

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Mike

Last name (required) Bracko

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

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

Date of meeting (required) Jan 17, 2023

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

(required - max 75 characters) Westbrook Local Area Plan

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

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)

November 29, 2022

Re: Westbrook Local Area Plan

To Whom It May Concern,

My name is Mike Bracko. I am a 27-year resident of Wildwood and the current Traffic Committee for the Wildwood Community Association.

I am writing in opposition of the proposed Westbrook Local Area Plan (LAP) which could approve rowhouse/townhouse style housing being built, it appears, everywhere there is a green space in Wildwood. This is according to the final edition of the LAP which identifies areas of new density and growth. Myself and other Wildwood residents respectfully request alternative solutions and ask for amendments to the plan

I have the following concerns about densification:

- With building heights possibly being as high as 4 stories, this would reduce the size of yards and tree canopy, there would be a loss of sunlight, and a loss of privacy in backyards of adjacent houses.
- Parking will be a problem because with more homes comes more vehicles which would increase on-street parking and parking in front of houses that do not want "strange" vehicles parked in front of where they live.
- Wildwood would experience an increase in traffic which is the exact opposite of what we are trying to achieve through the traffic committee.
- As it is now, there is a high volume of traffic on Bow Trail and access to Bow Trail to and from Wildwood; with densification, this would put more traffic on Bow Trail and make intersections such as Bow Trail and 45th Street and Bow Trail and 37th Street even more challenging and/or dangerous.
- With more traffic comes a probability of unsafe driving and vehicles driving above the speed limit, especially in playground zones, which is a concern now.
- With more traffic, there are concerns for pedestrians, especially children walking, biking, scootering, and skate boarding to and from school and crossing streets. We have a documented issue with vehicles not stopping for pedestrians at crosswalks near Wildwood School. As such, the last thing we want as a community is more traffic which would possibly aggravate vehicle-pedestrian encounters.
- One of the many reasons myself, and most of Wildwood residents like living in Wildwood, is because of the many greens spaces which are used for exercise/fitness, dog walking, children playing, and aesthetics. Based on maps I have seen of the proposed Westbrook Local Area Plan, almost every green space would be gone and replaced by buildings. This is the reverse of what cities and countries want relating to climate change as it would reduce trees and vegetation that absorb carbon dioxide. Everywhere in the World cities and countries are planting more trees (vegetation) to help reduce or reverse climate change. The LAP is disregarding the trend of increasing vegetation.
- The proposed Westbrook Local Area Plan is not in the best interest of Wildwood residents therefore, we ask City Planners to show more respect to our concerns and listen to what we are saying in opposition of "The Plan."

Wildwood is different than other communities with its many winding and “D shaped” crescent streets, limited access points that are already congested at peak times, sewer system from the 1950s already at capacity, traffic and safety concerns around the school, many daily visitors due to the recreational opportunities Wildwood offers such as: off leash dog park, outdoor hockey/skating rink, safe biking, and access to Edworthy Park.

Rezoning or land use changes according to the LAP would made simpler, and therefore attract builders/investors, as it is a blanket rezoning - including allowing even more than infills, which is row houses and 4 stories in some areas in Wildwood without a requirement to provide for parking, contributing to further congested and unsafe streets and potentially changing the face and quality of living in Wildwood. This is a worst-case scenario and would happen only if a homeowner chooses to develop or sell but the changes can also be a lot more invasive than many are aware of, hence the urgent suggestion to reevaluate the LAP.

We respectfully request alternative solutions and ask for amendments to the plan. We also ask for a delay in proceeding with the LAP. There has been a lack of information and transparency of this plan and a tight timeline. We ask the city to engage with Wildwood residents (a townhall/forum discussion), to review traffic concerns and previous studies, discuss the lack of infrastructure to accommodate the plan in this proposal. We respectfully request more time to review, and more engagement from and with Wildwood residents, many of whom are not aware of this plan and how this would impact them.

Despite advocacy efforts over the past three years and City Planners assurance they would listen to residents who voiced their opposition to increasing density community-wide, they have done the opposite. I am writing to encourage City Planners to listen to the concerns of the people who live in Wildwood, and who would be directly and inappropriately affected by “The Plan,” and re-consider the Westbrook Local Area Plan.

Yours truly,

Mike Bracko, Ed.D., FACSM



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I have read and understand the above statement.

First name (required)	Jeff
Last name (required)	Davidson
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Killarney Glengarry Community Association

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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) **Jan 17, 2023**

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

(required - max 75 characters) **Westbrook 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) **See attached letter**



To Whom It May Concern,

I am submitting this letter in support of the proposed Westbrook Local Area Plan (LAP) on behalf of the Killarney Glengarry Community Association.

Our community association has been part of the Westbrook LAP project since it began in 2019, participating and engaging with the City of Calgary through all three phases of the planning process. We believe the consultation on this project has been adequate. While COVID made some parts of the process more difficult and different than similar projects in the past, we do not feel that the City of Calgary used COVID as a way to skip community consultation.

We feel that the plan reflects the culture of the community of Killarney/Glengarry. Since the finalization of our last Area Redevelopment Plan (ARP) Killarney/Glengarry has been cautiously open to development. This has played a large part in making our community the vibrant, and comparatively accessible community it is today. However, as the previous ARP aged it no longer reflected the culture of the community. The proposed Westbrook LAP resolves this and aligns much better with the current state of development we see reflected in the community.

While we support the plan, we do recognize it is not perfect. As Killarney/Glengarry is more open to development, the current proposed Westbrook LAP by-and-large represents how our community already functions. There is some concern that this plan will not age gracefully in our community as it represents how we already exist, and does not have many avenues for growth outside the plan.

2828 28 Street Southwest
Calgary, AB, T3E 2J3
Canada
(403) 246-6668
gm@kgca.ca
www.killarneyglengarry.com



Another issue we have with the plan is that in some ways it is more restrictive to development than the current precedent. For example, the R-CG/H-GO land use is currently allowed within 600m of an LRT station and 400m of BRT stations, both of which our community have. Under the Westbrook LAP R-CG/H-GO is only designated for Neighbourhood Flex and Neighbourhood Connector urban form areas. This will reduce walkability and density around the locations that benefit from it most. We suggest the Westbrook LAP should be amended to keep the City of Calgary commitment to transit oriented development as has been expressed in the past.

The community association recognizes that change is a difficult process, and would like to thank the City of Calgary's administration team for the hard work that has been done to get to this point. We hope our feedback is helpful in improving the Westbrook Local Area Plan and look forward to the future of Calgary this plan will help bring forth.

Killarney Glengarry Community Association Director of Development

Jeff Davidson

Jeff Davidson

2828 28 Street Southwest
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Canada
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gm@kgca.ca
www.killarneyglengarry.com



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I have read and understand the above statement.

First name (required) Rick

Last name (required) Cooke

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)

Jan 17, 2023

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

(required - max 75 characters)

Westbrook LAP-Glendale

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

In opposition

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I am writing as a resident in Glendale that does NOT support the proposed LAP plan for our community. During this process I have provided my feedback in several of the open houses and feedback forms that were sent to residents over the past year. In those responses, I expressed my concern with the City LAP for the Westbrook communities and more specifically the plan for Glendale on protecting the R-C1 of many of the properties.
I just finished reading the latest Glendale Thumper and our Community does not seem to support the plan in its current form either.
As our president Chris Welner said in his December message, while he and the community support density on the perimeter of Glendale, I agree with him that we would like to see the R-C1 character of the properties on the interior of Glendale protected. The current plan does NOT do this and on most interior properties allows zoning for 2 or 3 residents on one lot. I am very concerned with this density plan.
Please advocate for our community to remain R-C1 on the interior and only allow multiple site zoning on 17th avenue only where the transit options are located. I would implore you to conduct more open houses on this current plan as I believe the majority of interior Glendale would not support the plan in its current state.

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I have read and understand the above statement.

First name (required)	Beth
Last name (required)	Atkinson
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Hounsfeld Heights - Briar Hill Community Association

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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)

Council

Date of meeting (required)

Jan 17, 2023

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

(required - max 75 characters)

Westbrook 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)

Engagement on this LAP has been very poor. It needs to be revised to respect communities, and incorporate their ideas and feedback.

Mayor Gondek and City Councillors,

We are writing to support the communities within Westbrook that are trying to maintain their unique neighbourhood characters. Neighbourhood Local is too general and not granular enough. This point has been made over and over by a large number of R-C1 and R-C2 established communities, ever since the Guide for Local Area Planning was developed. But city administration has never taken this feedback on board. Many Calgary neighbourhoods are unique and have their own special character, but the Guide treats all neighbourhoods the same.

Mayor Gondek, you proposed and passed an amendment to the Guide to have 'special policy areas' to maintain the unique character of R-C1 communities, and Rosedale was designated a 'special study area' in the North Hill LAP. But the city has not applied this idea since, and they refuse to consider it for other R-C1 and R-C2 communities, despite your motion. A group of R-C1 communities sent a letter to the city asking about these 'special policy/study areas' and the city response is that they would be used only in exceptional circumstances and were never meant to be applied to a whole section of a community. The administration should not have the latitude to ignore this 'special policy area' provision and interpret it so narrowly, and they still have not described what they feel these special circumstances might be. In the past, Area Redevelopment Plans were constructed with collaboration to consensus that everyone could live with. Now the city insists on 'consultation' and then does not even do that. If they are truly consulting, then they would make significant changes in response to concerns raised. Instead, we are allowed to rant for a bit, and then the city continues with their own plan.

The 'anything anywhere' concept of Neighbourhood Local completely favours developers and ignores the needs of the citizens who already live in these neighbourhoods. For many of us, these homes in established communities are our forever homes – we've put our heart and soul into them. Fundamentally changing community character takes away something very precious from us. The city says LAPs give us certainty, but in reality, they take certainty away – before we knew only similar dwellings could be built beside us, but under Neighbourhood Local a row house could be randomly built beside our property, extending much taller and deeper on the lot, taking away our sunlight and privacy and destroying the enjoyment of our homes. The city says LAPs promote housing choice, but Neighbourhood Local policy takes away the choice of established consistent R-C1 or R-C2 communities with family and nature friendly back gardens and mature trees.

Over and over, the city promotes 'density at all costs'. Ideas for compromise and for the best place to put density in each unique community have been ignored. Concerns about parking, sanitation services, infrastructure needs, the maintenance of the tree canopy and effect on the wildlife and environment are not addressed. We are NOT against development and sensible density that works WITH the needs of the existing residents, but we are looking for solutions that don't 'throw us under the bus' and fundamentally take away the unique feel of each of our neighbourhoods. Ignoring the effects on the tree canopy and environment are contrary to council's climate goals.

In summary, this is a democracy – the opinions of the electorate should matter at least as much as those of the city administration. The city has a graphic where they put public opinion as one source of input of five, and give themselves 80% of the input, under ‘context and trends’, ‘expertise’, ‘city policies’, and ‘equity’ (defined by them, not consensus) – that is just not appropriate. There are very knowledgeable citizens, and the citizens are the ones who understand the effects of these changes ‘on the ground’. If the city feels we citizens don’t understand, then it is their job to educate, not simply placate and then do what they like. We are asking you, as our elected representatives, to listen to and represent the citizens first, and maintain the unique character, charm, and environment of our communities. Listen to the local communities and send this Westbrook LAP back for further work to properly incorporate community feedback.

Hounsfield Heights – Briar Hill Community Association
Beth Atkinson, Director – Land-Use
Brad Krizan, President
Gunter Sammet, 1st VP, Director – Facilities
Jeff Marsh, 2nd VP, Director – Communications



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I have read and understand the above statement.

First name (required) Patricia

Last name (required) Muir

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

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

Council

Date of meeting (required)

Jan 17, 2023

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(required - max 75 characters)

IP2022-1146 Westbrook Communities Local Area Plan, BYLAW 5P2023

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

In opposition

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January 9, 2023

Public Submission for Calgary Combined Council Hearing on January 17, 2023

Re: IP2022-1146 Westbrook Communities Local Area Plan, BYLAW 5P2023

I wish to register my opposition to the Westbrook Communities LAP in its current form.

As someone who grew up mainly in Wildwood but also in Spruce Cliff for 14 years, and whose parents owned their forever home in Wildwood for 36 years, I was shocked to see the Limited Scale Map that was dropped on the LAP communities in November 2023, prior to the IPC meeting on December 8, 2023. Our former family home is designated on the map as a possible site for R-CG development. I find this utterly ridiculous for a block that includes only 3 houses: one that has been demolished and is currently being rebuilt, another house that has been totally rebuilt, and a third house which has been extensively renovated several times now. Collectively these homes have an assessed value of \$3,299,000 which will increase once the newest rebuild is completed. Why would any developer want to pay to demolish even one of these homes to build a rowhouse which would be totally out of context for the entire street? Other potential sites, such as corners on Wimbledon Drive are dubious given the curve of the street, and the possible changes along the entire length of Windermere Road could create a tunnel with a traffic nightmare. How would H-GO really work with increased building heights under the transmission lines? Have the planners who created this map even considered the context of these properties? All of the corner lots designated as R-CG in the Limited Scale Map which reach into the heart of all the communities, are not necessarily located on nodes and corridors which are the preferred sites for densification in the current version of the MDP. Notably, many of these sites are not in close proximity to transit or any other services. Why is the City departing from its own stated rules?

The potential destruction of hundreds of homes, many of which are bungalows and more affordable for some buyers, flies in the face of the City's recent declaration of a Climate Emergency. Bungalows are already becoming extinct in some established neighbourhoods. Construction debris is a major source of greenhouse gases, and the removal of tree canopy and greenspace plus increased lot coverage is totally out of step with sustainable practices. Calgary is not meeting its tree targets in the MDP. Some cities are starting to remove unused impermeable surfaces. As an alternative, the City needs to promote and incentivize upgrading of existing buildings, and should be more strict about enforcing all landscaping requirements including discouraging concrete patios which seem to be showing up on many DPs. Heat islands and areas with improper drainage have become major concerns and we need to prevent similar mistakes in Calgary. Recent news articles have also focused on the lack of alternatives such as coop housing and accessible housing, especially for seniors who may want less stairs.

I know many people living throughout the Westbrook Plan area and am involved in regular activities there. The appearance of the Limited Scale Map, which is proffered as a mere example of how the plan could evolve on the ground represents a total betrayal of residents who have participated in the process for the last three years. It is a bait and switch, and it is time that the City planners come clean on their true goal of eliminating single-family zoning in Calgary. Edmonton has effectively ended single family zoning. This is just a step along the way in the endless promotion of New Urbanism philosophy and it

WILL inform the renewal of the Land Use Bylaw and the further amalgamation/revisions of the MDP and the CTP into the proposed Calgary Plan. It is fine to have the statutory documents properly aligned but the manner in which this has occurred, including the recently revised R-CG zoning and creation of a new land use category, H-GO without public input, has been a travesty. The lack of transparency and dismissal of genuine resident concerns and legitimate questions, is probably the most significant reason for citizens' eroded trust in the City planning department. The only certainty in all of this will be for inner city developers, not for home owners. Where is the proof that this route is the best one for our City to take when there is incomplete evidence of how it is evolving in U.S. locations such as Minneapolis, Philadelphia, Oregon, Washington state? New Urbanism is not necessarily the Holy Grail but it is being promoted like motherhood and apple pie in the LAP process. Please give more respect to residents who are experts on their neighbourhoods and will actually have to live with both positive and negative changes that may occur.

Calgary is a beautiful city with many special neighbourhoods. In spite of rising costs, it is still more affordable than Vancouver or Toronto. Many of our established neighbourhoods actually were well planned. That is why people want to live here. Citizens would like to keep it that way and not create a hodgepodge of boxy structures with postage stamps for yards.

Sincerely,

Patricia Muir
Long-time resident