>). Wildwood contributes 9 city-maintained trees/hectare (<https://maps.calgary.ca/TreeSchedule/>), which does not include the owner planted trees that most of us have in our yards. As an older neighbourhood, many of these are mature trees, and many line Spruce Drive. The densification plan proposed by the city will result in the loss of mature trees, and young mostly columnar trees to fit the smaller amount of yard space and shrubs will not restore that canopy. It is well known that trees are important carbon sinks and provide shade to keep our neighbourhood cool. With a warming planet, increasing not decreasing the tree canopy should be the priority, and in line with the city's Climate Change Program (<https://www.calgary.ca/environment/climate/climate-change.html?redirect=/climateprogram>).
3. Calgary recently became one of the first Nature Canada Bird Friendly Cities (<https://engage.calgary.ca/CalgarysBird>). This involves mitigating the threats to birds by supporting habitat maintenance. The mature trees in Wildwood contribute to this effort by providing birds with a high perch to avoid predators when resting or nesting. The mature Mayday, Mountain Ash and chokecherry trees found throughout our neighbourhood provide food for migrating and overwintering birds. The proposed development plan will result in the

loss of trees and therefore decreased bird safety.

4. Densification at this scale works best in areas with existing infrastructure: shops within walking distance and an area well served by public transit. This does not describe Wildwood! We currently have few stores within walking distance, and many of the Bow Trail bus routes were removed (particularly to downtown) after the West LRT was built. Adding density without improving infrastructure will not make the community more walkable. Removing the greenbelt along Spruce drive will actually decrease the walkability of Wildwood. There will just be more of us driving in and out of the community to get to shops and transit hubs. If the city was serious about redesigning the city to make it greener, include Bow Trail between 33<sup>rd</sup> – 45<sup>th</sup> St in the Main Streets project. This would allow for multi-use development (shops with housing above, like the Casel on 17<sup>th</sup> near Crowchild), and since this street ties in the four neighbourhoods in the Westbrook area (Wildwood, Westgate, Spruce Cliff and Roscarrock), would benefit the entire area. I see the development around the Brentwood Mall/C-train station as an excellent example for what could be done around Westbrook.
5. Furthermore, I do not understand the push to make a rapid decision about redeveloping Wildwood. There are high density housing starts east of the Shaganappi golf course, in front of the existing towers at 33<sup>rd</sup> and Bow Trail, and plenty of areas around the Westbrook Mall/C-train that have not been developed. In addition the council recently approved the development of five new communities on the outskirts of Calgary, with the potential for three more approvals in 2022 (<https://globalnews.ca/news/9017775/calgary-city-council-greenlights-five-new-communities/>). Although I understand the need for housing choices, I do not see that they have to all be in the same neighbourhood. The Westbrook area adjacent to Bow Trail (Wildwood, Westgate, Spruce Cliff and Roscarrock) all have different levels of density and styles of housing, providing housing choice within the region. I have spoken to several of my neighbours who recently moved to Wildwood to escape from neighbourhoods that have been densified similarly to the plan for Wildwood (Montgomery, Renfrew, Marda Loop). Clearly, less dense neighbourhoods with predominantly single-family homes are highly desirable within the inner city. I question what is driving making a rapid and non-transparent decision about development in the Wildwood community. Is there developer money driving it?

I am not opposed to development and change per se. I live near 45<sup>th</sup> and Bow Trail and welcomed the addition the new buildings at that intersection (5-Vines is awesome!). I was not opposed to building the apartment complex that was first planned for Bow and 45<sup>th</sup> (and was ultimately built at 38<sup>th</sup> and Bow). What I am strongly opposed to is the over-development plan outlined for Wildwood in the attached flyer. This was not what was presented to us as part of the consultation and is incompatible with the neighbourhood itself. I request that the city not rush this and delay the

decision on the plan for Wildwood. As a resident of Wildwood, I would like to see open and transparent consultation about the changes that were made to the plan we thought was going through based on the extensive consultation process.

Thank you for your time in reading this letter.

Kind regards

Rebekah DeVinney, PhD

Associate Professor | Cumming School of Medicine | University of Calgary

**From:** [Tim Fraser](#)  
**To:** [Public Submissions](#)  
**Subject:** [External] Dec 8 Municipal Infrastructure and planning committee meeting  
**Date:** Friday, December 2, 2022 5:13:15 PM

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I have read and agree with the FOIP information.

We are writing with concern for the densification plan suggested for Wildwood.  
We have lived in Wildwood for 40 years.

The plan does not seem to be thoroughly researched. The information has not been clearly presented and enough time given for community involvement in the decision making. There seems to be many things that have not been considered and addressed. In an older neighbourhood, the lack of infrastructure to accommodate the planned additional buildings would seem inadequate.

Congestion with insufficient access is also a major concern. With Wildwood school, Edworthy Park and the dog run park, the traffic concerns in our neighbourhood are already of great concern to parents and other residents. There have been complaints about the need for traffic calming measures on Spruce Drive. Additional housing could only exasperate the traffic concerns that have not been solved.

Safety has been an issue with existing traffic in the past and does not seem to have been addressed by the City.

We believe this decision should be delayed to allow more resident involvement and city investigation into the implications.

Carolyn and Tim Fraser  
Wildwood residents

**From:** [TRICIA DONNELLY](#)  
**To:** [Public Submissions](#)  
**Subject:** [External] Dec 8, 2022 Municipal Infrastructure and planning committee meeting - Community of Wildwood  
**Date:** Saturday, December 3, 2022 3:42:08 PM

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I have read and agree with the FOIP information provided. The submission below can be used for the Dec 8, 2022 committee meeting.

To all involved on this important file,

We are long-time residents of Wildwood and moved here 20 years ago from the Calgary community of Killarney as we were seeking a neighbourhood with less density than Killarney was becoming. Wildwood was perfect for us with the winding streets, mature trees, lovely green spaces, single family homes, and Edworthy Park as an accessible backdrop. Once we moved into the neighbourhood we realized this place was special. There was a feel like no other place we've lived and that is due largely to the caring, friendly and connected neighbours. Kids (and adults) can be found playing outside in the neighbourhood and parks in the day, evenings and weekends. People know each other and plan with, support, educate, socialize, and watch-out for one another.

This truly is a special place. We feel safe here.

Information regarding the Westbrook Local Area Plan had been shared in our mailboxes, but until recently, very little was understood within the community about the densification plans in relation to Wildwood.

The recent information regarding the map on pg 11 of the linked document is quite concerning. [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)

As long-time homeowners who have invested in this community in two homes over the past 20 years, the information mapped-out is surprising to say the least and has not, in our opinion, been adequately day-lighted, discussed or considered with the impacted parties - that being the community residents who have invested in the community.

The sorts of densification identified and the manner in which it has been shared or lack thereof brings with it all the usual concerns:

- lack of open, transparent consultation allowing for two-way dialogue
- additional vehicle traffic with inability to accommodate for it (few roads into the neighbourhood that are already congested at certain times of the day)
- parking would become an issue
- infrastructure pressure considerations
- safety concerns broadly in the community with the increased traffic (Wildwood School, Quest School, parks and green spaces in particular)

Based on these and other concerns, we would strongly support delaying any plans to move forward with

this area plan to allow for appropriate and meaningful community engagement to occur with Wildwood residents.

Yours sincerely,

Tricia and Todd Donnelly

**From:** [Richards, Morgan](#)  
**To:** [Public Submissions](#)  
**Cc:** [CAWARD6 - Ralph Smith](#); [Pootmans, Richard](#); [Schryvers, Peter](#); [REDACTED]  
**Subject:** [External] December 8th Municipal Infrastructure and Planning Committee Meeting - Wildwood Community Concerned Resident  
**Date:** Wednesday, November 30, 2022 9:54:53 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

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Good Afternoon,

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.

On top of this, one of the main reasons my husband and I moved into Wildwood – and paid a premium to do so – was the large, private lots and excess of mature trees. We wanted a home our children can grow up in and a backyard where they have the space and privacy to do so. The traditional bungalow style housing in the neighborhood provides a charm that other neighborhoods in the city that have been redeveloped now lack. We previously lived in Montgomery and moved away because the blue skies and trees we looked at when we moved into the home in 2015 were replaced with a 6 story condo and a 4 plex unit next to us. Effectively blocking us in and making our back yard feel like a fish bowl free to any eyes whose homes were high enough. Moreover,

the development on Bowness road, which was intended to increase walking and biking, in fact made the street very narrow and in my opinion quite dangerous for those who needed to park there day after day. There was little to no room to pull around people getting in and out of their vehicles, let alone pull over at all if emergency vehicles needed to get by – which with the hospitals right there they often did. Lastly, the densification of this area cause significant problems to the parking situation. I have, and do strongly feel that the city's view on building these massive condo complexes, without enforcing adequate parking for each unit, greatly impacts the surrounding areas and neighbors. It congests everything and causes people to park on both sides of streets that were never meant for this and do not provide sufficient space for cars to move in both directions.

It is disappointing to see that on the plans they are trying to push through for Wildwood that the areas zoned for condo's again do not provide adequate parking for each unit and in fact only 0.5 parking per unit. These units are planned along the only main access points into and out of the community and I fear the amount of street parking that will happen because of this will only further congest and effectively blockade residents who live further into the neighborhood during peak traffic times.

Lastly, the major charm of Wildwood along Spruce drive is the openness and the trees which service as a major walking area for most of the residents who use it widely. By rezoning for condos I feel this will completely change the landscape of the neighborhood for current and all future residents. Not every neighborhood in the city needs to look the same and some should be left as is with a few updates instead of completely applying blanket changes that may or may not work for the area.

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 concerningly 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 and considering the concerns of area residents,

**Morgan Richards** | Branch Administrator

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**From:** [Foss, Tom](#)  
**To:** [Public Submissions](#)  
**Subject:** [External] RE: Dec 8th: Municipal Infrastructure and Planning Committee Meeting ( Wildwood LAP)  
**Date:** Monday, December 5, 2022 8:18:37 AM

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This is my submission and I have read and agree with the FOIP information. Thanks

**CLIMATE EMERGENCY – HOAX – VIRTUE SIGNALLING**

On November 15<sup>th</sup>, 2021, Calgary City Council voted to declare a Climate Emergency. “It puts the local government on record in support of emergency action to respond to climate change and recognizes the pace and scale of action needed.”.

One would assume that council would make decisions to deal with an “emergency” with a sense of urgency as anyone would deal with any other emergency. Does this plan and making all of Wildwood R2 helping or hurting Calgary’s Climate Strategy – Pathways to 2050 Is an indication that this call to action is just virtue signaling with no real plan or concern around climate change? Maybe you feel climate change is just a hoax?

1. How does allowing two infill homes to replace a currently single family home help the climate? In the short term, tons of cement, waste, debris, earth will be trucked to landfills. Has the city studied this impact? Could I see these studies.
2. Streets will be dug up, sewer lines, and infrastructure replaced, removed and new product added. Has the city studied this impact? Could I see these studies.
3. Two new buildings will be erected. The biggest contributor to landfills is construction waste. These new infills will increase this even further. Staying at R1 allows more homes to renovated, updated with less construction waste and not need to change current driveways or basements and no new cement needs.
4. Efficiencies of building infills, working around current infrastructure, houses, trees, roads and sewer lines, existing sidewalks if inefficient and costly.
5. City infrastructure, Wildwood is a 70 year old community, can it support a doubling or tripling of its population? Has the city studied this impact? Could I see these studies.
6. Infills, cover the majority of the lot, new sidewalk and driveways take up most of the green space. On a recent infill, all the mature trees were removed and only a few small shrubs replanted. Cutting down 18 mature, some 70 year old spruce trees removes the trees that help reduce carbon and help deal with the “emergency”. These are all lost. Then the trees that are removed are either burnt or chipped, all releasing the carbon they have captured and stored over the last 70 years. Has anyone studied this effect on the climate emergency? Has the city studied this impact? Could I see these studies.

7. Cars on the road. There will be double the vehicles, more traffic and two of the three access points to Bow Trail are congested and on 45<sup>th</sup> there is no chance to expand. If Westgate grows then the problem doubles. Access to Spruce Drive from Wildwood Drive and 45<sup>th</sup> will be congested as the multifamily homes will be built on all four corners of those intersections. Has the city studied this impact? Could I see these studies.

8. Cost efficiency. Does the city make more money from moving from R1 to R2? The loss of tax revenue, the potential drop in house values and tax loss, does it offset the increased income from the two new infills? How long does that take to recover? How long does it take to recover the costs of city inspectors, sewer lines, hook ups and completion of all services, additional city permit and admin people to handle the new building permits. How long is this payback period and who pays for this in the interim? Has the city studied this impact? Could I see these studies.

9. Emergency services, EMT, police and fire infrastructure is stretched. Doubling the number of dwellings and increasing the population in Wildwood and Westgate will further stress these resources. Where in the city budget and planning have this been accounted for? Has the city studied this impact? Could I see these studies.

10. Can you tell me if there was an environmental study done on the effect of cutting all the mature spruce trees on the lands east of Shaganappi golf course? That entire area has been denuded. Has there been a study on how many mature trees will be lost in Wildwood alone? There seems to be a lack of transparency as the original comments on the plan did not indicate a blanket change from R1 to R2. There were over 66 letters of opposition submitted against a proposed subdivision on 74 Wildwood Drive. How does the city believe there is not going to be much more opposition to the entire area being redesignated? Are they considering the wishes of the residents in Wildwood or are they pursuing some other agenda? I see these actions being a huge use of carbon. If there is indeed a climate emergency then I would like to see the city do a study to determine the effects of a mass change from R2 to R1 will have on Calgary Climate Emergency Plan? If the study can prove that this new land designation plan can reduce carbon emissions and deal with this emergency then I am confident that more Wildwood residents will get behind this. Unless my questions are answered and studies done, then one might assume that the climate emergency declaration is just a hoax or virtue signaling as anticipated building and housing density will only add to the problem. Instead of responding to climate change, these actions actually exacerbate the increase the rate of the impact on climate change.

If you could please acknowledge the receipt of this email and if for some reason it has not reached the correct place to express my opposition of the plan to change Wildwood from R1 to R2 which is against the will of the majority of the residents in the area, please let me know who I should send it to. Thanks for your time and consideration. I look forward to seeing these studies.

Tom Foss  
48 Wildwood Drive SW  
Calgary T3C 3C5

403 850 6419

*Tom Foss*, Senior Portfolio Manager  
and Investment Advisor  
**RBC Dominion Securities**  
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(403) 299-7128 | 1-888-220-4722 Canada Toll Free  
1-800-310-6484 North America Toll Free

**From:** Public Submissions [mailto:PublicSubmissions@calgary.ca]  
**Sent:** Monday, December 05, 2022 8:14 AM  
**To:** Foss, Tom <tom.foss@rbc.com>  
**Subject:** RE: Dec 8th: Municipal Infrastructure and Planning Committee Meeting ( Wildwood LAP)

[External]/[Externe]

Good morning Tom,

Thank you for your email.

If you wish for your comments to be added to the December 8 Infrastructure and Planning Committee Meeting, please resubmit using the Public Submission Form or email us back with your attachment at [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca) letting us know that you have read and agree with the FOIP information below. Please ensure you resubmit or reply at your earliest convenience.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information and comments will be made publicly available as part of the Agenda/Minutes and be published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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Thank you,

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E: [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)

**From:** Foss, Tom [REDACTED]  
**Sent:** Monday, December 5, 2022 7:33 AM  
**To:** Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**Subject:** [External] Dec 8th: Municipal Infrastructure and Planning Committee Meeting ( Wildwood LAP)

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10. Can you tell me if there was an environmental study done on the effect of cutting all the mature spruce trees on the lands east of Shaganappi golf course? That entire area has been denuded. Has there been a study on how many mature trees will be lost in Wildwood alone? There seems to be a lack of transparency as the original comments on the plan did not indicate a blanket change from R1 to R2. There were over 66 letters of opposition submitted against a proposed subdivision on 74 Wildwood Drive. How does the city believe there is not going to be much more opposition to the entire area being redesignated? Are they considering the wishes of the residents in Wildwood or are they pursuing some other agenda?

I see these actions being a huge use of carbon. If there is indeed a climate emergency then I would like to see the city do a study to determine the effects of a mass change from R2 to R1 will have on Calgary Climate Emergency Plan? If the study can prove that this new land designation plan can reduce carbon emissions and deal with this emergency then I am confident that more Wildwood residents will get behind this. Unless my questions are answered and studies done, then one might assume that the climate emergency declaration is just a hoax or virtue signaling as anticipated building and housing density will only add to the problem. Instead of responding to climate change, these actions actually exacerbate the increase the rate of the impact on climate change.

If you could please acknowledge the receipt of this email and if for some reason it has not reached the correct place to express my opposition of the plan to change Wildwood from R1 to R2 which is against the will of the majority of the residents in the area, please let me know who I should send it to. Thanks for your time and consideration. I look forward to seeing these studies.

Tom Foss  
48 Wildwood Drive SW  
Calgary T3C 3C5  
403 850 6419

*Tom Foss*, Senior Portfolio Manager  
and Investment Advisor  
RBC Dominion Securities

DOME TO WER | 14th Floor, 333 7th Avenue SW  
Calgary, Alberta T2P 2Z1  
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**From:** Sara Klimes  
**To:** Westbrook Plan; Mayor; Public Submissions; CAWARD6 - Ralph Smith  
**Cc:** [REDACTED]  
**Subject:** [External] Westbrook LAP - concerns for the community of Wildwood  
**Date:** Friday, December 2, 2022 10:43:32 AM

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Dear Infrastructure & Planning Committee,

CC: Mayor Gondek;

CC: Councillor Pootmans;

CC: Wildwood advocacy;

I'm writing to express my profound disappointment with the Westbrook LAP development changes as they apply to Wildwood.

I do NOT support the redesignation of RC-1 lots to H-GOs along Spruce Drive SW.

I do NOT support the redesignation of RC-1 corner lots to R-CG/H-GO throughout Wildwood.

I do NOT support the redesignation of RC-1 lots along 45<sup>th</sup> St (south of Spruce Dr) for development of 4-storeys or greater.

I do NOT support the blanket redesignation of all other RC-1 lots to RC-2 lots within Wildwood community.

There is no need to replace an existing \$600 family home with two \$900 'ground-oriented' homes. This does not solve the housing crisis!

What we need in Wildwood is more affordable, diverse, housing options. We need more legal basement suites and laneway suites FOR RENT. These types of housing options are needed for people on a fixed or unreliable income (seniors, students, persons with disability, gig-economy workers). We also need strong rent controls to ensure stability of housing, but that is a separate issue.

There is no need to replace an existing \$600 family home with two \$900 homes. If someone can afford a mortgage for a \$900 home then they have many housing options!

When one of these 1950s bungalows is removed for infill, we lose the established trees on the property as well. Many of these trees are 60-70 years old and provide a necessary canopy during increasingly hot summers. When two (or more) infills are built they come with loud AC units to accommodate for the lack of natural canopy. This would seem to fly in the face of any smart climate-change mitigation strategies required for resilient communities. Indeed, this side effect of your proposed density plan seems contradictory to the City declaring a climate emergency.

I am also concerned that this densification will not be accompanied by an improvement to Wildwood infrastructure supporting this many new residents. There are only three main entry/exit points into the community (45th St @ Bow Tr, 37<sup>th</sup> St @ Bow Tr, and 33 St @ Bow Tr through Spruce Cliff). Where is the plan to deal with increased traffic, parking, waste management, water and sewage needs? The Westbrook LAP, as it relates to increased density in Wildwood, appears poorly and inadequately developed.

Finally, there is a noticeable pride of ownership within Wildwood; people have put a LOT of time and effort into these bungalows. This blanket densification plan will have the effect of losing these well-built, solid, and beautifully maintained 1950s homes; this has already happened in Altadore and West Hillhurst.

There are many options for homebuyers in Calgary who want a new infill. There are less and less options for people who want a smaller home with a bigger yard, with mortgage helper-options like basement suites and laneway suites. Additionally, rental vacancy rates continue to decline for those not interested or unable to purchase their home.

I support increased densification BY INCREASING THE AMOUNT AND DIVERSITY OF RENTAL OPTIONS AVAILABLE WITHIN THE RC-1 lot designation.

I DO NOT support the Westbrook LAP as it relates to the community of Wildwood currently.

Thank you for your time,

Sara Klimes

Wildwood resident of 11 years

**From:** [Laura Atkins](#)  
**To:** [Public Submissions](#)  
**Subject:** [External] WESTBROOK LAP/comments to be added to the December 8 Infrastructure and Planning Committee Meeting/ FOIP acknowledgement/WESTBROOK LAP  
**Date:** Monday, December 5, 2022 2:42:58 PM

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here is my attachment

sent originally November 30 and requested by city to resubmit to be added to public record to this address with FOIP acknowledgement:

To whom this concerns

I am advocating for delay in the WESTBROOK LAP in particular on behalf of the broad brush approach to city planning rather than a transparent and thoughtful approach to what citizens of different neighbourhoods need and want in their inner city environments including our community, WILDWOOD, which is not a part of or similar to Westbrook at all.

I wanted to write another heartfelt letter filled with thoughts and concerns, discussion of items such as traffic, road use, access to transit, current infrastructure limitations, walkability, where the water for new density in inner city neighbourhoods is going to come from in light of caps on the river, ancient sewage systems, a well used wildlife nature corridor that holds up the ridge above the river and the risks of erosion which in the past have been used to deny development in this same area and how we function as hosts to much of the city thru our neighbourhood streets on foot, bike, stroller and with pets to access the river and Edworthy Park.

However, I have already written that letter a few times without feeling heard. For example, I wrote and discussed and attended presentations of many of these same issues just a month ago on the Land Use Amendments that the calgary builders community wrote and council voted to accept. It was like letting the wolf design the henhouse and many many Calgarians walked away feeling that information and consultation was obfuscated, delivered at last minute with tight response deadlines and not with the stake holder communities being truly and honestly consulted.

I and many I know voted for progressive candidates we hoped would introduce smart, thoughtful incremental changes to our city planning to introduce better walkability, infrastructure and densified inner city living while receiving data on what changes were working and implementable into other inner city communities. Instead we feel we have lost representation for our voice, and a rational thoughtful approach to neighbourhood densification and yes, it turns out we were duped and feel that our council does not represent and defend the peoples interest anymore.

I know the argument of the city's consultation efforts will weigh heavy as you justify this chainsaw approach to planning but may i just mention what an elitist and privileged exclusionary process you have developed? How can anyone but rich people without jobs or families take days off to attend a multi day council meeting process.

An honest consultation effort would involve encouragement and transparency with communication thru Community Centres that can then dispense, explain, look for solutions and even administer your instruments to gage a more democratic and diverse input into these generational and life changing

neighbourhood and city planning decisions.

The WESTBROOK LAP. Yes, consultations were held and compromises looked possible and then all was reversed and the final plan was revealed days before this deadline in a hidden map online, not the working model that gave an impression of concessions and not the one publicly distributed prior.

I know very few Calgarians against densification. It is puzzling how City Hall takes these steps in order to create 'the missing middle' a hilarious misplacement of affordable housing..I mean, it allows builders to buy the least expensive inner city home lots and build multi family units that each start at a price point for each unit double what was there previously. This is not a way to create affordable housing...but it does create a larger inner city tax base for sure. Call it what it is...which still leaves those in the middle without inner city housing.

Why not in an incremental way, start like the city of Seattle did? An architect friend in Seattle mentioned after we left and the city finally started to get serious about its housing and transportation woes, one of the first steps they took was to count the number of cars on major thoroughfares. It that number reached a predetermined threshold no future development could be built on those transit roadways without commercial platforms and residential above. None. This is smart.

I cannot walk to the train or a grocery store from my inner city neighbourhood. The commercial strip malls from the 50's are still the only commercial bands in inner city neighbourhoods, dilapidated and limited and often no where nearly adequate to serve the surrounding humanity even with basic useful needs let alone adding walkability and livability to our neighbourhoods in any kind of enriching way.

We need densification but come on, we need it to be sensible and responsive to peoples (neighbourhoods) needs. The infrastructure is not currently available or even on the books to support this type of broad brush zoning changes. As far as I can tell you are asking inner city households to give up their vehicles, at the same time as using their taxes to build the vehicle reliant and friendly suburban infrastructure adding to Calgary's crown city planning achievement as the largest city sprawl per capita in North America. So we are to pay for the drivers with their 3 car garages in the burbs? seriously? How many new communities are permitted on the very outer fringes of Calgary as we speak? Someone told me it is 29...I do not even have the heart to look it up.

**Please delay this process and engage in meaningful consultation with the stakeholder communities.**

Perhaps many neighbourhoods will have similar needs and desires in their densification goals and can join into voluntary LAP's.

Throwing Wildwood into Westbrooks LAP is ill-advised and frankly lazy city planning and if we look around Calgary at past planning outcomes and consequences or even just listen to the experts, the retired planners who were universally so vehemently against the blanket broad brush policies council implemented last month, perhaps we could have an inner city that is diverse, dense and with a happy majority.

I understand it needs to happen, I understand everyone will never all agree but you can do better than this.

You need to do better than this.

Please, the quality of our lives and lifestyles as well as our children's futures depends on it. Sounds dramatic, but fully, is truth.

We are counting on you to do your job, for us. This effort does not pass muster.

Vision, communication and leadership please.

Laura C.A. Hirsch /age 61

small business owner/ psychometrist and

born and raised calgarian by an architect and subdivision developer

fully aware of the role the city has played thru the planning process on many local projects and frankly not too ignorant as suggested by the city on past amendments, to have an informed opinion or understanding of the complexities involved in such endeavours.

**\*\*I, LAURA HIRSCH have read and agree with the FOIP information below.**

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017,  
**your name, contact information and comments will be made publicly available** as part of  
the Agenda/Minutes and be published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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Thank you,

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**From:** [Holly Clark](#)  
**To:** [Public Submissions](#)  
**Cc:** [Mayor; Westbrook Plan; advocacy@mywildwood.ca; CAWARD6 - Ralph Smith; Pootmans, Richard; Pe \[REDACTED\]](#)  
**Subject:** [External] Written Submission by Wildwood Resident - Dec 8 Municipal Infrastructure and Planning Committee meeting - Westbrook Local Area (LAP)  
**Date:** Wednesday, November 30, 2022 3:59:56 PM

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I am writing today as a 35-year proud and engaged resident of the community of Wildwood to express serious concerns with the proposed Westbrook LAP and the potential negative impact upon the quality of life in Wildwood and to express my opposition to the final edition being presented for consideration.

I have been involved throughout the “consultative” process undertaken by city planners. I have listened, reviewed, considered and provided feedback on the various editions of the plan. I have answered specific questions. I attended the virtual public info session on November 2 where planners discussed the latest version intended to proceed to committee. And I have reviewed the final edition, including the limited scale map which identifies very specific changes. Before outlining my specific concerns below I need to express disappointment and frustration with the lack of transparency in the final public information session - I left that session with a sense that my feedback - and the feedback of many of my neighbours opposing significant densification within the community - had been heard and incorporated into the final version of the plan. My faith in government action had actually been restored a little bit. It was not until two days ago when the limited scale map actually in the final edition was highlighted for me did I realize that in fact what I heard and understood from the planners on November 2 to be the final recommendations bore no resemblance in fact to the edition being presented. To be succinct, I am outraged by the lack of transparency and feel duped. The level of disclosure in advance of the public info session was significantly less than in prior sessions and, to give the benefit of the doubt, it may be that the minutia was available to the public by drilling into a multitude of links on a Google sheet that was shared. But the information presented at the level at which it was presented did not disclose the level of densification embedded in this final plan. As a citizen I am extraordinarily disappointed that citizen and community feedback was neither integrated nor obviously valued. Hence this submission to address committee directly and to make my voice heard.

I am a realist and I understand change is inevitable. And well considered change can be very good. I am not opposed to change. Nor am I opposed to densification. I understand the need for communities to evolve and respond to the needs of the collective. Housing choice is important. And ... quality of life of residents within existing communities must be considered and not forsaken in the interests of adherence to planning “concepts” and “structures.” What works for one community does not work for all communities. My adult children, for example, both live the new planned community of Livingston, which offers great diversity of housing. It is an amazing community and it works because the densification concepts are applied to a community developed with appropriate infrastructure (save for transportation, of course, which eagerly awaits development of a North Green Line). My point here is that blindly

applying the same concepts of diversification to a community that is not starting from scratch, but has an existing character and limited infrastructure and already significant challenges (traffic, walkability, sewer capacity, erosion and preservation of green space), is not a positive development. It has the potential for real harm to this community which (in my biased opinion) is a gem within Calgary. In my opinion, should the LAP in its current “final” form be approved, the community of Wildwood would become a sacrificial lamb to developers and the theoretical ideal of “densification.”

Specific concerns I would like to highlight:

- Wildwood will cease to have RC-1 (single detached family homes) zoning and will indiscriminately move toward the city supporting the approval and construction of R-2 (semi-detached homes / duplexes) plus secondary suites throughout. There are already many new duplexes being constructed/ have been constructed in the community and that is great. However, residents who bought properties and renovated their single detached family homes in the community (I have done both) have invested significant resources to be in this community, because of the character of this community, and that investment will be diminished by wholesale change in rezoning and the character of the community, quality of life within the community, will in my humble opinion also be diminished. Additional concerns related to this rezoning are identified below.
- In certain areas, including but not restricted to 45th Street (across from Wildwood school), this version of the LAP will allow for development of up-to-four storey structures. I am vehemently opposed. This increase in development will significantly increase traffic, which is already congested, and will create safety risks for our children. The increase lot coverage of these properties will reduce the size of yards and tree canopy (an important feature of Wildwood), loss of sunlight and backyard privacy. Imposition of any 4+ storey development in a community that until now has been primarily a single family residential neighbourhood will change the nature of this neighbourhood. Surely goals of growth and diversification in housing can be achieved without destroying the character of neighbourhood!
- Building heights specifically along the green space of Spruce Drive and on 37th Street (for example) would allow for up to three-storey development, townhouses, rowhouses, etc. This will create significant challenges with parking and traffic and also has the potential to negatively impact tree canopy, loss of sunlight and backyard privacy throughout a significant portion of the community. In my opinion this scale of development in the heart of the community would sacrifice the character of this residential area and what makes Wildwood so inherently special.
- Corners, next to laneways (i.e. alleys) will now be supported by City Planners for R-CG / H-GO townhouse/townhouse style housing of at least three units on one single-detached family lot. There is a proliferation of these lots identified on the limited scale map throughout the community. It is mind boggling to me that the planning department believes this is feasible in a community like Wildwood that has long, windy roads and many crescents and cul-de-sacs. The community is simply not equipped to deal with the magnitude of this densification. There is a high likelihood of significant traffic increase of vehicular traffic on these streets and will strain on-street parking and access and egress points. Undoubtedly there will be a negative impact on property value of adjacent or nearby properties. Given the proliferation of these identified properties, this will create a significant problem for a significant portion of the community, and therefore for all of us.
- Emergency evacuation of Wildwood will be compounded by densification, given the

design of the community as it exists. Good planning must, in my opinion, take into account what is real and current and not just focus on an ideal.

- Significantly increasing the population of Wildwood by implementing these highlighted changes will put additional pressures on our green spaces and parks, particularly Edworthy Park and the Douglas Fir Trail, which are already challenged by overuse that leads to wildlife conflicts as wildlife corridors are interrupted. Wildwood is aptly named. It is not unusual to have deer munch on my front lawn or to see a bobcat under my deck or coyote walking down the lane, This spring I had a moose wander into my backyard and have an afternoon siesta until it decided to leave. Widespread increased development throughout the community will increase pressure on our wildlife, our flora and thereby on our quality of life.

The impact of increased traffic within the community must also be addressed with any proposed growth in development. The Spruce Drive corridor already sees undesired traffic patterns as a result of people from outside the community using the neighbourhood to circumvent traffic congestion on Bow Trail. As well speed limits, especially in playground zones, are often ignored by people using Edworthy Park. This is already a serious issue in Wildwood - without any change in development. And, to make matters worse, there are limited (i.e. three) access and egress points in and out of the community (45th, 37th and 33rd Streets) - it is already untenable and the proposed changes will only exacerbate this!!!!

In closing, my husband and I moved to (and stayed for 35 years) in Wildwood - because of the residential quality of the community, the tree canopy, the green open spaces. the wildlife, the walkability and proximity to Edworthy Park which is a treasure. We raised our children in this community because of its character. We walk our neighbourhood many times each day. The changes proposed, without addressing serious concerns of already existing traffic congestion, dated sewer infrastructure, transportation / traffic infrastructure, very limited access points that are already congested at peak times, erosion issues on the slope, no back alleys along the ridge and strain on our wildlife and green areas (not an exclusive list) will forever negatively impact the character of this community.

I respectfully encourage the Committee, and Council, to send this LAP plan back to planning with a directive to actually LISTEN to the feedback of affected residents, to actually CONSULT and COLLABORATE our community associations, to actually INTEGRATE suggestions for positive change and to BE TRANSPARENT moving forward (which sadly has not been the case). Please strive to diversity and grow while preserving the unique character and sense of community within our neighbourhood. This LAP is wholly unacceptable, intrusive and contrary to the core stated values of the Westbrook Communities.

Respectfully submitted  
Holly J.R. Clark  
440 Wildwood Drive SW  
Calgary AB T3C3E7

Sent from my iPhone.



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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) Carol

Last name (required) Foster

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

What is the group that you represent?

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)

**Community development committee - 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)  
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'd like to speak out against the densification of Wildwood. This is in part, due to past performance and a lack of trust that it will be handled well. The Westbrook LRT, and corner of Spruce and Bow are both examples of the complete eyesore that the community has been left with from previous plans. Access to and from Wildwood has gotten increasingly difficult now with the revamp of 37th and Bow and the gas station entry way (always a problem) along with the recent development of the building on 45th and Bow, and lack of turn signal and through lane development, etc, etc, etc. The access to Edworthy park has gotten increasingly busy, bringing more traffic to the community with relatively few solutions put forth by the city re: traffic calming measures. Further to that, why are 4 story homes being entertained in a utility corridor and over-top of a massive pipeline? This seems unusual.

I would suggest a show of good faith and more thorough thinking in one or all of these areas if you would like to see more support from this community.

Thank you for the opportunity to comment.



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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.

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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?

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)

Rezoning Wildwood from R-1

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)

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. The proposed changes would allow developments that are incongruous with existing single family homes. The city does not seem to understand a scale-appropriate re-development of established neighbourhoods. 4 storey apartments and 4-plex dwellings on any corner lot is beyond what we feel is reasonable. We are opposed to the rezoning.



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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) 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?

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. 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 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)	Larry
Last name (required)	Lalonde
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Wildwood Community Association

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 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)

# UPDATE ON THE WESTBROOK LOCAL AREA PLAN (LAP)

## What you need to know

Wildwood, will cease to have RC-1 (single-detached family homes) zoning and will move toward the City supporting the approval and construction of R-2 (semi-detached homes/duplex plus secondary suites).

Corners, next to laneways (i.e., alleys) will now be supported by City Planners for R-CG/H-GO rowhouse/townhouse style housing containing at least 3 units (up to 3-stories high) on one single-detached family lot.



The map highlights increased density of 4 stories or greater across from Wildwood School along 45 Street and other locations within Wildwood.

Despite advocacy efforts over the past three years and City Planner assurance they would listen to residents who voiced their opposition to increasing density community-wide, they have done the opposite.

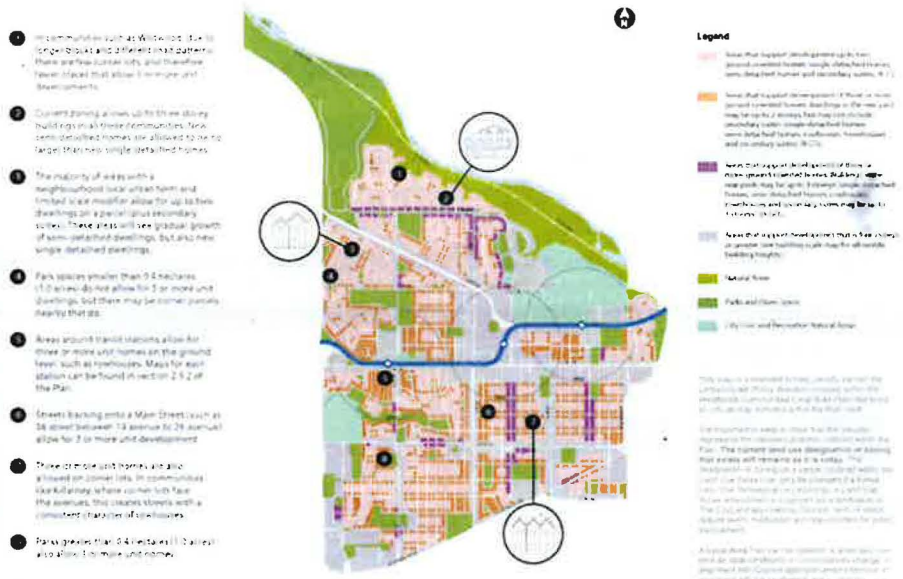
**Through meetings and review of the comments received to date by the City, as well as conversations with neighbours, the Advocacy team is aware that more people have expressed opposition to an increase in density within Wildwood than support it.**

## Did you know?

The City of Calgary is sharing the final edition of the Westbrook Local Area Plan (LAP) which identifies areas of new density and growth. This includes Wildwood. **This is the final document that will be reviewed at the Infrastructure and Planning Committee on December 8 and will go to City Council for approval in January 2023.**

At the last Open House, the City shared a map not included in the LAP document but on page 11 of another document buried in the information provided at <https://calgary.ca/Westbrook/ENGAGE> found under the tab within the section "Increasing Housing Choice". This map had never been shown before.

## Limited Scale Map



## What can you do?

Voice your opinion on increased density within Wildwood:

- **Submit comments to the Infrastructure and Planning Committee meeting taking place on December 8, 2022 and City Council in January 2023 at**  
<https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html> or email the City Clerk's office at [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca) to register to speak.
- **EMAIL THE MAYOR, CITY COUNCILLORS & THE WESTBROOK PLANNING COMMITTEE** [themayor@calgary.ca](mailto:themayor@calgary.ca); [Westbrook.plan@calgary.ca](mailto:Westbrook.plan@calgary.ca) or contact a Councillor: <https://www.calgary.ca/council/dyncrm-councillors-contact.html>
- **Engage with your community association** ([advocacy@mywildwood.ca](mailto:advocacy@mywildwood.ca)), neighbours and friends in person or on social media

# UPDATE ON THE WESTBROOK LOCAL AREA PLAN (LAP)



## Potential Impacts to Wildwood

Residents adjacent to Spruce Drive, the west side of 38th Street, the entire length of Worchester Drive, 45th Street south of Spruce Drive, most of the corner lots throughout Wildwood including some lots siding onto alley ways and the neighbors to these areas should understand how potential development of these lots could impact them. Additionally, all of Wildwood will be predestinated to R-C2, allowing up to two homes per lot plus secondary suites for each unit. More detailed information can be accessed at [calgary.ca/Westbrook](http://calgary.ca/Westbrook).

## Densification Concerns

Densification within our community brings with it potential benefits and challenges. Below are some of the key concerns we have been hearing from the community - please let the City and community association know what you think about the LAP and their current approach to densification.

- Building heights could be increasing to 4+ stories and lot coverage by buildings could increase thereby reducing the size of yards and tree canopy, loss of sunlight and backyard privacy
- Parking will become problematic as more homes can lead to more vehicles which could lead to more on-street parking
- Wildwood could see an increase in traffic leading to more pressure on the communities limited access & egress points
- Property values could decrease depending on the neighboring structures
- A potential increase to vehicle traffic increases safety risks particularly at school crossings and makes access to parks and green spaces riskier
- Emergency evacuation of Wildwood is compounded by densification
- Increasing the population of Wildwood puts additional pressure on its green spaces and parks, particularly Edworthy Park and the Douglas Fir Trail which is already experiencing overuse that leads to wildlife conflicts as wildlife corridors are interrupted



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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) Elizabeth

Last name (required) Sewart

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

What is the group that you represent?

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)

**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)

Mayor Jyoti Gondek  
Richard Pootmans Ward 6 City Councillor  
Westbrook Planning Committee  
City of Calgary

We purchased a home in the community of Wildwood in 2018. We were struck by and impressed with the layout of the established community, with its meandering streets and lack of grid design. We would like to share that we are extremely disappointed with the communication from the city regarding the Westbrook Local Area Plan. First of all, it is not obvious which communities were included and many Wildwood residents did not believe that we were part of the Westbrook plan. Secondly, the documents lacked clarity with easy to understand diagrams of the city's plan. Finally, the document focused the area as Westbrook as its emphasis, which is adjacent to our community and a more obvious choice for densification, with its proximity to the LRT. This seemed logical to us and the reason why we did not pay too much attention to the original documents. The communication from the city of Calgary, until the most recent, has significantly understated the impact to our beautiful community. Only in the last communication were we made aware of the real effect this plan would have on Wildwood. At a recent community meeting about this issue, one elderly resident asked the question. "do I need to sell my house?" This is an example of the lack of clarity.

We feel that the proposal should strike a balance between preserving the character of the neighbourhood of Wildwood and the city's desire and need for densification. We appreciate that there is a need for densification in our city, but do not feel that it is necessary to compromise the integrity of this amazing community in the process. We do not feel that the current proposal strikes an appropriate balance. This proposal does not consider that Wildwood is a community built in the 1950s around single family homes with matching infrastructure and how increasing the density will permanently alter and forever impact the charm and character of the community. Increased densification within the Wildwood community is sure to increase traffic, pollution, noise which will upset the beauty of the neighbourhood, impact wildlife, as well as affect the current residents in a variety of negative ways. We also have dated roads that will not handle well the increased traffic leading in and out of the community. These roads were not built for the potential densification. As proposed currently from the city, we stress again that we are not anti-densification, rather simply feel that the area of focus should be along Bow Trail, which is more accessible to the city's current infrastructure, specifically the LRT and less intrusive to the residents of Wildwood.

Please consider striking a balance in your proposal which would be a far more thoughtful approach. The traffic concerns along Bow Trail that will be generated with densification, will not impact our beautiful community as significantly and will keep our community's existing beautiful tapestry.

Thanks in advance for your consideration of our comments.

Sincerely,  
Elizabeth Sewart and Bruce Luck  
245 Wildwood Drive SW

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I have read and understand the above statement.

First name (required) Richard

Last name (required) Johnsen

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

What is the group that you represent?

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)

Community Development Committee

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

In opposition

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Hi there,

I just have to say how disappointed I was to hear that the 'Westbrook LAP' will be proceeding with increased densification in the area of Wildwood. I expressed my concerns and of those many of the neighbours I spoke to (many who are elderly and don't easily have a voice or the ability to sift through the complicated materials this group sent out) and we are all shocked that the city continues to push to make life in our community more difficult.

Wildwood already has issues with getting in and out of the neighbourhood, as so many people come to our community to visit Edworthy park. It is difficult to even get out of the community in the morning without waiting several lights (likewise, in the evening), especially as the plan around Westbrook mall has made the 37th St exit into one lane (what were they thinking??). As well, I just want to note that I completely oppose this plan also, on the grounds that it will:

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

- Increase traffic and difficulties moving in/out and around our community
- Continue to degrade the natural areas/rinks and walking paths as even more people will be in the area
- Destroy much of the natural trees and greenery as you build more and more houses of larger size
- Create parking issues, as there is no parking available for all of these multiple story and dual lot houses.
- Create grid issues as more electric cars come onto our roads (isn't that supposed to

---

be the plan?). How will all of these additional people be able to charge their cars if they are parked down the road from their vehicles.

PLEASE reconsider moving forward with these changes! Wildwood has been such a wonderful community and the city seems set on destroying it, for some reason (perhaps the developers are pushing for this? I'm not sure). It is difficult to understand and if they proceed, I will definitely be looking to move further away from this community (and the city of Calgary if they continue with all of these recent changes which makes it so difficult to get around in our communities. Traffic throughout Wildwood and Glenbrook has increased so much, I don't even ride my bike on 45th street any longer as so many cars try to 'sneak' through the communities to avoid all of your snarled traffic and 'traffic calming' measures which make it difficult to get around, taking out turning lanes and making single lane bottlenecks the rule. Having lived in Calgary my whole life, I have never seen an administration so bent on ineffective and short sighted decisions.



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I have read and understand the above statement.

First name (required) John

Last name (required) Davey

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

What is the group that you represent?

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 - WILDWOOD

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)

We are OPPOSED to the blanket densification of Wildwood.



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I have read and understand the above statement.

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

What is the group that you represent?

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)

Proposed Densification of Westbrook area - specifically 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)

With urban sprawl and challenges supporting infrastructure like public transportation, I do understand the need for thoughtful densification. However I reject the idea of the proposed RC-G or multi home town houses and row houses in Wildwood and I find the proposal particularly egregious for RC-G rezoning to be considered for homes on Wildwood Drive; with property tax assessments around the million dollar mark across from homes on the ridge valued in excess of two million dollars. The proposed rezoning of R-C2 homes will bring considerable change to community traffic and parking, however the proposed RC-G rezoning may overwhelm the community unnecessarily. The current outlying identified properties for RC-G rezoning are not on public transport routes. I would like the committee to acknowledge that Wildwood holds significantly more homes with higher property values than the other communities involved in this proposal, and as such, careful consultation must be made. I would also like to explore precedent in other communities whereby similarly assessed homes have been zoned to RC-G and the result of such rezoning in their communities. For those reasons, I ask for the delay of this determination and further consultation from home owners on proposed RC-G lots and home owners of affected neighbouring lots.



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

What is the group that you represent?

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

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)

I am commenting as a current Wildwood resident regarding the WESTBROOK LAP - WILDWOOD section.

Residents: Alaina & Steven Gouthro  
Address: 4319 5 Ave SW, Calgary, AB T3C 0C5

Overall, the lack of transparency and downright "sneakiness" in the LAP process has been appalling. Trying to find the information on the City of Calgary website is near impossible. Information has been removed and now added back with limited notification and with even less time to respond makes a mockery of what should be standardized municipal and public process.

I am an advocate for densification IF done in a conscientious way that accounts for the unique circumstance and limitations of an existing community. The blanket rezoning proposed in this plan is only designed to attract builders and investors (and drive taxation revenue), not support the residents or Wildwood community.

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

The unique circumstance in Wildwood - to name a few:

- Winding and D shaped crescent streets
- Very limited access points that are already congested at peak times
- Sewer system from the 1950s already at capacity (we have been without water and sewer at multiple times in the last few years due to back-ups, breaks and construction)
- Ongoing traffic and safety concerns already around the school (I witness near misses

---

daily when walking my children to school)

- Hundreds, maybe even thousands, of daily visitors due to the recreational quality WW offers also to surrounding neighbourhoods: dog park, school, rink, safe biking for wheelchair bikes, visitor access to Edworthy park, etc.

I believe AMENDMENTS are needed to the existing plan to account for the points above. Plus would urge the city to DELAY proceedings to allow time for due process and actual consultation with Wildwood residents - not just printing and delivering brochures.

We need MORE TIME TO REVIEW + ACTUAL INPUT FROM RESIDENTS to ensure the plan accounts for the people living in the communities, not just a cash grab by developers and the city.

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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)	Chris
Last name (required)	Welner
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Glendale/Glendale Meadows 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)

7.1 Westbrook Communities 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)

The attached is an alternate proposal to city staff's draft policy. The second map is one presented by the city at the final public information session in November. It contains much more detail than maps in the policy document. Also attached is the Glendale response previously submitted for this committee.

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## GLENDALDE/GLENDALDE MEADOWS COMMUNITY ASSOCIATION

4500 25th Ave. SW  
Calgary, Alberta  
T3E 0M1



November 18, 2022

Re: Westbrook Communities Local Area Plan  
Glendale/Glendale Meadows Community Association Response

To City of Calgary  
Attn: Peter Schryvers, Senior Planner, North Area, Community Planning  
Coun. Sonya Sharp, Chair, Infrastructure and Planning Committee  
Coun. Richard Pootmans, Ward 6  
Coun. Courtney Walcott, Ward 8

Fundamentally, Glendale is in support of the idea of a Local Area Plan. It is critically needed to establish a path forward for further growth of our community. We don't believe the current plan is that path forward for Glendale. The Westbrook Local Area Plan's key vision statement notes: "The Westbrook Communities will continue to thrive and grow into a walkable, bikeable, mixed-use area with high-quality public and open spaces that residents in and beyond the Westbrook Communities can enjoy, supported by the redevelopment of Westbrook Mall as a focal point for the Westbrook Communities."

### **The LAP is not concrete enough**

After examining the current plan in detail, one starts to notice it is full of good intentions with little ground to enforce the growth of a high-quality, diverse, sustainable community. Many of the policies are misleading in that they may not actually be required for future developments, but rather developers will be able to do what they want. The language within most of the document seems to be suggestions rather than requirements. Within the Site Design section of the plan, most of the policies are worded in a way that will not require future development to comply. Wording such as *should*, *consider*, and *where possible*, appear to be only suggestions to future developers. To truly meet the vision statement and core ideas noted within the plan, the city needs to provide more teeth to the plan to ensure future development fulfills the goals established within it. If not, the plan is set up to fail from the start. Section 3 Growth, outlines many great ideas and policies: from built form and site, investment in parks, diversity in housing, and sustainability. Most of these policies are written in a manner that will not be incorporated into future developments.

### **The LAP does not allow for vibrant, diverse communities**

Glendale residents want a community that provides a public realm that has been written about time and time again from authors such as Jane Jacobs, Edward Soja, and Sharon Zukin. Within the plan there is little commitment from the city to provide new infrastructure that will support the public realm. Be it within the city parks or updating existing outdated sidewalks. Current development along the

existing Main Streets projects on 37<sup>th</sup> Street S.W. for the most part have not provided fully mix-use live/work redevelopments. Most are turning out to be multi-unit residential development. This is only increasing the density of the neighbourhood but does not provide the needed commercial, retail, and services growth, adding more people in our communities with no destination points to go to.

**The LAP does not encourage quality-built and intentional buildings**

The notions of the built form within the current plan only value the aesthetics of a building more so than the actual design and function of the building. Will future developers spend more to build long-lasting, well-considered buildings? Within neighborhoods that have had a lot more redevelopment, multi-unit developments tend to have similar homogenized quality and design. Developers ultimately tweak exterior cladding from one project to another, but build similar structures continually within a single area.

**The LAP will result in less affordable housing options, and a less diverse community**

Despite claiming to offer a greater variety of housing options, both in terms of structure and cost, in most cases the new plan will foster redevelopment of existing Glendale single-detached homes that sell for approximately \$500,000 and turn them into eight-unit structures. Most of these units sell for over \$700,000, which tends to be less affordable than the original home. This model does not make housing more affordable, but it is quite profitable for the developer. We want our neighborhood to grow in a manner that provides more housing options that will encourage people from different socio-economic backgrounds to live here. Glendale believes the current plan actually does the opposite.

**The LAP does not foster real change towards a greener future**

The sustainability goals within the plan are great in theory; however, like the other policies within the Growth section, are mostly suggestions. The plan's only real attempt at reducing emissions and carbon is by reducing the number of vehicles in our community. The land use re-zoning that will come out of this plan will allow for reductions in required on-site parking. In theory, this would result in more residents choosing public transit over owning their own vehicles. There have been several comments made throughout the engagement sessions by Westbrook residents who disagree with actuality of this idea. Outside of reductions to required on-site parking, which seems to be the only real means to achieve a resemblance of sustainability, the remainder of the policy will fall short of providing any real change towards a greener future. Without actual requirements outside of the bare minimum building code, Glendale will be redeveloped with structures that only meet the minimal performing building envelope targets—targets that don't come near the requirements of Zero Carbon and the passive house strategy. There will be major impacts to stormwater management systems, as lots are redeveloped, lot coverage will increase, and the overall water absorbing landscaping be reduced.

Notions of zero energy are great within the plan, but there is nothing to ensure that each redevelopment has a minimum of on-site energy production. Redevelopment as outlined within the plan tends to remove tree canopy from the private owned land to allow for greater buildout of a lot. One great policy within the plan is to protect, maintain, and enhance the tree canopy. Glendale is full of large healthy trees which allows for great biodiversity. If the city does not provide more means to enforce these policies, much of Glendale's tree canopy and biodiversity, will be lost.

**The LAP drastically underdeveloped existing Commercial lots**

This policy fails to address the drastically underdeveloped existing Commercial Centre and Commercial Corridors. Most of the existing Commercial Centre and Commercial Corridor lots around Glendale date back to the 1950s-60s. Most have met their life expectancy, are single storey, and filled with on-site parking. The plan should incentivize these outdated underdeveloped lots to be redeveloped with mix-use structures that include ground floor retail/commercial spaces and residents above. The centre of the plan is the Westbrook Station development which has been sitting vacant for over 10 years now. This undeveloped space will be the heart of the Westbrook LAP someday. Glendale residents get excited with the notion of a space like that of the University District and to a degree, Marda Loop. Without Westbrook Station development there is a major hole at the centre of the Westbrook LAP.

**Checking required boxes engagement process**

Engagement within the planning process has been complicated and unclear. There were several working groups contributing to the development of the plan. From community association (CA) working groups to industry representatives such as builders, developers, architects, and planners, most of whom do not live within the communities, or have stock in them outside of potential for monetary gain. The fundamental values and goals of both groups are different. The CA working groups representatives tended to push the planners for better quality space for the communities. Many within the CA working group felt that their comments and concerns were often not addressed or pushed to the side as the planners deem they were outside of scope of this project. One main issue raised with the planners was the notion of metrics. The plan does not outline actual numbers of density from a current post-COVID perspective to a desired end state. Without this there is no way to confirm the success of the plan or the appropriate means to achieve the desired end state. The city's planners often treated the CA working group as a sort of spell check for major errors within the plan, but any actual feedback was not taken into consideration. It seemed that for the most part, the city planners were performing community engagement to check off required boxes. Many within the CA working group felt it was a waste of their personal time and city funds to undertake such a process.

**Collective, creative solutions will work**

Glendale is open to working with the city to develop a plan that works for our community, that represents our values and vision for Glendale.

In good faith, Glendale submitted a detailed response and proposal last April to promote discussion of solutions that we thought our community would get behind. We did not get a response to our proposal until Nov. 15, 2022, two weeks after the final policy was drafted and we were told no changes to the document would be allowed. We have attached the map of our density plan once again for Councillors to consider. Again, in a final public engagement session in person on Nov. 7, city planners brought a new map with them which revealed in detail the drastic changes being proposed for Glendale and neighbouring communities. Community Association representatives from Glendale and other communities who attended the meeting were shocked by the visual.

Our plan promotes significant increase in density for Glendale focused on perimeter streets, enhances commercial opportunities and preserves the fabric and heritage of the neighbourhood we love and the affordable home-with-a-backyard lifestyle that will be eroded to extinction should this policy be approved as is. What works for Shaganappi or Killarney doesn't necessarily work for Glendale and the reverse is also true.

We have dedicated volunteers in Glendale who have been part of planning processes from before the West LRT to 37<sup>th</sup> Street Main Streets and now the Westbrook Communities LAP. Promises made more than a decade ago to build density while preserving the core of our community are being broken. It is wrong to constantly move the goalposts for residents and the proposal that sits before us is also wrong. Trust is being broken.

Glendale is opposed to the Westbrook Local Area Plan, as it is currently written. We want our community to grow and thrive while preserving the character of our community and the quality of life that generations of our residents have chosen since 1955.

*Chris Welner, President*

*Christopher Onyschuk, Chair, Development Committee*

Glendale/Glendale Meadows Community Association

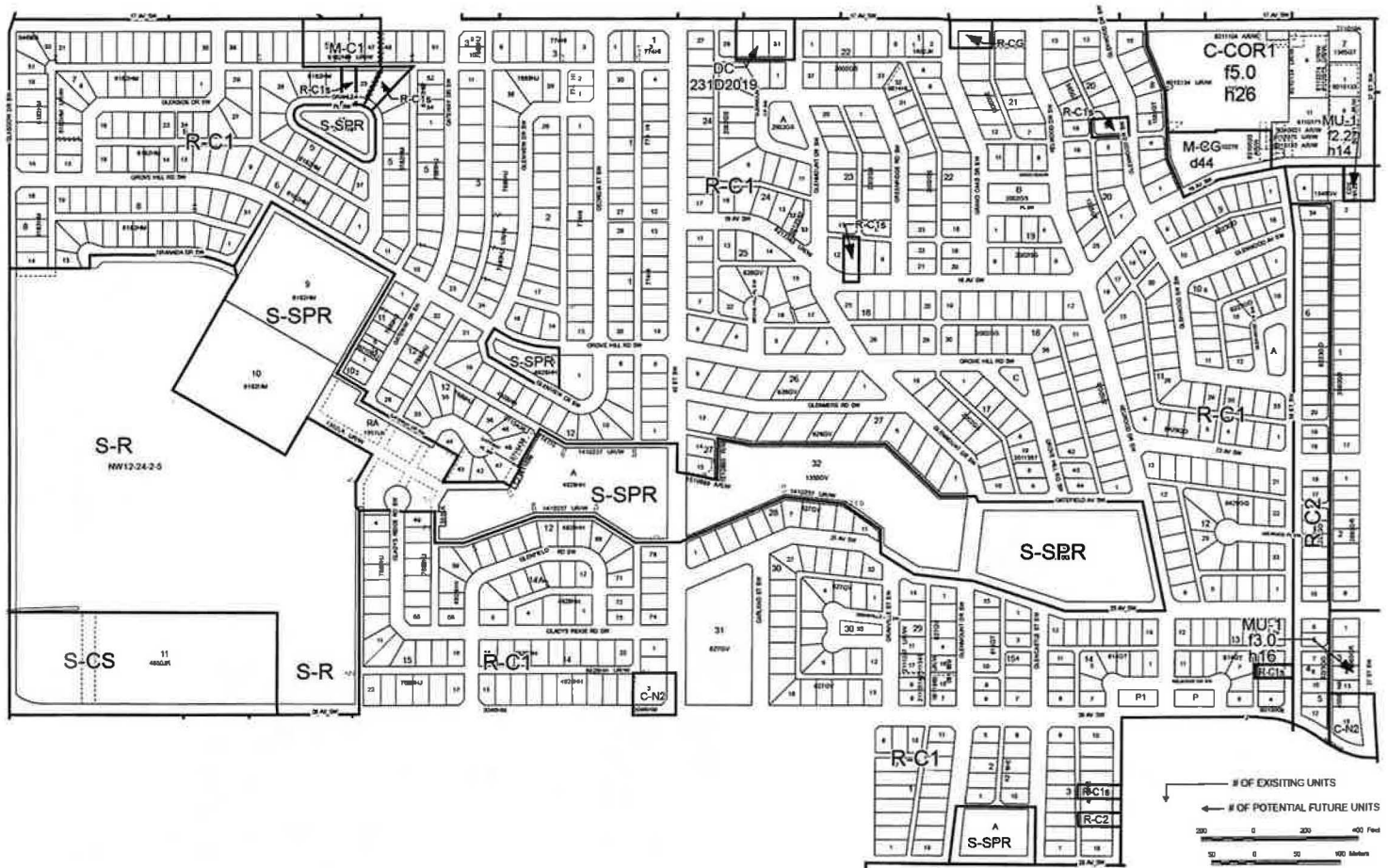
4500 25th Avenue SW

Calgary Alberta

T3E 0M1

[www.myglendale.ca](http://www.myglendale.ca)

Attach: Glendale Density Proposal Map





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I have read and understand the above statement.

First name (required) Diane

Last name (required) Demick

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

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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)

I am against the Westbrook LAP. This is being forced on our Wildwood Community. It is discriminatory as council is not implementing these types of re-zoning and building plans on green spaces in other inner city areas like Mount Royal or Elboya. This type of plan will weaken our strong family-based Wildwood Community. This LAP will erode the value of the existing homeowners in the area, it will eliminate much needed green spaces, it will increase traffic and put children at risk.

December 5, 2022

448 Wildwood Drive S.W.  
Calgary, Alberta T3C 3E7

City of Calgary  
Mailing Address:  
P.O. Box 2100, Station M  
Calgary, Alberta T2P 2M5  
[www.calgary.ca](http://www.calgary.ca) (403) 268-2489

**Sent VIA email to:**

**Richard Pootmans (Ward 6 Councilor)**  
**Mayor Jyoti Gondek**  
**The Westbrook Planning Committee**

To the Mayor, the Westbrook Planning Committee, and City Councilors:

**Re: Westbrook Local Area Plan (LAP) – The PLAN is FLAWED and does not listen to the Wildwood Community**

My husband, Darrell Demick, and I, Diane Demick, are residents of the Wildwood community. I have lived in Wildwood for over 30 years. It is a dynamic, family-orientated, and vibrant community, with green areas to play, walk, and enjoy. There are soccer programs in the spring, tennis, pickleball, and a community garden in the summer, and ice skating and hockey at the community rink in the winter.

The Westbrook Planning Committee has been canvassing our area, along with Westbrook, regarding a new urban plan for the past three years. I have filled out every form and submitted as required, explaining that their concept of multi-dwelling, 4-storey-high dwellings, built on green spaces like Spruce Drive is not a good concept for a strong family-orientated community. Multi-dwelling buildings on the green spaces blocks families and people from using the areas, as well as deteriorating a strong family unit which is seen currently in our Wildwood neighborhood. These increased-density accommodations, some built on our green spaces, removes the views of open green areas needed for people to connect to nature for a restful peace in the day.

**Building on Green Spaces**

Wildwood only really has the long Spruce Drive green area to easily access and only a handful of small parks. This is much less than that of newer neighborhoods with engineered parks everywhere. On any day, you can go down Spruce Drive and see cyclists on the designated cycle path, people walking their dogs, and children playing on this long green strip. It is joyful to see

just how much this green space beside Spruce Drive is used by the community as well as visitors going to and from Edworthy Park. To build on this strip of land is to take away a needed piece of nature used by the Wildwood community.

### Increased Housing Density

We are also against re-zoning the Wildwood community to have an increased density. This increased density will allow rowhouse/townhouse type housing containing at least 3 units (up to 3-stories high) on one single-detached family lot. This re-zoning will destroy the current strong single family-unit type dwellings with yards to play in and neighbors you know in Wildwood. Increased density also increases traffic and the risks associated with young children playing in the area. The single family-unit type dwelling is the foundation of the strong family unit here in Wildwood.

### Why Wildwood?

As I look around Calgary, I see neighborhoods like Mount Royal, Lakeview, Elboya and Bel-Aire, which do not have their green spaces being taken away to build multi-storied dwellings. Also, these neighborhoods are not being re-zoned to have increased density dwellings. Why is the city picking on Wildwood for this plan?

If the city wants to do this plan, then they must implement this plan simultaneously and without bias in other neighborhoods closer to downtown, like Mount Royal or Bel-Aire. Otherwise, it is hypocritical to force this solely on the Wildwood community.

We stand against this re-zoning and taking away of our green spaces for the city's Westbrook Local Area Plan. It is being forced upon us to the detriment of our strong, family-orientated community. As stated, why is the city not forcing this on other neighborhoods like Mount Royal or Lakeview, or many other single-family zoned neighborhoods in the inner-city area? We are being targeted unfairly and with bias.

If you would like to reach us, you can contact us at [REDACTED]

Sincerely,



Diane Demick



Darrell Demick

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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)                      sean

Last name (required)                      kollee

Are you speaking on behalf of a  
group or Community Associa-  
tion? (required)                      Yes

What is the group that you  
represent?                      calgary inner city home builders



## 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 favour**

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

**please see attached**

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**INTEGER HOMES INC.**

3012 34 St SW  
Calgary, AB  
T3E2X2

December 5, 2022

City of Calgary, Infrastructure and Planning Committee  
The City of Calgary / Mail code #8076  
PO Box 2100, Station M, Calgary, Ab, T2P 2M5

Attention Council,

I was appointed to the Westbrook Local Area Plan Working Group as an industry representative, on behalf of my infill building company along with the Calgary Inner City Builders Association once it became established.

First of all, I'd like to thank Peter Schryvers and the rest of the staff involved for managing a lengthy process and overcoming numerous challenges along the way. My general impression of the draft Westbrook Plan is favourable, though I do have a few suggestions for necessary updates over time.

Criteria I use to evaluate the success of the LAP are as follows;

- Creation of new economic opportunities for the home builders and housing options for home buyers - On this key item of how the policy in the LAP function, I believe it to be successful. For much too long Westbrook area redevelopment has been constrained to certain communities, which do receive intensive redevelopment, while other areas had highly restrictive policy to disallow most built forms. The LAP appear to unwind some of the policy restrictions that prevent semi detached homes in Rc1 areas, and townhomes in particular, which is among the most appropriate type of grade oriented redevelopment possible in low density infill areas that have the largest lot sizes.
- Clarity on land use change policy - the LAP should create a more effective means for Council to approve land use re-designation applications, particularly on the time consuming processes for each small lot rcg rowhouse application, and
- Compatibility with new a new zoning bylaw - the mapping of land within in community in terms of built form rather than strict segregated housing form will ensure the Westbrook communities will be well suited for future landuse bylaw changes.

Some areas I suggest for future improvement in LAP updates are listed below;

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- Population targets - A key area that was not able to be discussed during the LAP process was identifying population milestones for key communities, which then would allow more detailed redevelopment plans to be created for more targeted growth. As some communities have low, or decreasing population over time (Westgate comes to mind) more detailed infill potential must be discussed in terms of what sort of housing can be built, and how to better coordinate it.
- Policy around key transit infrastructure - A suggestion to have an independent planner create a 'zone of influence' map for key transit stations was not considered by the staff. Instead this item lacked transparent policy and the working group was presented with finished working maps that led to some confusion and pushback. A fulsome discussion on reducing transit ridership potential via constraints on residential development in the immediate transit walk shed was not permitted. More work remains here, particularly how to make the Westbrook station redevelopment possible.
- Overreach into bylaw conditions related to mid block town housing - Policy seems to direct town housing toward lower lot coverage in certain areas, however this also reduces the potential any mid block town house projects will be viable. The staff, while attempting to balance interests, appear to be lending significant influence to maintaining the regulatory preference that favour detached housing, and
- Small detached home policy and market demand for alternative housing arrangement - unfortunately no policy was developed for creating smaller detached homes within the R1 areas or on small lot subdivision. In my view this a major market demand growth area, policy and bylaw tools are lacking.

Overall the Westbrook LAP is a major policy step forward. I welcome these changes as a resident and business owner that operates continuously in these communities.

Sincerely yours,

Sean Kollee.

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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)	David
Last name (required)	McLaren
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 13, 2022**

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

(required - max 75 characters)

**Infrastrucutre and Planning Committee Meeting**

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)

December 5, 2022

Dear Policy Committee,

As a resident of Wildwood, I would like to voice my concerns regarding the Westbrook Communities Local Area Plan.

First, I am disappointed with the lack of community diversity in the long-term plan. I do understand the strategy is to increase population density. However, with the current plan, the uniqueness of the individual neighbourhoods will be lost. A more sophisticated plan would leverage the strengths and attractive features of the individual communities. The current plan will lead to eight, almost identical communities, without individual identities. For our family, we chose Wildwood because of the lifestyle of a single-family R-C1 community. This will be lost.

For Wildwood, the egress does not support the proposed density. Currently, the Edworthy Off Leash Dog Park, Edworthy Park, Woodcliff United Church and St. Dennis Church create a significant amount of traffic. Over the last decade, the city has been unable and unwilling to address the existing traffic issue on Windermere Road. In fact, our city councillor informed us that there are not enough voters on Windermere Road for the city to address the issue. With that information, we moved to a different house in Wildwood. How will the City of Calgary address more complicated traffic and parking issues associated with the long-term plan?

Lastly, I call into question the ethics and transparency of the process. The information provided via engagement sessions and printed material was misleading and incomplete. When the plan was presented, we were led to believe that the changes in Wildwood would be minimal, mainly impacting the feeder roads. Through due diligence, we discovered the detailed plan buried on the website. The actual plan contains a loss of RC-1 zoning, multi-family housing on Spruce Drive and multi-family housing for corner lots on quiet streets. The approach taken by the City of Calgary does not represent the statements of ethics and transparency found on [Calgary.ca](https://calgary.ca).

I encourage the planning team to step back to create a plan with eight uniquely amazing communities to choose from instead of one high-density area.

Dave McLaren

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I have read and understand the above statement.

First name (required) Michelle

Last name (required) Holmes

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

What is the group that you represent?

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, 2023

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

(required - max 75 characters)

7.1 - Westbrook Communities Local Area Plan, I2022-1146

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

In opposition

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I'd appreciate if I could please be given a window of time to be on standby to be called upon for my turn to speak; I know this time will be somewhat flexible, but a 1 hour time window would be very much appreciated. I am a member of the Wildwood Community, but am speaking on my own behalf (not on behalf of the community association).  
Thank you!

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I have read and understand the above statement.

First name (required) Angela

Last name (required) Stanton

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

What is the group that you represent?

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)

7.1 Westbrook Communities LAP

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

In opposition

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The City is taking a generic approach to development in the Westbrook communities, rather than addressing the communities separately, as well as addressing the specifics of many unique features on each street. It is short-sighted and detrimental to our communities. I live in Wildwood and am writing specifically about Wildwood Drive. (Other Westbrook communities have similar areas which require special consideration, and those communities have spoken about this through various channels.)

Wildwood Drive is a primary street in the Wildwood area in terms of its beauty, access to nature and City parks, unique and beautiful homes and yards, walking trails and paths, etc. It is used daily by residents and visitors to the community. Many people from outside the community come to Wildwood Drive to access City of Calgary parks (which allow access to Douglas Fir Trails, Edworthy Park, the Bow River and walking/ biking trails). Wildwood Drive should be protected by the Single Detached Special Policy Area. However, the Westbrook LAP does not make any special considerations for Wildwood Drive and other streets like it in the Westbrook area. City Planners should take a close look at Wildwood Drive and its unique features and realize that it is worth preserving its lower density profile (ie, RC-1 zoning only on Wildwood Drive). There must be some efforts by the City to preserve the look and feel of some of the most beautiful and unique streets in the Westbrook area. Allowing increased density through RC-2 zoning on Wildwood Drive would negatively impact this community feature. In addition, this street is already extremely busy due to the numerous residents and visitors who use it to access the parks, Douglas Fir Trails and Edworthy Park. By allowing higher density housing on this street (ie, RC-2), you are increasing traffic, decreasing parking and decreasing safety on a street that is already busy and heavily

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used by people from all over the Westbrook area and beyond. I am asking the City to take a closer look at the Westbrook LAP as it applies to Wildwood Drive and to strongly consider the application of the Single Detached Special Policy Area to this street. It is exactly what the Single Detached Special Policy should be used for, to protect and preserve unique areas such as Wildwood Drive (and other unique areas in the Westbrook area). The generic approach you are taking is missing to preserve some of the most beautiful and cherished areas of our communities.

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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) Alkarim

Last name (required) Devani

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

What is the group that you represent?

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 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)

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I have read and understand the above statement.

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

What is the group that you represent?

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)

**Neither**

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

Westbrook Communities Local Area Plan (LAP) - Comments  
Submitted by: Meg Stanley, 4227 5 Avenue SW, Calgary  
December 6 2022

I am disappointed in the Local Area Plan. It does not appear to value and work with the character of the existing communities in the area choosing instead to focus on increasing density. The plan makes no mention of the many positive attributes of low density and small scale development (the "small scale houses" in the plan are big by the standards of most pre 1970s communities). There is no discussion of the loss of light, gardens, trees, privacy, and quiet that comes with redevelopment and increased density. There is no mention of the loss of a coherent community character where homes of similar scale and design compliment each other. There is no mention of the virtues of truly small houses (less than 1500 square feet) that have already been built in relationship to embodied energy and cost of operating.

The fact that this kind of development is allowed across the City doesn't make it any better; it just indicates a failure on the part of the city to support its neighbourhoods. I suppose one could simply shrug and say the plan simply visits the existing problems on more neighbourhoods? Is that an achievement? Overall, the plan seems one dimensional and simplistic in its promotion of density (aka bigger and more houses). It makes no suggestions related to how the City might support and protect the existing community character and building stock rather than destroying it (as has already happened in other Calgary neighbourhoods).

One way to increase housing choices is to not destroy existing choices! I bought in Wildwood because of the RC-1 zoning and how that informed the character of the community. I want to see that maintained as it forms part of what I invested in, both financially and in terms of the type of neighbourhood I want to live in. It is easy to dismiss this as so-called "nimbyism" but that is too easy, and, like the plan, too simplistic. I made a positive choice to buy here. I looked at denser areas and I chose this. Other did not. That is called housing choice.

I don't see my neighbourhood as someone else's development opportunity or a planner's object lesson in the purported virtues of density. But, that, it seems, is how the City sees my home. A small bungalow, less than 1,000 square feet, ripe for redevelopment for profit and for theoretical density. A home that can be overshadowed and disrupted. A so-called "tear-down."

I have commented to the plan in its previous iterations and sadly I see little has changed. In fact, I see now that there is proposal for greater density on corner lots at the end of blocks that was not in the plan circulated over the summer. That puts lots within 50m of my house "in play" for even more redevelopment than non-corner lots. That is not what I understood I was commenting to and it isn't what I want. It also, at a pragmatic level, leaves me in a quandry. Should I invest in my home knowing that my enjoyment of it is not secure? That is the ultimate outcome of this plan. Needless to say that is not something I want.

I sincerely hope that this planning process will be paused. Reading through the "what we heard" report suggests that there isn't strong support for this plan or for the doctrine of "density is best" that it appears to represent.

Maybe the City should introduce these ideas in other more receptive communities. It could start in Mount Royal. Or, perhaps Britannia?

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I have read and understand the above statement.

First name (required) Jo-Ann

Last name (required) Clarke

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

What is the group that you represent? Shaganappi Residents Group

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.



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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)	Pat
Last name (required)	Guillemaud
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Westgate Community



## 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?

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)

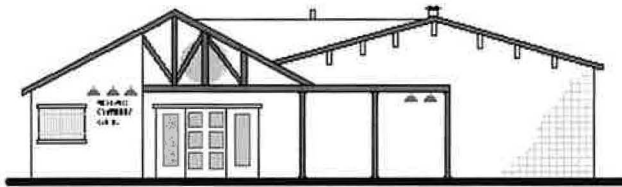
Item 7.1 Westbrook LAP

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)



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

7<sup>th</sup> December 2022

RE: Westbrook Local Area Plan

TO:

Peter Schryvers, Senior Planner

Cllr. Richard Pootmans, Ward 6

Cllr. Sonya Sharp, Chair, Infrastructure and Planning Committee

Westgate Community is largely in support of a plan for our community, we appreciate change will occur. However, the Westbrook Local Area Plan as presented is not the way forward. We note the Vision Statement for the Westbrook LAP "The Westbrook Communities will continue to thrive and grow into walkable, bikeable, mixed-use area with high quality public and open spaces that residents in and beyond the Westbrook Communities can enjoy, supported by the redevelopment of Westbrook Mall as a focal point for the Westbrook Communities."

### Engagement

The Engagement failed to meet the City's own engage policy: "Inclusiveness: the City makes its best efforts to reach, involve and hear from those who are impacted directly or indirectly". Each member of our community will be impacted, but they have not been heard from, let alone actively engaged. Our expectation was for a full meeting hosted by the City but it never happened.

- a) The engagement was totally inadequate. We asked for public meetings that would be open to the entire community but this request was always refused. Instead, City planners told us what we were to accept and ignored the input information that we provided. This was not engagement it was a top-down approach that ignored our community input.
- b) The Plan was devised before any community (not just Westgate) had a chance to respond. Despite many volunteer hours given to participating in LAP meetings and speaking with residents we feel our suggestions were dismissed.
- c) Residents have told us repeatedly that they feel there is no need to give up RC-1 (in the current form of single-family housing) as the City has a very large supply of properly zoned vacant land. Westbrook Station lands must be developed before increasing density in our communities. During West LRT planning meetings, we were advised Westbrook lands would be the first priority for development. Still not developed, why?

- d) Westgate Community along with other communities requested a Single Detached Special Study Area and were denied. A single detached special study area was included in the NHLAP for Rosedale community.

The document and rationale was not provided to us until 8<sup>th</sup> November 2022.

- e) City Planners claim they negotiated higher density agreements with the communities, but at no time did we agree to forgo preservation of RC-1 areas for increased density in other areas.

Having attended most of the LAP sessions held with the City, this was something that was not discussed at any of the meetings.

- f) Since this is a substantial change to our community, residents need to be able to meet with planners in an open public meeting / open house, to discuss and ascertain locations for increased density.
- g) Process Issues: The inclusion of a heavy representation of developers was not appropriate, since they were advocating for their own financial interests, not for the well-being of the community. Developers do not know our community, the culture or our residents, their only interest is financial gain.

#### **What we heard from our Community:**

##### **Regarding Increased Density**

- a) Residents appreciate additional density will eventually occur, but are concerned that the major changes proposed will lead to the destruction of much of what they love about the community, that is single family homes with yards and the mature green canopy. Westgate is comprised of a broad mix of single-family homes, duplexes and condominiums, West Heritage Co-Op Housing comprising 110 RGI Units, apartments, secondary and above garage suites. Most residents do not support the potential up-zoning of every single lot!
- b) For existing residents who have rebuilt or extensively remodeled their homes, new homes that have been built; those owners did so with the understanding that the current RC-1 zoning would continue to apply around them. They have concerns that their homes will be overshadowed by large developments next door, ones that they could not have foreseen. Blanket rezoning will devalue their investment. Many families have moved to Westgate, Wildwood and Glendale from dense communities such as Marda Loop, Killarney and South Calgary. Their reasons for relocating to our communities are to have yards, mature green canopy, privacy and space.

##### **Regarding Parks and Schools**

- a) Using schools as a basis for density is a myth. Our CA has found that because there are so many choices available to parents for schooling outside the community, the local school is not the primary consideration anymore. Parents drive children to schools outside of their residential community. Despite increased density, Rosscarrock School closed. Also, most parents with kids look for a backyard for their kids to play. This alternative isn't available in high density developments

- b) Using parks as a basis for increasing density is not appropriate. The MDP says 2 ha of Parks per 1000 people – this does not appear to be addressed in the LAP anywhere. Placing density around our parks and all green spaces will create traffic, safety issues and overcrowding for all users.
- c) Enhance local parks and open space' is noted in the LAP, but there are no plans for what will be "enhanced" in our parks, nor is there any budget for such enhancements.
- d) Planners have admitted that the promises in Chapter 3 about what the City will invest in the communities is very highly speculative (i.e. they probably won't happen). As a CA, we cannot support a plan which promises "enhanced" parks and investment in communities, but which does not include any source of funding or assurances that these promises are likely, viable, or enforceable.
- e) With increased density comes the need for increased social supports, Police, Fire, EMS and Social Services will be necessary, and there appears to be no reference to these requirements in the Westbrook LAP. Funding is also a must for these items.

#### **Specific Changes Requested**

Our CA has heard common themes and concerns. Some of the items which need to be addressed include:

- a) The vacant lands at Westbrook Station must be the first priority for development. Most communities in the LAP have agreed that it makes the most sense to build on the TOD-adjacent lands first. This should be a high priority item in terms of City budgeting, infrastructure, etc, so that developers are encouraged to build there first. By building in piecemeal efforts within the internal community, larger-scale development is even less likely to take place.
- b) During LAP meetings, the area along Waverley Drive & 45 Street SW had been agreed to as low scale density, we were advised the density was to be 4-6 story apartments. The adjoining residents behind Waverley Drive – Winslow Crescent requested the buildings be limited to 3 stories as any higher will impact their enjoyment of their property. Again, this was rejected by the Planners. Residents living on Waverley Drive SW have requested sound attenuation along the south side of Bow Trail. This request has been on-going for 10-15years with no resolution.
- c) Regarding the AMA site located at Westwood Drive and 45 Street, please negotiate with the AMA to re-zone the west end of the parking lot for mixed use TOD. This is an appropriate location for increased density because of the proximity to transit as well as for the current open space (i.e. less overshadowing, and the ability to plan a comprehensive development on a larger parcel at the onset).
- d) With the increase in Secondary Suites and above garage suites Westgate is contributing to increasing density. We have been advised the City does not consider these additions as increased density. Our understanding is that the reasons for City wide secondary suite approval was to increase density and provide affordable housing. Why isn't it recognized?

- e) Prior to increased density the need for safe access to the community is required. A left turn arrow at the intersection of Bow Trail and 45 Street intersection is long overdue.

**Next Steps:**

After actively participating in the LAP process, we are left with more questions than answers. Current zoning bylaws allow for residents to have some security on their properties and their investments because they know what can be built next door. The current proposal will lead to increased instability and frustration.

As the City is recommending up-zoning:

What is the projected population of our communities?

What target are we trying to reach?

Number of units? Number of cars?

Despite repeated request for some kind of end goals, we have not been given any statistical information. Why not? How can we assess if a plan is working if there are no targets or goals?

The LAP in the current form destroys vibrant RC-1 communities and replaces them with massive density with limited services, as there appears to be no designated budget for proposed improvement.

Destruction of mature green canopy and yards, replaced with un-affordable non-family style, housing.

Not every resident rides a bike or uses transit, residents have cars and use them for transportation. Transit does not go everywhere!

The changes to parking requirements will result in streets used as parking lots.

Volunteers who are experienced, know their communities, have been involved in many City processes; West LRT, traffic issues and now the Westbrook LAP. We feel our contributions have been ignored.

As someone who has been active and involved as a member of the proposed Westbrook LAP, I have listened to comments from our residents and based this letter on those discussions and the feedback received.

Westbrook residents have a reasonable expectation for greater input, Involvement and Engagement. We request that the Plan not be approved until real engagement with residents takes place.

Sincerely,

Pat Guillemaud  
President  
Westgate Community Association





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

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 (LAP)**

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

**In opposition**

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When I decided to buy a house in Wildwood, my wife and I saw this as a community where we have the space to start/raise our family. Now, the city wants to densify this neighbourhood, which is exactly why we decided to move out of Marda Loop. People buy in Wildwood to have space and a sense of community and this plan will do the exact opposite. Changing the zoning of the community would be a massive mistake and push people that are loyal to the community farther away.



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I have read and understand the above statement.

First name (required) David

Last name (required) Clarke

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)

**The Westbrook Communities Local Area Plan (stage 4) and impact on the City**

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)

**Born and raised in Glendale, I am fully supportive of the Westbrook development plan, though I suspect the public recreation facilities will not align with the aging population of the area and diverse community the development plan intends to welcome.**

**Topic:**

The Westbrook Communities Local Area Plan (stage 4) and impact on the City of Calgary Killarney Aquatic & Recreation Centre.

**Problem statement:**

In the current state, the Killarney Aquatic & Recreation Centre will not be able to fully accommodate the anticipated additional and culturally/mobility diverse users forecast with the introduction of the Westbrook Communities Local Area Plan.

**My background:**

- Born in Calgary and raised in Glendale where I currently reside
- Now retired, I currently use the facility five times a week
- In addition, I have:
  - a Diploma / Leisure services – Recreation Management (Mount Royal College)
  - a BA / Recreation Management (Eastern Washington University)
  - a MS (Eastern Washington University)
  - 17 years as a Facility duty manager (Eau Clair YMCA)
  - Two years as a recreation director – Redwood Meadows
  - Two summer sessions as a recreation therapist for children with a mental and/or physical disability

**Observations:**

1. The facility is routinely operating at capacity.

I am thankful that I am retired and able to use the facility weekday midday. In speaking with other users, the facility is quite full or full in the weight room (in particular) after work and weekends. The additional capacity of 15 minute walking distance users will further impact capacity facility and its equipment.

*The city of Calgary requires a larger, reimagined facility for this area.*

2. The weight room on the elevated floor does not assure safety for all users.

Three times a week I regularly share the floor with two users mobile by wheelchair (one with an attendant). On occasion, a couple of users with defined mental ability also use the weight room (one with an attendant). In an emergency evacuation scenario, the elevator option is not acceptable. Moreover, the neighbourhood aging population could use a treadmill on the main floor, but not when they have to navigate a set of stair to the second floor to get to it.

*The weight floor needs to be on a ground floor.*

3. The facility is conceptually Eurocentric.

I have routinely worked out near a woman or two wearing a hijab and often with full body covering at this facility and after witnessing a non-Muslim man complimenting a Muslim woman on her physical appearance (despite her full dress), I explained to him that was a cultural no-no (he was an acquaintance of mine). Because the undue attention from a non-Muslim man is considered her fault, not his (I verified this with her directly one visit after the incident). Since this occurred, she has not been back. Last week, I asked a facility manager to consider trialing an hour a week women's only workout session.

Moreover, the facility name (specific to Killarney...and Irish by origin) and physical design does not reflect the diverse community and defiantly appreciation for the people of the first nations. In my opinion, this facility requires a prayer (spiritual) room in the design for employees and users to meet core mind/body/spirit wellness and acknowledgement/ welcome of first nations people.

*Give more thought meeting the wellness of all users in the future by including an inclusive name and design.*

**Summary:**

If the City of Calgary Parks & Recreation department hasn't given thought to reimagine the Killarney Aquatic & Recreation Centre to coincide with the Westgate Communities Local Area 30 year plan, I strongly encourage the department to do so. It is a wonderful facility that has served this area of Calgary well over the last 50 years, however it is time for the design to reflect the changing diverse community today and in the future.

Kind regards,  
David Charles Clarke



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I have read and understand the above statement.

First name (required)

Last name (required)

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

What is the group that you represent?

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)

Rezoning the neighbourhood of Wildwood to RC-2 would have the potential to drastically alter the neighbourhood as we know it. One of the features that we loved about this neighbourhood was that it was zoned as RC-1, and therefore we anticipated we wouldn't have to worry about developments, construction, increased usage of the neighbourhood amenities, further overuse of the Douglas Fir Trail and Edworthy Parks, and increased traffic through a school zone which already sees numerous speeders multiple times per day.

Calgary is far from bereft of affordable housing - not to mention that the type of housing which would appear in Wildwood under RC-2 zoning would be far from what many people deem to be "affordable".

The reasons why residents of Wildwood love this neighbourhood is precisely because it is the opposite of the unilateral proposed changes by the City. I, as a taxpayer and therefore a benefactor of the committees assigned to this project, am strongly opposed to the proposed changes.



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I have read and understand the above statement.

First name (required) Linda

Last name (required) Mott

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**

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(required - max 75 characters)

**7.1 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 am making this submission in opposition to the proposed Westbrook Communities Local Area Plan in support of my fellow Wildwood residents and on my on behalf and interest.

I, and many others, chose to buy a house in Wildwood because it was a quiet secluded neighbourhood which was zoned as R-1. There were many (less expensive) places in which I could have chosen to buy a house had I not valued the space and privacy afforded by Wildwood.

I have tried my best to follow what the City has been proposing and have provided my comments and feedback, but the materials have been extensive and confusing to me. I did not realize that the plan was to rezone every single lot in Wildwood (and the whole of the “Westbrook Communities”) to “R-C2” or higher. This was apparently in one or more of the various iterations of the proposed plans/working documents, and in my search through them all this morning, I’m pretty sure that I belatedly found it in there somewhere.

What I did see in the most recent Engagement Overview part of the Proposed Westbrook Communities Local Area Plan was a summary of the comments and concerns of residents which largely opposed radically changing the character or density of our neighbourhoods. These concerns appear to have been largely ignored in the final proposed plan.

And now it appears that a new map has been produced in which every corner lot has been identified as “Areas that support development of three or more ground-oriented homes”.

These land use changes have the potential to more than double the density of the neighbourhoods in the communities designated by the City as the Westbrook Communities.

While it is a laudable goal to increase density within the City, I do not believe that it is fair to draw up a plan that disproportionately burdens these older established neighbourhoods in order to meet the City’s goal of densification. While it may be a very attractive opportunity for developers to put several multi-storey units on a spacious lot in Wildwood and then sell each unit for more than what an ordinary house in the neighbourhood would cost, it will not increase the supply of affordable housing and it will not make the community “more livable” – quite the opposite, in fact.

It is also unclear as to why all of the communities characterized as the “Westbrook Communities” have been lumped together for planning purposes when there are clearly significant differences among the communities, for example their proximity to transit or to the Westgate Shopping Centre.

Moreover, I do not feel that there was an adequate engagement/consultation process. Perhaps pandemic restrictions were somewhat to blame for the fact that this new Plan has largely flown below the radar of most residents.

I truly hope that the City will see fit to pause the process of implementing this proposed Plan and will seek further engagement from the communities affected.



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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) Logan

Last name (required) Derrett

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

What is the group that you represent?

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

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)

Rezoning the neighbourhood of Wildwood to RC-2 would have the potential to drastically alter the neighbourhood as we know it. One of the features that we loved about this neighbourhood was that it was zoned as RC-1, and therefore we anticipated we wouldn't have to worry about developments, construction, increased usage of the neighbourhood amenities, further overuse of the Douglas Fir Trail and Edworthy Parks, and increased traffic through a school zone which already sees numerous speeders multiple times per day.

Calgary is far from bereft of affordable housing - not to mention that the type of housing which would appear in Wildwood under RC-2 zoning would be far from what many people deem to be "affordable".

The reasons why residents of Wildwood love this neighbourhood is precisely because it is the opposite of the unilateral proposed changes by the City. I, as a taxpayer and therefore a benefactor of the committees on this project, am strongly opposed to the proposed changes.



## 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.

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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

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) Joanne

Last name (required) Lee

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

What is the group that you represent?

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)  
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)

We are extremely concerned by the plan to change Wildwood's zoning from R-1 to RC-2.

We've heard the argument that Calgary residents can't expect their neighbourhood's zoning not to change. We find this to be a ridiculous and self serving statement. Of course, homeowners should be able to expect consistency of existing zoning of the neighbourhood they've bought into. For most of us our home and the monies we put into remodelling and renovations will be the single largest purchase of our lives. We must be able to rely on zoning in order to make informed decisions on how and if we buy into Wildwood and how we want to spend additional monies on our homes. For most of us the attractiveness of Wildwood is the R-1 zoning. Otherwise, we would have moved further away from downtown to a newer family friendly neighbourhood.

We can appreciate that there are times when zoning needs to be changed if the neighbourhood is not functioning as it was intended. However, Wildwood is not a neighbourhood in decline. Far from it. It is a thriving multi-generational, family friendly neighbourhood which is highly sought after. For these reasons "Developers" have been trying to get their hands on this neighbourhood for years. Ironically, because developers can't make a big enough return on investment in R-1 zoned Wildwood the neighbourhood has stayed relatively affordable.

If Calgary wants to reduce urban sprawl there are plenty of opportunities for densification in existing RC-2 zoned areas. Rezoning the thriving Wildwood community in order to keep developers happy is not needed. Why would City Council want to urbanize a wonderful residential community and push families further out to the suburbs?

If RC-2 zoning is such a great idea for Calgary, then all neighbourhoods with R-1 zoning should be changed. There are many R-1 neighbourhoods both north and south of downtown that have great access to transit and bike lanes. Cherry picking certain areas to lose the zoning that home owners relied on when they bought and moved their families into R-1 communities is wrong. If this injustice is to be inflicted onto Wildwood, then it should be inflicted on all R-1 property owners or none at all.

Regards,

Andrew and Joanne Lee

**From:** [noreply@calgary.ca](mailto:noreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** Submit a comment  
**Date:** Saturday, December 3, 2022 10:55:05 AM  
**Attachments:** [Local Area Plan - Wildwood.docx](#)  
[Public Submission to City Clerks.pdf](#)

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Public hearing item: Westbrook Local Area Plan - WILDWOOD

Name: John Davey

Email: [daveyhouse4@shaw.ca](mailto:daveyhouse4@shaw.ca)

Date: 2022-12-08

Phonetic spelling: JON DAVY

Preferred pronouns: he/him/his

**From:** [Mike Gilchrist](#)  
**To:** [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca); [themayor@calgary.ca](mailto:themayor@calgary.ca); [westbrook.plan@calgary.ca](mailto:westbrook.plan@calgary.ca)  
**Cc:** [REDACTED]  
**Subject:** Westbrook Local Area Plan - Resident Comments  
**Date:** December 7, 2022 3:39:00 PM  
**Importance:** High

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Good afternoon,

I am writing you in opposition to some of the changes proposed as part of the Westbrook Local Area Plan.

#### Our Family and Home

My fiancé, Stephanie, and I recently purchased 40 Waterloo Drive SW and are now working on renovation plans before moving into the home with my 8-year old daughter. Stephanie is a geologist and I am a lawyer, and both of us work downtown.

#### Our Opposition

##### 1. Waterloo Drive SW – RC-G

Before selecting Wildwood for our family, we looked at countless communities. It is a struggle to find communities without significant density. It has also become apparent that rather than communities being planned for high density, pockets of high density are being added to existing, low-density communities, completely changing the feel of them. One community we looked at was Capitol Hill. The new zoning has destroyed the community, with tall condo buildings going in and blocking the sun from homes and their yards, increasing traffic, reducing parking availability, and increasing crime.

We settled on Wildwood because the community has lower density, is generally quiet, and it's not a major shortcut to get anywhere else. We selected 40 Waterloo Drive in particular because the road is not a through road and is essentially a cul-de-sac and has mostly bungalows. We picked a home at the end of the small loop and during multiple visits observed traffic to be low. Now, we see that the plans would have RC-G going in directly across the street from us on both sides of the alley, completely changing the street. Why the plan would be to add higher density in the middle of the street is beyond comprehension. That is also not the kind of predictability or community change that Calgarians deserve and expect from the planning department or our councillors. We want my daughter to be able to play outside without the dangers associated with increased traffic from RC-G residences. We don't want to have to fight for on-street parking. We don't want the additional noise. We don't want those tall structures to cast a shadow over our and other properties.

##### 2. Spruce Drive SW – H-GO

The proposed increase in density along Spruce Drive is significant and not in keeping with the feel of the community. Further, the proposed re-zoning for Spruce Drive could only have been done with complete ignorance of the fact that Spruce Drive has now become a major cycling route, with bike lanes on each side of the road. Those bike lanes handle traffic from many southwest communities on

both sides of Sarcee Trail, riding to and from Downtown among other places. Increasing the development along Spruce Drive would inevitably lead to many bicycle-vehicle accidents if the number of cars crossing those bike lanes to enter and exit Spruce Drive increases as proposed. There are already over 70 points a vehicle can enter or exit Spruce Drive. Along this road there are also numerous playground zones that suffer from a lack of enforcement. The planned zoning is a recipe for disaster. Despite the numerous ways to join Spruce Drive, there are only a few poorly overburdened entrances and exits to and from Wildwood that simply cannot handle the additional volume.

Another concern with these plans for Spruce Drive is parking. If the density were to increase as planned, additional cars would overflow into the side streets of the community, filling the available parking. As those additional vehicles search for parking, that then introducing a whole new level of safety issues for residents, including small children, in those side streets.

#### Additional

Richard Pootmans is the Councillor for Ward 6. What makes these changes even more troubling for the community that he is supposed to be fighting to protect the residents of the areas in Ward 6. That does not appear to be happening. Further, in the next municipal election, Calgarians who are opposed to such density increases in other communities, will be able to look at the recommendations of this Infrastructure and Planning Committee and Council as a whole in deciding how they vote in order to protect their communities.

Should any of the proposed changes be approved, we will contribute the necessary financial resources and join our neighbours to pursue all avenues available to us in fighting each planned development.

Thank you for your consideration,

Mike C. Gilchrist

210, 600 - 6 Avenue SW  
Calgary, Alberta T2P 0S5

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Re: The Destruction of Wildwood

Hello. As very long term residents of the neighborhood of Wildwood, my husband and I cannot tell you how disgusted we are with Council's decision to go ahead with the increased densification of our lovely area under the guise of the Westbrook Local Area Plan (LAP). We have never been opposed to duplexes, multifamily housing units, etc. as long as the area is already zoned for that and purchasers are well aware of the zoning regulations when they buy. Wildwood is surrounded by neighborhoods that all fall into that category. Westgate, Rosscarrock, Westbrook and Spruce Cliff all have alternative zoning that has existed for many decades. Wildwood is the exception and has remained R-C1 since it's development in 1957 and people have bought and still buy here for that very reason. And now you want to ruin it for no other reason than increasing your tax base. But at what cost?

Every home, including ours (one house north of Spruce Drive) will see our property value drop significantly when every homeowner has the potential to see a 4-plex (R-C2) on what is presently a single lot or green space destroyed to accommodate multi-family units and does anyone have to mention the traffic and parking nightmare that would ensue. The Planning Commission and any member of Council that supported this initiative should be ashamed of themselves and clearly they have not spent any time in the neighborhood.

Sadly, we think this is a done deal and yet another classic example of Council ramming through another significant change with little or no transparency and hope that there is at least time for Council to reconsider this ludicrous decision before making a mistake that you cannot undo.

Sincerely,

Debby & Dennis Hooke

**From:** [Mayor](#)  
**To:** [Doi, Chelsea](#)  
**Subject:** Dermot O'Hagan - Public Submission for Today's Hearing  
**Date:** Thursday, December 8, 2022 9:58:43 AM

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Warm Regards,

**Jean Hergert** (she/her)  
Operations Advisor  
Office of the Mayor, The City of Calgary  
**E** [jean.hergert@calgary.ca](mailto:jean.hergert@calgary.ca) | **W** [www.calgary.ca](http://www.calgary.ca)  
PO Box 2100, Station M, #8069  
Calgary, AB T2P 2M5

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**From:** dermot o'hagan <[REDACTED]>  
**Sent:** Wednesday, December 7, 2022 11:55 AM  
**To:** Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Westbrook Plan <[WestbrookPlan@calgary.ca](mailto:WestbrookPlan@calgary.ca)>  
**Cc:** [REDACTED]  
**Subject:** [External] Opposition to Westbrook Local Area Development Plan --> Wildwood specifically

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I am writing to voice my opposition to the proposed changes to land use in Wildwood that are included in the current Westbrook Local Area Development Plan.

As a tax-paying homeowner, I strongly feel my input has been ignored.

The approach the City has taken to proposing so many changes across such diverse communities through a single plan that covers such a broad area and has too many complexities and implications to list is deplorable and indicative of an administration with a "trust us, we know best" attitude. A true engagement and consideration of citizens' input would recognize the need to proceed with such an ambitious plan at an appropriate pace and deal with impacted communities individually.

Below are some of the key points as to why the proposed plan for Wildwood should not proceed.

- The community has not been seriously or meaningfully engaged and their concerns have been met with contempt and disregarded by the City.
  - This has left a strong impression the decision has already been rubber stamped given the cozy relationship between the City and developers. The City has

provided nothing to debunk this impression nor have they provided any transparency on how feedback has been considered and incorporated into any revisions of the proposed plan being voted on

- It is obvious the City was in collusion with developers as far back as ~2015 when considerable utility work that would help facilitate high density construction was performed along Spruce Drive, again pointing to a lack of transparency and meaningful consultation and engagement with the Community.
- The case for changing RC1 land-use in Wild wood seems to lean heavily on the perceived benefits of "diversification".
  - The irony is thick if "diversification" is used as a basis to support development.
  - In fact, the proposed plan will remove diversity in the west side of Calgary where RC1 communities are almost extinct. The proposed development would make Wildwood homogenous with surrounding communities, offering no diversity of choice for homeowners and renters
  - The character of the community would cease and be no different that Spruce Cliff or Killarney. Homeowners value the diversity of choice and their choice not to live in Spruce cliff or Killarney should be respected.
- Increased traffic and safety
  - Incidents involving pedestrian and bike traffic will grow exponentially due to the amount of vehicle traffic the proposed development will add.
  - 37<sup>th</sup> and 45<sup>th</sup> street access points already require sitting through two traffic lights to proceed. The increased traffic could not be accommodated.

Thanks.

I look forward to hearing your response on this matter and these concerns.

Dermot O'Hagan  
323, 40<sup>th</sup> street SW

**From:** [Mayor](#)  
**To:** [Doi, Chelsea](#)  
**Subject:** Ed Reuther - Public Submission for Today's Hearing  
**Date:** Thursday, December 8, 2022 9:59:21 AM

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Warm Regards,

**Jean Hergert** (she/her)  
Operations Advisor  
Office of the Mayor, The City of Calgary  
**E** [jean.hergert@calgary.ca](mailto:jean.hergert@calgary.ca) | **W** [www.calgary.ca](http://www.calgary.ca)  
PO Box 2100, Station M, #8069  
Calgary, AB T2P 2M5

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**From:** Ed Reuther [REDACTED] >  
**Sent:** Tuesday, December 6, 2022 4:34 PM  
**To:** Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Pootmans, Richard <[Richard.Pootmans@calgary.ca](mailto:Richard.Pootmans@calgary.ca)>;  
Westbrook Plan <[WestbrookPlan@calgary.ca](mailto:WestbrookPlan@calgary.ca)>  
**Cc:** [REDACTED]  
**Subject:** [External] Westbrook Local Area Plan Concerns

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Dear Mayor Gondek, Councillor Pootmans and City Planning Committee,

I am writing to express concerns that I, and I believe many others in my community, have with the current proposed Westbrook Local Area Plan (LAP).

Understanding that the City wants to move forward with densification in many areas, including in Wildwood, it is my belief that several of the proposals in the LAP for our area are not in keeping with understanding and recognizing the needs, desires and realities of the majority of the residents of our community.

As Past President of the Wildwood Community Association I have had the opportunity to meet with and talk to many of our residents over the years. In conversations over time while walking around Wildwood, and through Community Engagement Processes when we were looking to renovate our Community Centre, I have determined that there are several driving forces that attract people to our community.

I will list what I have found are the main factors: 1). The beauty of the area with many natural and open areas and tree lined streets. 2). The proximity to Edworthy Park. 3). A good and viable Community Association, and strong sense of community overall. 4). Conformity of housing that exists with single-family zoning. 5). Larger lot sizes. 6). Stability of residents

long-term investment in their homes because of the RC-1 zoning. 7). Good street parking associated with single-family homes. 8). A sense of safety, and a very friendly and walkable community. 9). Relatively low traffic flow with the exception of the access to the western end of Spruce Dr. and Windermere Rd. to access the off-leash area of Edworthy Park. 10). Good access to transit and proximity to downtown. 11). Closeness of shopping.

The issues that come forward with the proposed LAP to our community are as follows. By changing the designation of our community to R-C2 it completely ignores the reason many have bought in Wildwood. Many residents are like my wife and myself (we grew up here, moved away, then moved back) who chose Wildwood either again, or primarily, because of the factors mentioned above. Many residents live here because they have lived in R-2 or higher density neighbourhoods, and prefer the low housing density, safety, security, community, park access etc. that Wildwood offers. By changing our zoning to RC-2, this ignores these factors and obviates the essential reasons for choosing Wildwood as a desirable RC-1 neighbourhood; this is wrong.

The LAP for our community takes Spruce Dr. and Worcester Dr. corner lots and densifies them with multi-family zoning with up to 4 units per lot. As well, all zoning in Wildwood shifts to RC-2 with two homes per lot possible, and secondary suites. The issues with increased density are several, and significant. 1). Negative effect on property values in a mixed-density community versus a substantially RC-1 community. 2). Increased traffic in the area which diminishes pedestrian safety, especially around Wildwood Elementary School and play parks / parks close to Spruce Dr. S.W. 3). Decrease in overall safety of our community. The City of Calgary Police Crime Map shows that Wildwood has a very low crime rate profile. Statistics for Wildwood for 2012 to 2019 show 953 incidents, while surrounding, substantially higher-density neighbourhoods show much higher crime rates, for example: adjacent Spruce Cliff with 2,576 incidents; Rosscarrock with 5,245 incidents; Killarney / Glengarry with 5,424 incidents. Our residents should not, in an after-the-fact manner, be in a position of having increasingly higher crime rates because of densification to our neighbourhood.

Many residents want the certainty of not having absentee landlords who are often not concerned with the upkeep of their property. There are also parking problems that arise with multi-family dwellings that are not a feature of our community overall as it stands. The higher the density the greater the pressure on existing infrastructure including parks, green spaces, roadways and emergency vehicle access. Edworthy Park and trails within are already under great pressure and failing infrastructure from high usage, and added density only exacerbates this problem.


In summary, I believe it is fair to say that the community as a whole is not opposed to the City's approach to try to add density to many areas. Several neighbourhoods in close proximity to Wildwood which are much better suited to this type of change already have the needed zoning to accomplish this task. These are neighbourhoods such as Rosscarrock, Spruce Cliff, west Shaganappi, and Killarney for example. The redevelopment of the old Ernest Manning High School site also is slated for high density development, which is very appropriate given its access to the CTrain, Westbrook Mall and Bow Trail.

A resident of Wildwood for a total of 50 years, I think it is fair to say that I (and my wife) know our community well. My involvement with our community over the years has provided me with good insights into what has made our community a special one to live in, and

especially to raise our children in, as it was when we were growing up here. The belief in our community, and desire to be involved in its vibrancy, led me to become involved in our Community Association in 2003 as Development Director, and then as President from 2004 to 2009. During my tenure our Federation of Calgary Communities liaison told us that Wildwood was recognized as one of the best Community Associations in the City; a tribute to the dedication of the Association, and therefore residents. The make-up of our community speaks volumes to this commitment.

I believe that it is fair to say that as a whole our community does not want to face the kind of inevitable consequences of changing zoning and increasing density which would most likely, in a negative way, impact our community as a whole, and would diminish the overall enjoyment and quality of life of the residents of Wildwood. I ask that you give further consideration to rezoning our neighbourhood to a multi-family use, and preserve the RC-1 overall status. I think that it would appear to make better sense look to appropriately fully utilizing the neighbourhoods mentioned above which already better accommodate multi-family uses. Using this strategy will still accomplish the task the City is looking to achieve within an existing zoning and density scheme without changing zoning laws and imposing extra density, and having a negative overall effect on the residents of Wildwood.

Sincerely,  
Edward Reuther  
(Past President - Wildwood Community Association)  
83 Woodlark Dr. S.W.  
Calgary  
T3C 3H6



## ATTENTION:

Stewart Dalglish, General Manager, Planning and Development Services  
The City of Calgary  
FAX: 403-538-6111

Dear Mr. Dalglish,

I have sent a copy of this letter to the Mayor and Ward 6 Councillor. I am writing out of concern that the Westbrook LAP seems to be moving in the direction to allow all lots in the community of Wildwood to higher density (RC-2 or higher), from the current RC-1 zoning. While I see the need to increase density in the inner city communities of Westbrook, there needs to be some efforts to preserve some of the original nature and feel of these communities that is so important to the families that already live here and have invested so much of their lives and resources to their homes and neighborhoods.

I live on Wildwood Drive. It is the primary street and pride and joy of the Wildwood area in terms of its beauty, access to nature and parks, unique and beautiful homes and yards, walking paths, etc. Everyone in the community knows Wildwood Drive and uses it for daily walks and access to the numerous parks located on Wildwood Drive. Many people from outside the community come to Wildwood Drive to access the parks (which allow access from Wildwood Drive to Douglas Fir Trails and Edworthy Park).

Wildwood Drive specifically should be protected by the Single Detached Special Policy Area. If you and the City Planners responsible for the Westbrook LAP took a close look at Wildwood Drive and really studied its unique beauty and abundant use by people from both inside and outside the community, I am sure you would agree that it is worth preserving in its original state as much as possible. There must be some efforts by the City to preserve some of the most beautiful streets in Calgary. Increasing density on Wildwood Drive would negatively change one of the most beautiful streets in the City.

In addition, this street is already busy due to the numerous out of community visitors who use it to access Douglas Fir Trails and Edworthy Park. By allowing higher density housing on this street, you are increasing traffic, decreasing parking and decreasing safety for a street that is already used heavily by people from all over the city.

***I am asking you to please take a closer look at the Westbrook LAP as it applies to Wildwood Drive and please strongly consider the application of the Single Detached Special Policy Area to this street. It is exactly what this Special Policy should be used for, to protect and preserve unique areas such as Wildwood Drive that are beloved and used by both community residents and visitors to City amenities.***

Please respond to let me know your thoughts and plans regarding this request. The vast majority of Wildwood residents are in support of preserving this beautiful and unique street.

Angela Stanton  
Wildwood resident (located on Wildwood Drive)