

PUBLIC SUBMISSION FORM



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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Don

Last name (required) Schwartz

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Council

Date of meeting (required)

Nov 22, 2022

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

(required - max 75 characters)

Infrastructure Transportation planning

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

In opposition

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

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

Don Schwartz, Chinook Park

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I have read and understand the above statement.

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Rezoning of wWildwood to include 4 story / mixed use buildings

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

In opposition

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

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

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I have read and understand the above statement.

First name (required) Christine

Last name (required) Couet

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



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)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Planning / Wildwood Rezoning

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

In opposition

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

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

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I have read and understand the above statement.

First name (required) Lesley

Last name (required) Menzies

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

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

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 Community Development

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Proposed Development for rezoning of Wildwood

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

In opposition

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

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

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

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

We are opposed to the rezoning.

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I have read and understand the above statement.

First name (required) April

Last name (required) Kojima

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

What is the group that you represent?

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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

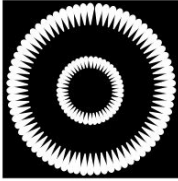
Are you in favour or opposition of the issue? (required)

In favour

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

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



Rick Balbi Architect Ltd.

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

November 25, 2022

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

Re: Westbrook Communities Local Area Plan

To Whom It May Concern:

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

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

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

Thank you for your consideration.

Sincerely,
April Kojima, B.Sc.E.

A handwritten signature in black ink, appearing to read 'April Kojima', with a stylized flourish at the end.

RICK BALBI ARCHITECT LTD.

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I have read and understand the above statement.

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

What is the group that you represent?

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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 Community Development

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Planning - ENGAGE

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

In opposition

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

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I have read and understand the above statement.

First name (required) Cheryl

Last name (required) Ramsay

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

What is the group that you represent?

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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 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 Communities Local Area Planning specifically for Wildwood

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

In opposition

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

November 26, 2022

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

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

Re: Westbrook Communities Local Area Planning

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

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

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

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

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

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

Sincerely,

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

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I have read and understand the above statement.

First name (required) Bev

Last name (required) Drechsler

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

What is the group that you represent?

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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) Standing Policy Committee on Community Development

Date of meeting (required) Dec 8, 2022

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

(required - max 75 characters) Dec. 8 Wednesday 9:30 a.m. Community Development Committee
Includes public

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

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

The main reason we moved into Wildwood was because it was an R1 zoned neighborhood. How does this zoning change without the support of the people that live here?
The traffic moving through this neighborhood is already a problem, last summer a biker was hit by a speeding car in the playground zone and we ourselves observe speeding more than people driving the speed limit in the playground zones. We have been asking for years for the traffic to Dog Park and Edworthy be slowed or rerouted for our safety, so now you will be increasing the traffic.
Adding density around a school without adequate parking and already speed problems could put our children safety at risk, is that a concern for city council?
Wildwood is a place where many people come to enjoy spruce drive, taking this away will not only affect the residents, but the people who come to visit.
I am very concerned that our city representatives are not hearing our voices. I have submitted my concerns every time we have been asked to, along with my fellow neighbours and friends. It is very disconcerting that you are not listening to the people who will be greatly affected.

PUBLIC SUBMISSION FORM



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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Aaron

Last name (required) Gillmor

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

WESTBROOK LOCAL AREA PLAN

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

In opposition

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

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

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

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

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

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

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I have read and understand the above statement.

First name (required) Heather

Last name (required) Ilsley

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

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

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

In opposition

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

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

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

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

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To conclude - I am especially concerned about the following:

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

Changes to property values with re-zoning

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

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

Lack of a balanced approach and listening to citizen concerns

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

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

In opposition

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

November 27, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

What are affected residents asking for?

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

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

PUBLIC SUBMISSION FORM



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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

In opposition

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

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

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

What are affected Shaganappi Group Residents asking for?

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

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

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I have read and understand the above statement.

First name (required) Twyla

Last name (required) Tobler

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Community Development

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Community Development Committee

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

In opposition

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

Dear Mayor and Council Members:

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

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

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

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

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

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

Concerned Calgarian

Twyla Tobler

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Christopher

Last name (required) Filion

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Infrastructure And Planning (Westbrook Communities)

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

In opposition

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)

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

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

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part of the community and should be preserved.

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

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

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I have read and understand the above statement.

First name (required) Trina

Last name (required) Marshall

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

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In opposition

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

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

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I have read and understand the above statement.

First name (required) Stephen

Last name (required) Wince

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

What is the group that you represent? Shaganappi Residents group

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What do you wish to do?
(required)

Submit a comment

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

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Westbrook Communities Local Area Plan

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

In opposition

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

November 27, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

What are affected residents asking for?

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

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

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I have read and understand the above statement.

First name (required)

Mike

Last name (required)

Grovue

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

Yes

What is the group that you represent?

Shaganappi Resident Group

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

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Westbrook Communities Local Area Plan

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

In opposition

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November 27, 2022

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

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I have read and understand the above statement.

First name (required)	Ronald
Last name (required)	Mitchell
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Wildwood and Westbrook local area plan

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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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 and wildwood community.

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)

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

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

In opposition

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November 27, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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How will area residents be impacted?

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

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First name (required) Bryce

Last name (required) Aberg

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First name (required) Lesley

Last name (required) Wong

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PUBLIC SUBMISSION FORM



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(required)

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Subject: Dec. 8 Municipal Infrastructure and Planning Committee Meeting

To Whom it May Concern:

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

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

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

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

Wildwood's Structural Realities

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

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

Wildwood's non-grid design creates limited access points in and out of the community. Increasing densification will also create significant congestion because of the fact that Wildwood is flanked by Edworthy Park on the West, North and East sides. This geographic reality means that the road infrastructure cannot handle the greatly increased density proposed. Wildwood only has FOUR exits (45th, 38th, 36th and Spruce Drive) which can already reach near capacity when serving the community and the many visitors of Edworthy Park. With no feasible way to increase the number of exits for Wildwood, the current densification plans do not make sense.

Unlike other neighbourhoods built on a grid pattern with exits in each direction, Wildwood cannot safely provide access and egress for all those living and visiting the neighbourhood. This is especially true for those living on the North side of Spruce Drive.

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

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



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

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

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

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

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

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

Rushed changes to the LAP

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

Respectfully,

Erica McDonald

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Ian

Last name (required) Gillmor

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Dec. 8 Municipal Infrastructure and Planning Committee Meeting - Westbrook

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

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. 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

Subject: Dec. 8 Municipal Infrastructure and Planning Committee Meeting

To whom it may concern:

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

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

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

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

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

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

I look forward to your review and reply.



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Regards,

Ian Gillmor (35 year resident of Wildwood)

Subject: Dec. 8 Municipal Infrastructure and Planning Committee Meeting

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

Wildwood's Structural Realities

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

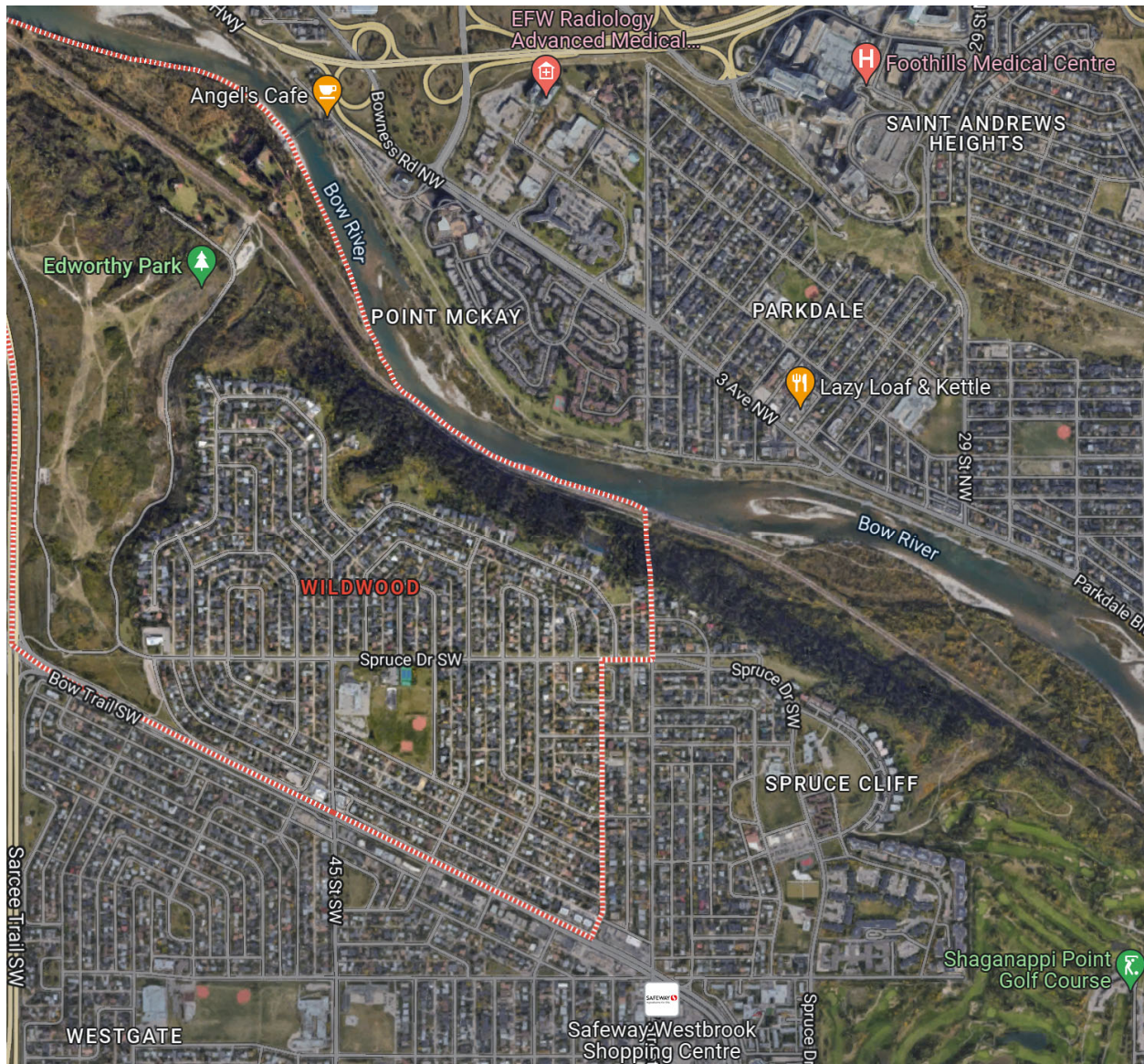
Access & Egress: The community of Wildwood was not designed for the levels of density currently being proposed. Wildwood's non-linear nature and winding, D-shaped crescents, will create traffic jams during peak times as students, parents, the elderly, etc. try to access and leave the community. Apart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

Wildwood's non-grid design creates limited access points in and out of the community. Increasing densification will also create significant congestion because of the fact that Wildwood is flanked by Edworthy Park on the West, North and East sides. This geographic reality means that the road infrastructure cannot handle the greatly increased density proposed. Wildwood only has FOUR exits (45th, 38th, 36th and Spruce Drive) which can already reach near capacity when serving the community and the many visitors of Edworthy Park. With no feasible way to further increase the number of exits for Wildwood, the current densification plans do not make sense.

Unlike other neighbourhoods built on a grid pattern with exits in each direction, Wildwood cannot safely provide access and egress for all those living and visiting the neighbourhood. This is especially true for those living on the North side of Spruce Drive.

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

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

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Respectfully,

A handwritten signature in blue ink, consisting of several overlapping loops and lines, positioned above the printed names.

Ian Gillmor
Erica McDonald
Arthur Gillmor

Wildwood Residents

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Municipal Infrastructure and Planning Committee Meeting

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

In opposition

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Subject: Dec. 8 Municipal Infrastructure and Planning Committee Meeting

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Wildwood's Structural Realities
Rushed changes to the LAP

Wildwood's Structural Realities

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

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

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



characters)

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I have read and understand the above statement.

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

What is the group that you represent?

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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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Nov 30, 2022

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

(required - max 75 characters)

Westbrook LAP - wildwood rezoning

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

In opposition

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

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

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

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

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

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

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

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I have read and understand the above statement.

First name (required) Shaundra

Last name (required) Carvey

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

What is the group that you represent? Shaganappi Residents Group

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What do you wish to do?
(required)

Submit a comment

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

In opposition

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

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

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

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

What are affected Shaganappi Group Residents asking for?

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

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

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Danylo

Last name (required) Kolos

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

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

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

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

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

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

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Infrastructure and Planning Committee (Westbrook LAP)

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

In opposition

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

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

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

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

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

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

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

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

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

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I have read and understand the above statement.

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

In opposition

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

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

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

What are affected Shaganappi Group Residents asking for?

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

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

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I have read and understand the above statement.

First name (required) matthew

Last name (required) Reich

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

What is the group that you represent? Shagannappi Residents Group

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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)

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

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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How will area residents be impacted?

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

What are affected Shaganappi Group Residents asking for?

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

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

I am writing in opposition to the Westbrook LAP.

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

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

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

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

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

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

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

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

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

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

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

Caroline Niwa
Wildwood resident

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

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

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

In opposition

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

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

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

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

What are affected Shaganappi Group Residents asking for?

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

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

PUBLIC SUBMISSION FORM



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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Suzanne

Last name (required) Brady

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Infrastructure & Planning - Wildwood LAP

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

In opposition

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

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

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

To: Calgary City Council

Re: December 8, 2022 Infrastructure & Planning Committee Meeting

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

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

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

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

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

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

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

Yours truly,

Suzanne Brady and Robert Lawrence

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I have read and understand the above statement.

First name (required) Adam

Last name (required) Duckett

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Neighbourhood densification in Wildwood

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

In opposition

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

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

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I have read and understand the above statement.

First name (required) Andrea

Last name (required) Dechene

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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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 LAP

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

In opposition

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

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

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

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

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I have read and understand the above statement.

First name (required) Blythe

Last name (required) Butler

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

WILDWOOD Municipal Infrastructure and planning committee meeting

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

In opposition

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

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

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Council

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Wildwood development

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

In opposition

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

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

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I have read and understand the above statement.

First name (required) Tony

Last name (required) Isaac

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook LAP

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

In favour

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

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

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Bogdan

Last name (required) Catrina

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

What is the group that you represent? Shaganappi Residents Group

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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)

Westbrook Communities Local Area Plan

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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The Background:

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How will area residents be impacted?

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

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

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Shadowing from up to six storey developments.

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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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 9, 2022

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

(required - max 75 characters)

Amendments to land use bylaw 1P2007

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

In favour

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

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

PUBLIC SUBMISSION FORM



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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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Westbrook Communities Local Area Plan

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November 30, 2022

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

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I have read and understand the above statement.

First name (required) Lynn

Last name (required) Huntley

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



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

How do you wish to attend? Remotely

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

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Dec 8, 2022

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

(required - max 75 characters) Westbrook Area Development Plan

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

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

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

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

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

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

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

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

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

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

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

Lynn Huntley

PUBLIC SUBMISSION FORM



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First name (required) Pat

Last name (required) Duke

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

What is the group that you represent? Shaganappi Group Residents

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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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)

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November 30, 2022

Infrastructure and Planning Committee
The City of Calgary
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Calgary, AB
T2G 5E6

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

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

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

What are affected Shaganappi Group Residents asking for?

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

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

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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I have read and understand the above statement.

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

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

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I have read and understand the above statement.

First name (required) Bob

Last name (required) Cooper

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Local Area Plan

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

In opposition

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

Hello

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

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

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

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

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

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

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

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

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









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

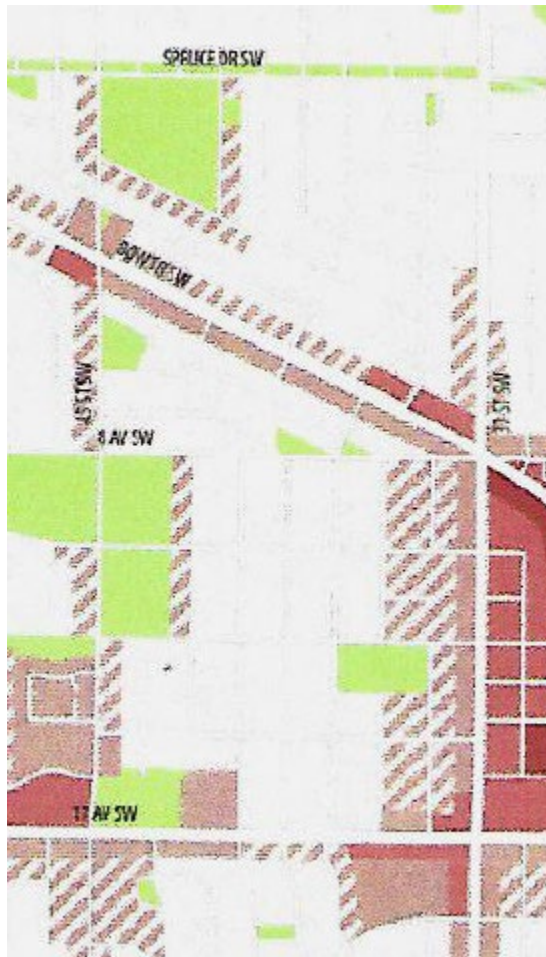
Now that information is fully available, including the additional document. I believe that this should go back to the citizens for a final engagement where review and comment on all of the information not just portions of it.

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

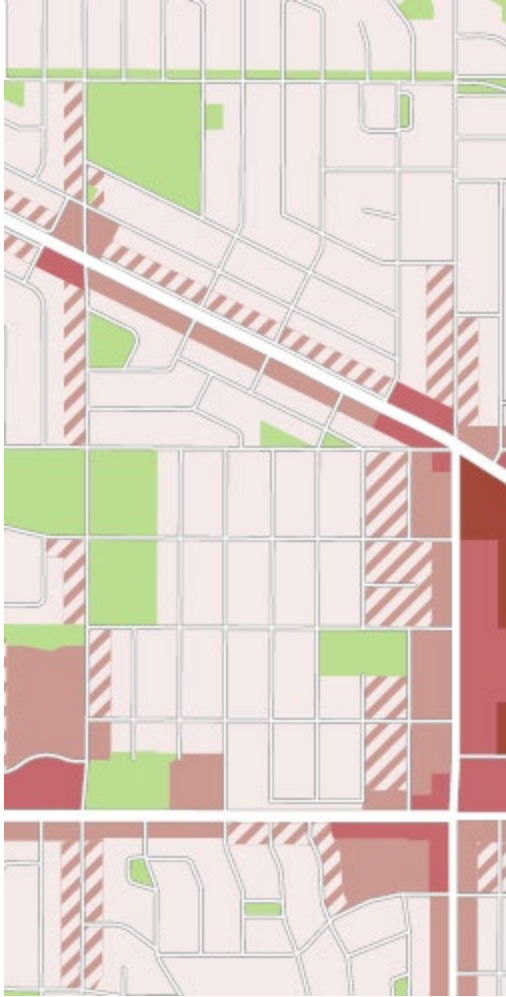
Initial map from Phase 3.

Legend

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






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



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



Legend

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

PUBLIC SUBMISSION FORM



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I have read and understand the above statement.

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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

No

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Local Area Plan (LAP)

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

Neither

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)

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

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I have read and understand the above statement.

First name (required) Nathaniel

Last name (required) Schmidt

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook LAP

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

In favour

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)

Westbrook Local Area Plan Public Submissions

12 December 2021

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for considering my submissions.

Sincerely,



Nathaniel Schmidt

PUBLIC SUBMISSION FORM



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First name (required) Joe

Last name (required) Poon

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

What is the group that you represent? Shaganappi Residents Group

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

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

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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The Background:

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How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

What are affected Shaganappi Group Residents asking for?

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

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I have read and understand the above statement.

First name (required) Lydia

Last name (required) Mowatt

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

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

PUBLIC SUBMISSION FORM



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

How do you wish to attend? In-person

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

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Community Development

Date of meeting (required) Dec 8, 2022

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

(required - max 75 characters) Infrastructure and Planning Committee

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

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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Westbrook Communities Local Area Plan

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November 30, 2022

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

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

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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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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Infrastructure and Planning Committee
The City of Calgary
800 Macleod Trail S.E.
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First name (required) Natalie

Last name (required) King

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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No

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook LAP

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In opposition

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

Palaschuk, Jordan

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

Follow Up Flag: Follow up
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To Whom It May Concern,

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

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

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

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

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

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

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

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

Conclusion:

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

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

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

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

Thank you for your time and consideration.

Kind regards,

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

Community builder and 12 years resident of Wildwood

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

PUBLIC SUBMISSION FORM



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

November 30, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

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

What are affected Shaganappi Group Residents asking for?

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

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

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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) Pamela

Last name (required) Fry

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

What is the group that you represent?

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What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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

No

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook LAP as it affects the Wildwood Community

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

Neither

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

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

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

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

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

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

Moving on.

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

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

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

Still moving on.

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

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

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

TLDR

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

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

Pamela Fry
24 Waterloo Drive SW
403-671-7031

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I have read and understand the above statement.

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

What is the group that you represent?

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

How do you wish to attend? In-person

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

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Dec 8, 2022

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

(required - max 75 characters) The Westbrook Communities Local Area Plan

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

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

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

Westbrook Communities Local Area Plan

Thursday December 8th, 2022

Thank you to for this opportunity to address the IPC.

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

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

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

Conclusions:

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

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

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

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

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

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

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

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

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

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

Quite clearly, this has not been considered.

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

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

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

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

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

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

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

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

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

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

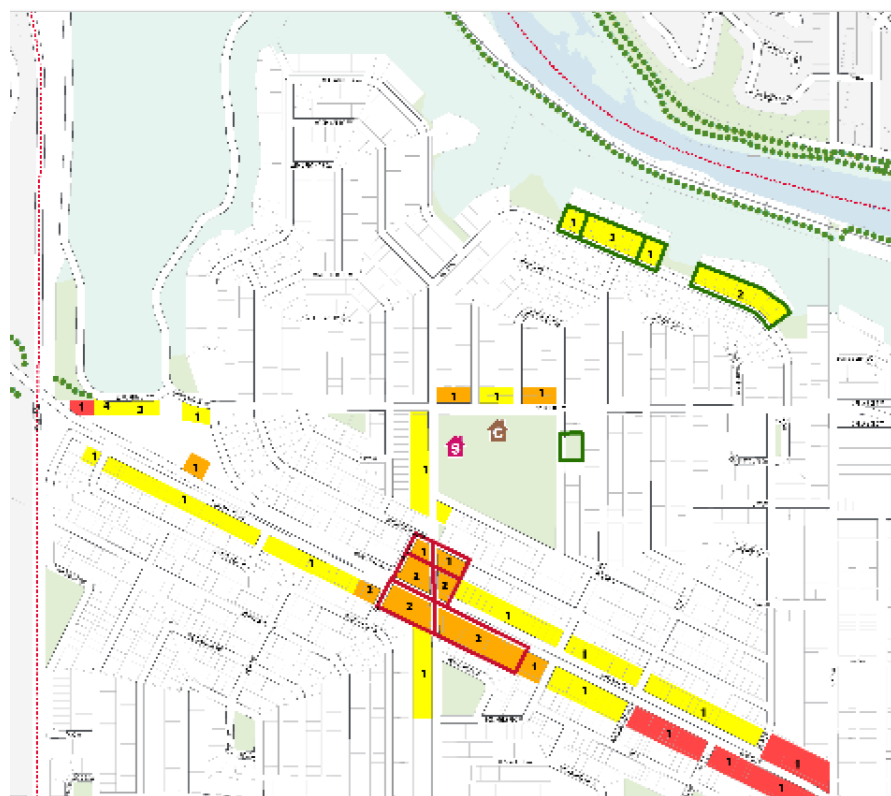
"need more open space, local shop including small fitness centre like yoga or pilates"

"having more community gathering spaces open to all."

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

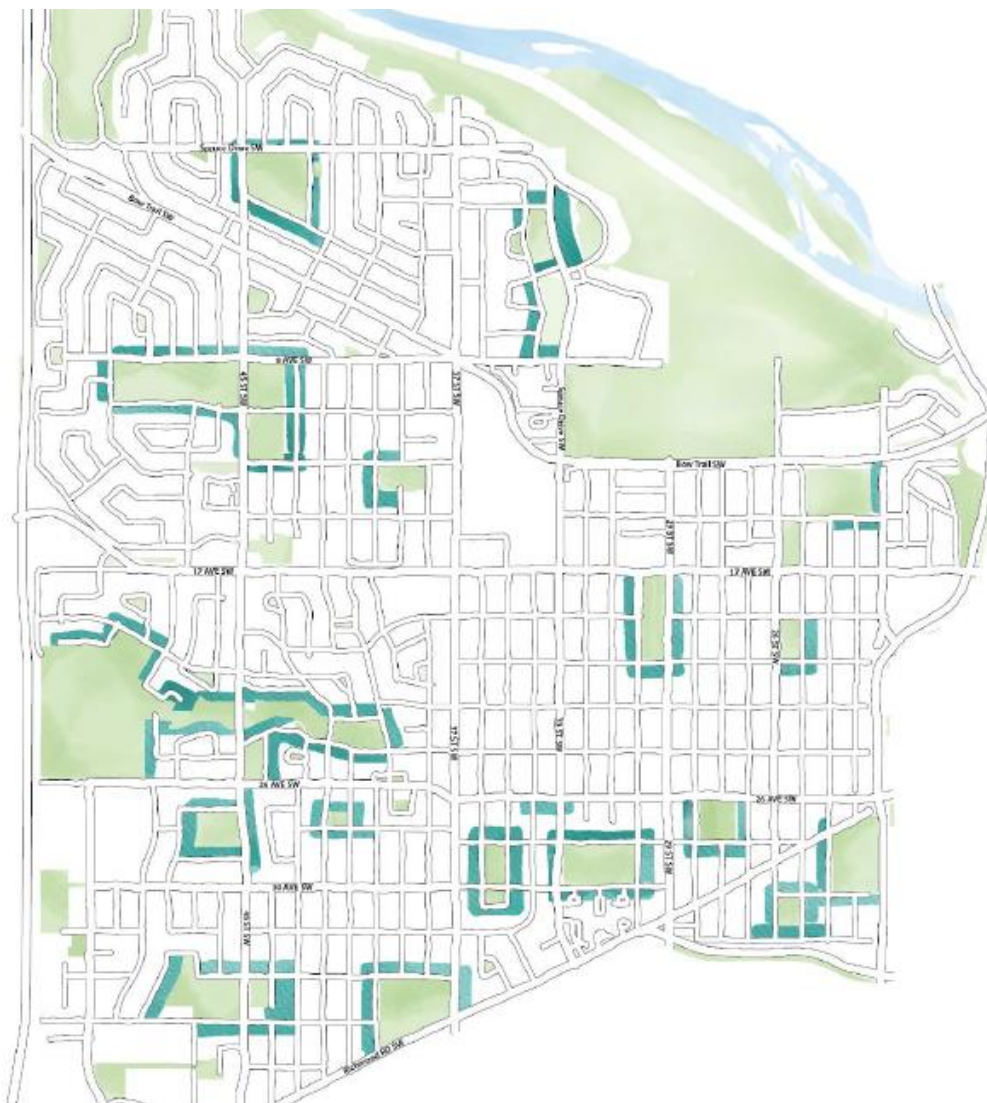
Potential Focus Areas for Growth: Around Parks and Open Spaces Page 3

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



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

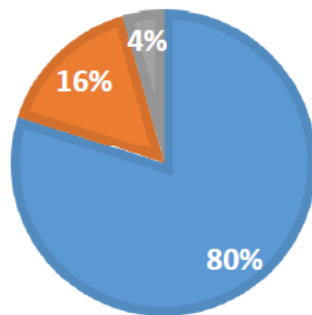
In Phase 2 - Explore, without any public consultation the concept of "Community Focus" was introduced where moderate to large scale growth (4+ Storeys) could be focussed along Corridors and Around Parks & Open Spaces (Around Parks & Open Spaces p. 2)



This went over like a lead balloon:

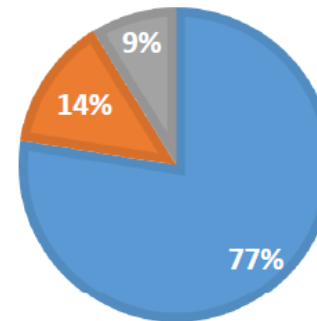
ARE THERE ANY AREAS ALONG THE CORRIDORS (AS IDENTIFIED ON THE MAP) WHERE YOU FEEL MODERATE TO LARGE-SCALE DEVELOPMENT (4+ STOREYS) IS NOT APPROPRIATE?

■ YES ■ NO ■ UNDECIDED



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

■ YES ■ NO ■ UNDECIDED



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

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



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

Let's review some of Phase 3 conclusions:

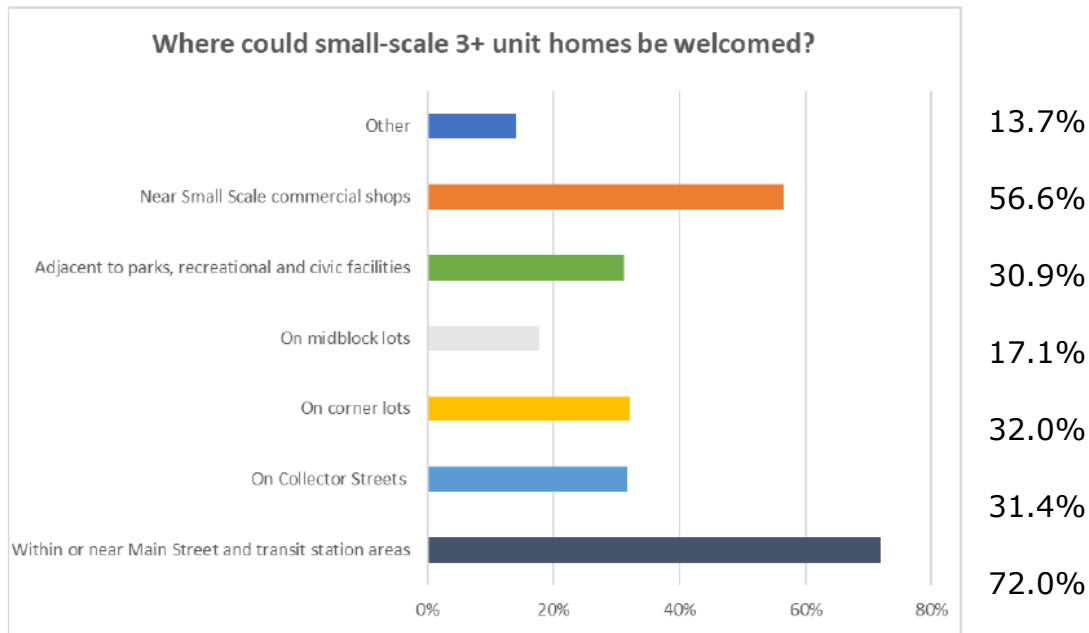
Public feedback supported 3+ unit dwellings in many locations, specifically main streets, transit stations, parks and corner lots.
Increasing Housing Choice, p15

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

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

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

Topic 1: Small-Scale Homes

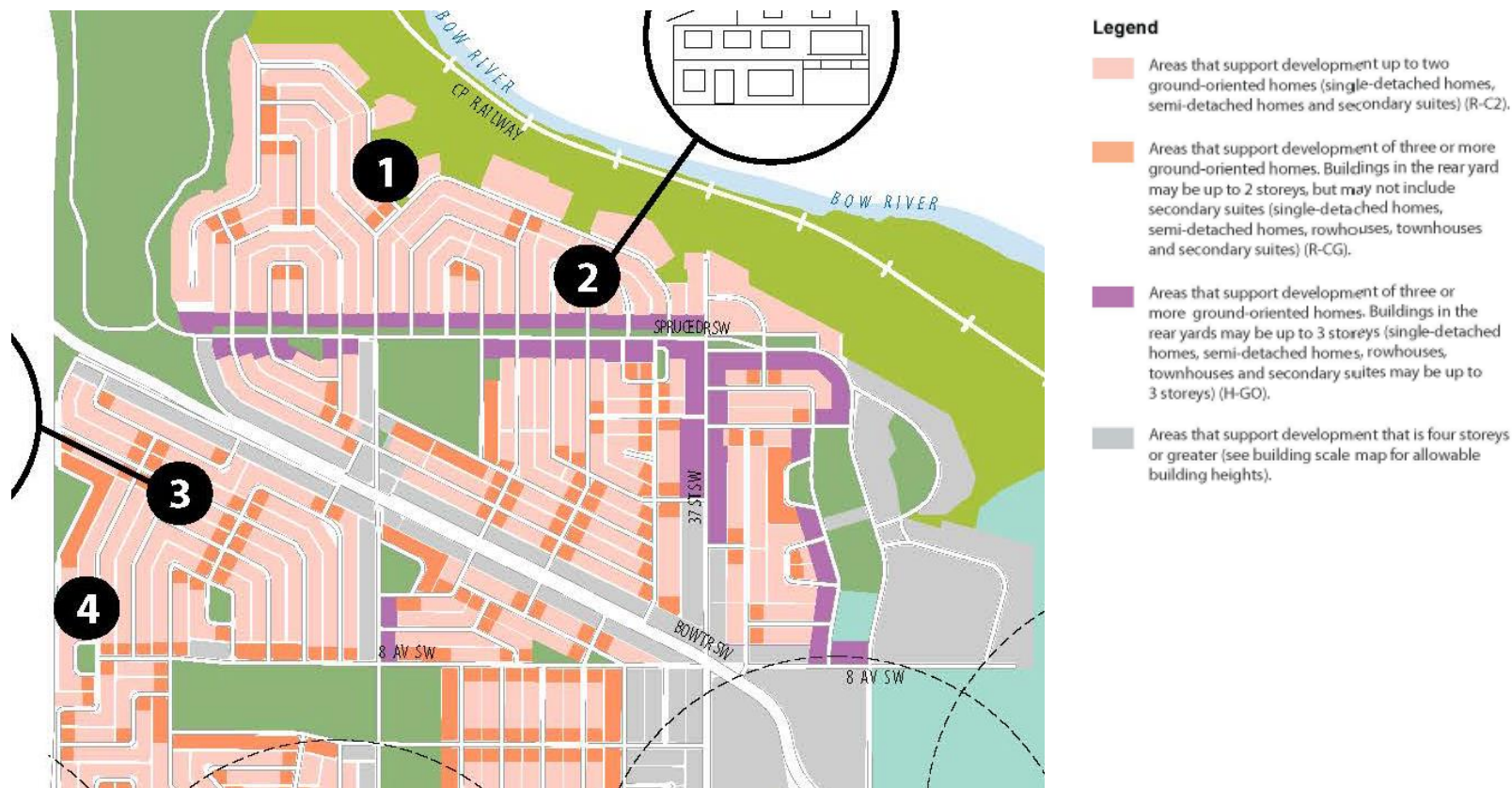


Phase 3 What we heard report, p. 11

Topic 2: Draft Urban Map and Draft Building Scale Map

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

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



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

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

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

Phase 3 What We Heard Report, p. 10

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

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

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

What We Heard Phase 1.2 p. 8 regarding Core Values

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

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

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

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

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

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

Observations:

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

I would like to answer the last point.

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

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

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

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

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



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

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

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

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

Recommendations:

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

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

Specific Recommendations (if 2.1 is rejected)

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

Respectfully submitted

Philp Handcock

2nd December, 2022

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. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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

I have read and understand the above statement.

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

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Michael

Last name (required) Wilhelm

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

What is the group that you represent? Shaganappi Community Association

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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

No

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Local Area Plan

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)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

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

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

Thank you.



November 15, 2022

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

Dear Peter:

Re: Letter of Support - Draft Westbrook Local Area Plan

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

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

Community Position on LAP

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

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

Rationale for Overall Support

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

Peter Schryvers, Senior Planner

Letter of Support - Draft Westbrook Local Area Plan

November 15, 2022

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

Rationale for Requested Change

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

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

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

Engagement

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

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

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

Peter Schryvers, Senior Planner

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

Resolution of Other Shaganappi Policy and Development Issues

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

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

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

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

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

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

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

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

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

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

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

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

Peter Schryvers, Senior Planner

Letter of Support - Draft Westbrook Local Area Plan
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enhanced design in exchange for exceeding the building scale, height and massing mitigations, and

- *Specific requirements for the Shaganappi Point Station Transition Zones (page 61), which include a qualified limitation on commercial uses based on the acknowledgment of the existing 17th Avenue commercial corridor, as supported by brand new Main Streets infrastructure investment two blocks away. These requirements are:*
 - *corner parcels at 26 Street SW and Bow Trail SW are encouraged to develop as gateway buildings with a high level of design and material quality and include greater sidewalk widths to accommodate pedestrian traffic to the station.*
 - *buildings in the Transition Zone should step back at or below the fourth storey.*

We expect these area provisions to be enforced on file review. Policy enforcement has not been a consistent practice in applying similar provisions in the Shaganappi Point ARP.

- **Lack of Certainty Concerning Flanking Lots on 12th Avenue, Adjacent to Bow Trail**

The east end of the 12th Avenue strip has blocks oriented north to south. Development and community interests requested that there be an indication of the number of lots covered by the Neighbourhood Connector/Low Modified/Low map shadings. This has been a significant historic issue. The current Shaganappi ARP map graphic shows roughly 30% of the block (i.e. 3 of ~10 single family homes) available for consolidation and up-zoning.

- *Policies have been included in the Map Interpretation, Section 4.2 (page 98, item f) that clarify the building scale in these areas applies 65 metres from the perpendicular street (four typical lots). If proposed development seeks to extend beyond this range, an amendment to the Plan will be required.*

- **Proximity of Existing Density Commitments Surrounding Shaganappi Park**

The original draft LAP documents had Low/Low Modified density introduced around Shaganappi Park. This was inconsistent with a very recent 2017 Main Streets commitment to residents to locate additional incremental zoning a block away along 17th Avenue in the area between 26th and 24th Street.

- *2017 Council approved increases in Main Streets zoning along 17th Avenue already have very good access to the park.*
- *2014 and 2021 Council approved zoning increases across the Bow Trail pedestrian bridge at Brookfield's Crown Park site also have very good access to the park.*

- **New Density Proposed - 17th Avenue between 22nd and 24th Street**

A Modified Low building scale category has been introduced, after being considered and eliminated previously by the Main Streets team in 2017, on 17th Avenue.

- *We believe this could be a positive incentive to upgrade the 17th Avenue north edge facing the Tecumseh military site at a scale that won't promote difficulties for developers wanting to work with the adjacent caveat-protected single-family homeowners in Upper Scarboro.*

Peter Schryvers, Senior Planner

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In Summary

Based on the above, the Shaganappi Community Association supports the applicable portion of the Westbrook Local Area Plan covering the Community of Shaganappi.

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

Yours truly,

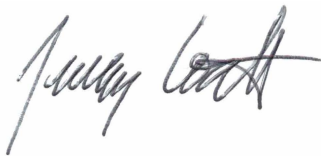
Shaganappi Community Association
Development Committee



Michael Wilhelm
President,
LAP Working Group Member (CA rep)



Brittany Jorgensen
Eastside Rep,
LAP Working Group Member (City selected)



Jeremy Coates
Westside Rep



Mia Leung, BA, Urban Studies
Development Committee



John van Hemert, Architect, AAA
Northside Rep



Ron Goodfellow, FRAIC (Retired)
Advisor

Cc: Courtney Walcott, Alicia Ta, Ward 8 Office, City of Calgary
Westbrook Team, City of Calgary
Development Committee, Shaganappi CA



Main Street: 17 Avenue SW

Shaganappi, Killarney/Glengarry, Richmond and Scarboro-Sunalta West

17 Avenue SW from 37 Street to Crowchild Trail SW, has land use planning policies provided by several plans (Killarney/Glengarry Area Redevelopment Plan (1986), Richmond Area Redevelopment Plan (1986) and West LRT Land Use Study (2009). These plans do provide land use policies that support the Municipal Development Plan goals of a mixed use street along 17 Avenue SW.

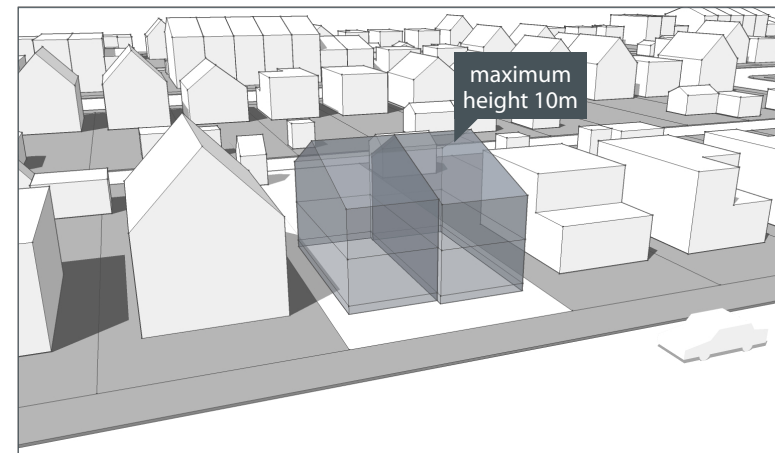
APPROVED Land Use (Zoning)

When 17 Avenue SW main street users provided input about the future of this area, they shared that they would like to see vacant and large sites redeveloped to add to the local populations and provide an active and interesting street experience. Rezoning could allow for more mixed use and apartment development along 17 Avenue SW and new housing options such as row- or townhouses, in addition to existing single- and semi-detached homes, in the existing adjacent low density areas. In the of Fall of 2016, local residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal.

Attachment to Shaganappi November 15, 2022 CA Letter of Support - Documentation of Rationale for Suggested Change

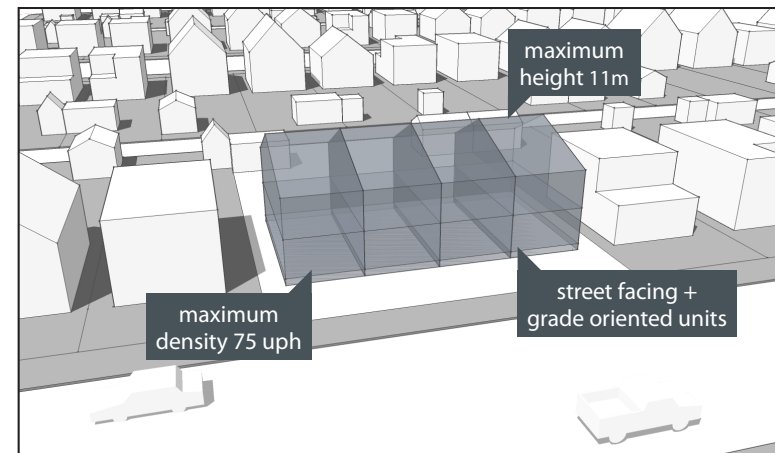
Post Main Streets approval document (May 2017) currently shown on the City website:

<https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>



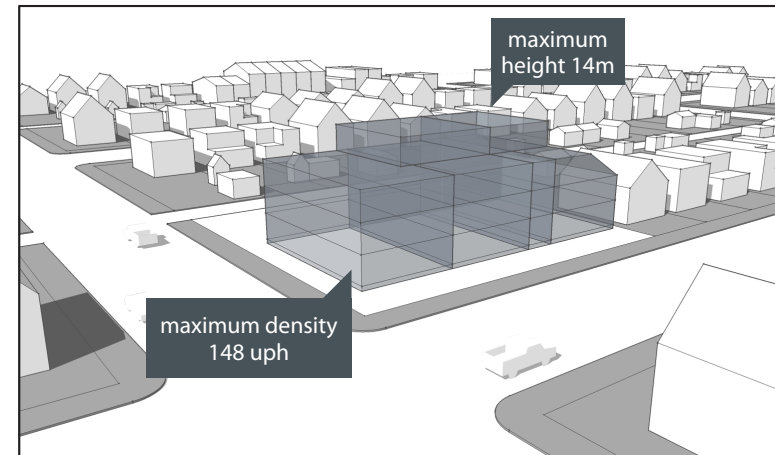
R-C2 Residential - Contextual One / Two Dwelling District

R-C2 is a low density residential designation that is primarily for single detached, duplex and semi-detached dwellings. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks, for permitted use buildings, when adjacent to lower scale buildings.



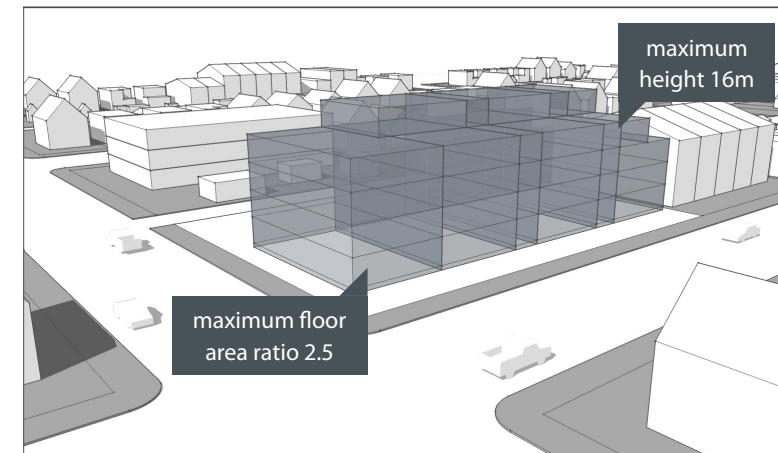
R-CG Residential - Grade-Oriented Infill District

R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.



M-C1 Multi-Residential - Contextual Low Profile District

M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.



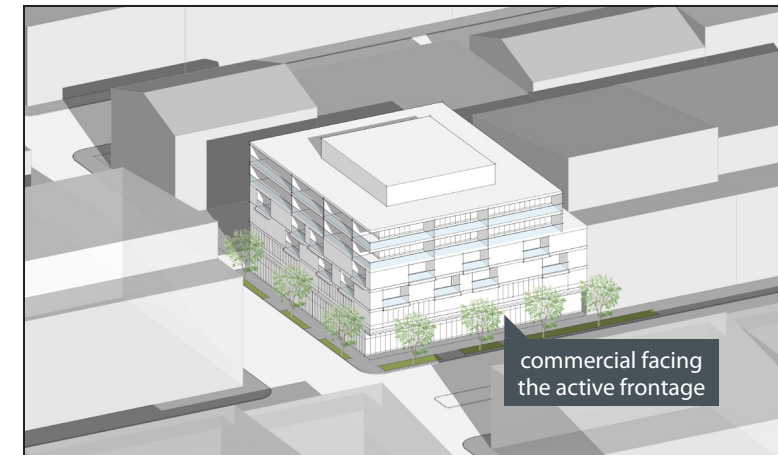
M-C2 Residential - Grade-Oriented Infill District

M-C2 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (4 - 5 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density based on building area (2.5 Floor Area Ratio) which typically allows an average 50 foot (15 metre) wide parcel to have about 12 - 16 units.



MU-1 General Mixed Use District

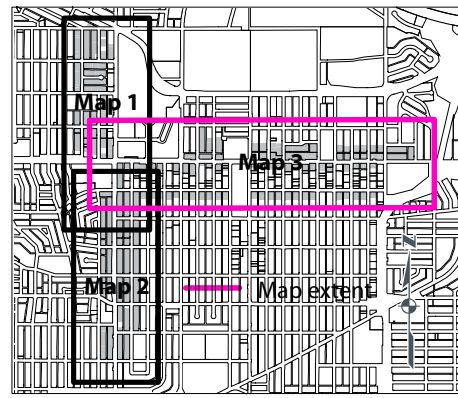
MU-1 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.



MU-2 Active Frontage Mixed Use District

MU-2 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.

Map 3



LEGEND

- Land Use District Boundary
- Parcels to be Redesignated
- Ownership Parcels
- 37 St SW / 17 Av SW Main Streets Boundary

Proposed Land Use Designations

- Residential – Contextual One / Two Dwelling District R-C2 (2 to 3 storeys, 10 metre maximum)
 - Residential Grade-Oriented Infill District R-CG (2 to 3 storeys, 11 metre maximum)
 - Multi Residential Contextual Low Profile District M-C1 (3 to 4 storeys, 14 metre maximum)
 - Multi-Residential Contextual Medium Profile District M-C2 (3 to 5 storeys, 16 metre maximum)
 - Mixed Use General District MU-1 f3 h16 (3 to 4 storeys, 16 metre maximum)
 - Mixed Use General District MU-1 f4.5 h22 (5 to 6 storeys, 22 metre maximum)
 - Mixed Use General District MU-1 f4.5 h23 (5 to 6 storeys, 23 metre maximum)
 - Mixed Use-Active Frontage District MU-2 f4.5 h22 (5 to 6 storeys, 22 metre maximum)
 - Mixed Use-Active Frontage District MU-2 f5.0 h26 (7 to 8 Storeys, 26 metre maximum)
 - Mixed Use-Active Frontage District MU-2 f3.0 h46 (14 to 15 Storeys, 46 metre maximum)
- (f = Floor Area Ratio; limits density allowed on site)
(h = Height; maximum allowed building height in metres)

Approved Land Use (Zoning)



This land use was approved by Council May 8, 2017.

Attachment to Shaganappi November 15, 2022 CA Letter of Support - Documentation of Rationale for Suggested Change

Post Main Streets approval document (May 2017) currently shown on the City website:

<https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>



Westbrook Communities Local Area Plan

Presentation to the Infrastructure and Planning Committee

Mike Wilhelm, President, Shaganappi Community Association

December 8, 2022

Shaganappi - Rationale for Overall Support for the Plan

- General alignment with our previously approved ARP policies, with the notable exception that the new Low building scale category signals a move from a generalized 5 to 6 story base standard.
- Certain building requirements previously in the Shaganappi Point ARP have been moved to the Shaganappi Station Area policy (Page 61) in the new plan.
- Engagement and support of Westbrook mall area stakeholders has supported City staff revisiting policy in in the former Westbrook ARP area to make it less prescriptive, and hopefully more attractive to developers.
- A large-scale plan with a consistent rationale for all the LAP communities could mitigate the previous “standard” practice of amending policy documents on file review to up-zone development proposals. We anticipate the original rationale for building scale and urban form for our area of the LAP will be maintained.

Context of Shaganappi in Plan

Shaganappi - Context



Shaganappi Golf Course (62 ha/153 acres - 42% of land base - out of LAP scope)

Included in Community Association Area

Westbrook Station Area

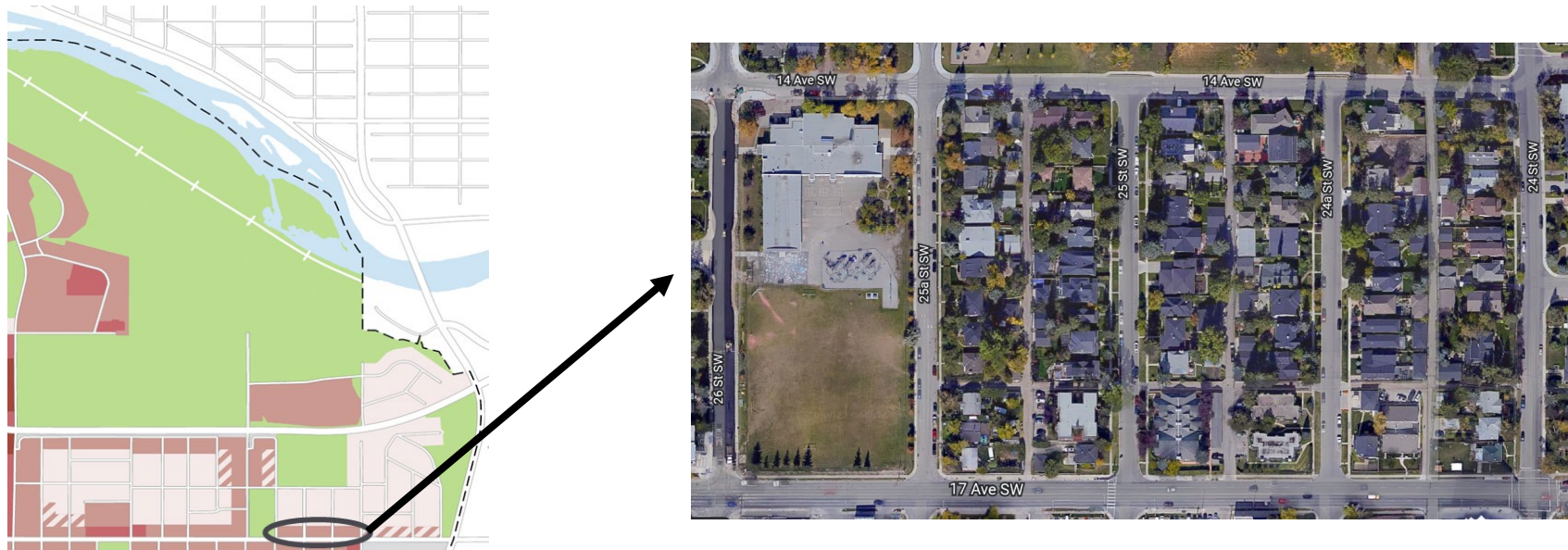
Shaganappi Point Station Area

Special Considerations - 17th Avenue between 24th Street and 25A Street

Newly Identified Heritage Assets

After the final working group session, City administration have identified and included certain Heritage Assets in Shaganappi:

- The north side of the adjacent east/west laneway on 17th Avenue between 24th Street and 25A Street meet the definition of Heritage Assets, as defined in the Guide for Local Area Planning.
- This is the last and only concentration of Heritage Assets in the entire Westbrook Plan.



Heritage Assets as Incorporated in the Plan

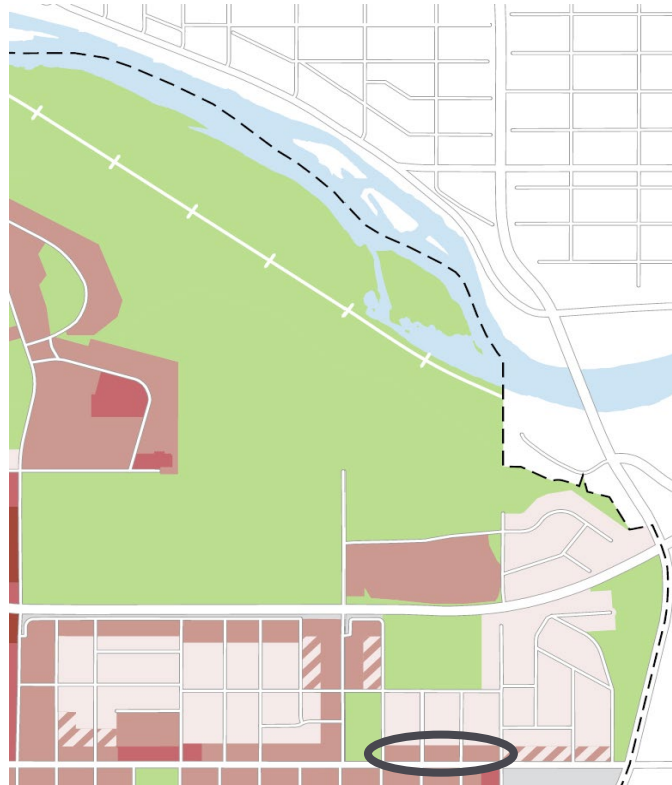
- Placeholder language has been added to designate the north side of the adjacent east/west laneway on 17th Avenue as a Heritage Guideline Area.
 - This is consistent with Policy in 2.6.2 in the North Hill Communities LAP to strongly discourage land use redesignations in this area to allow for higher intensity until heritage guidelines are established.

Requested Change – To Align with Prior Council Approval

- The Shaganappi Community Association requests an amendment to retain a Low Modified building scale for 17th Avenue, between 24th and 25A Streets immediately south of these Heritage Assets.
 - This would bring policy back in line with existing increases in land use just set by Council.

Prior 2017 Council Approval

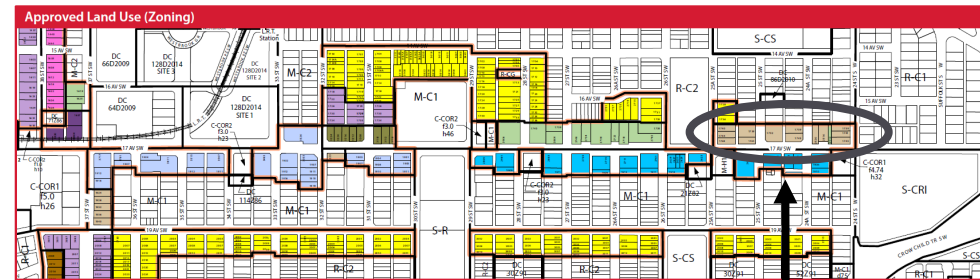
November 2022 Proposed for Approval



Legend

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

May 2017 Approved Land Use Changes



This land use was approved by Council May 8, 2017.

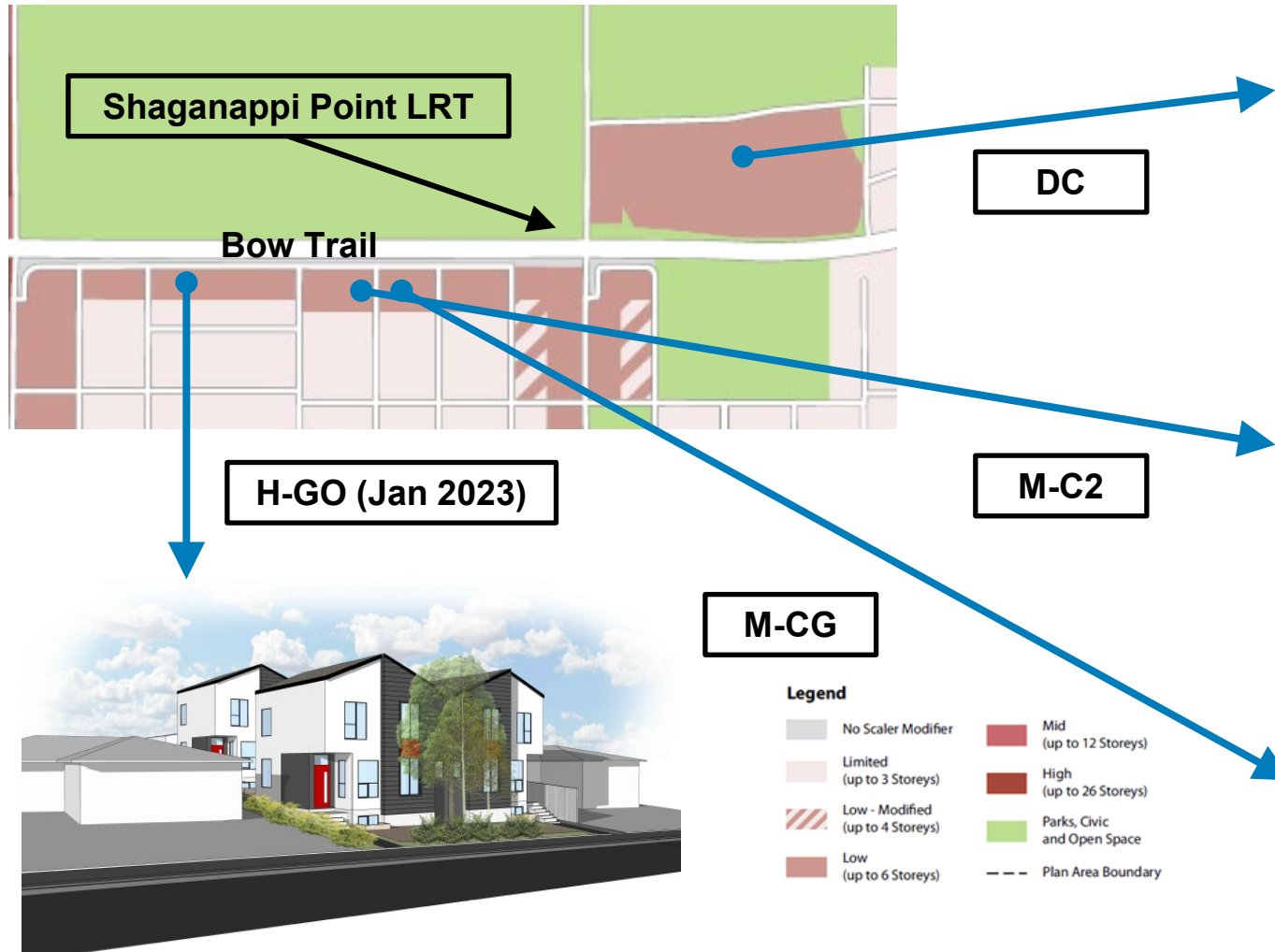
Mixed Use General District MU-1 f3 h16
(3 to 4 storeys, 16 metre maximum)

Rationale for Council's Previous Approval of Lower Building Scale in Area

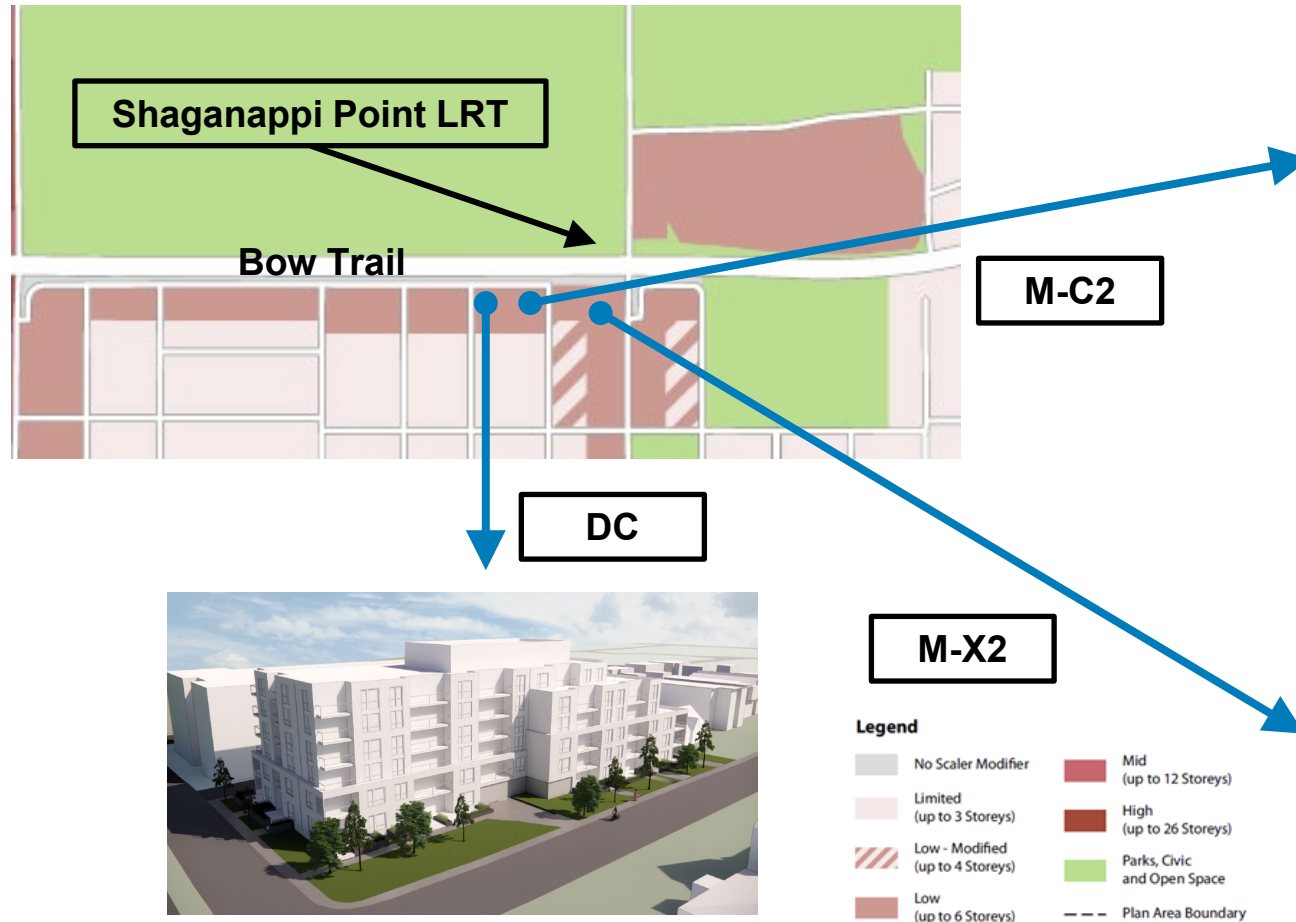
- Prior engagement and the attendance of much of our Board at the May 8, 2017 Public Hearing was supportive of a Council approval to up-zone this area to M-U1, at 3-4 stories with a 16-metre height modifier. The 3-4 story maximum addressed the negative impacts on block faces with already well-established single-family streetscapes and at a point where the community is only one block long.
- Documents on the City's website has the north side of 17th Avenue between 24th and 26th Street restricted to a maximum of 4 storeys, not 6 storeys, in spite of the 16 m allowable height.
- The height was supported by significant engagement in 2016, and any ancillary rooftop structures were intended to be included in the height determination. See the post-approval document on the City website:
<https://www.calgary.ca/content/dam/www/pda/pd/documents/main-streets/local-area-maps/upper-17-avenue-sw-zoning.pdf>
- The LAP process was initiated in September 2019, only 1 ½ years after approval of this Building Scale limitation
- Consequently, a Low Modified, rather than a Low building scale category should be maintained here.

Update on Success & Challenges - Shaganappi Point Station Area

Shaganappi Point Station Area Significant Market Support for Well-Designed Lower-Density Applications



Shaganappi Point Station Area Limited Market Support for Multis Introduced by New/Less Sophisticated Applicants



THE GIORDANO | 1403 26A ST SW
Court Ordered Sale

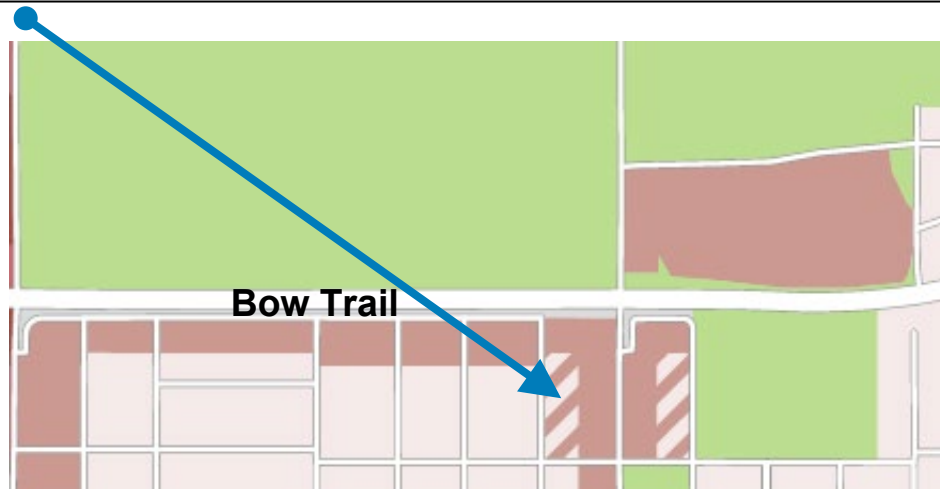
Receivership & Sold



Failed – SDAB2020-0018

Withdrawn – LOC2021-0002 (no supporting DP)

Policy Implications – Shaganappi Point Station Area



Legend

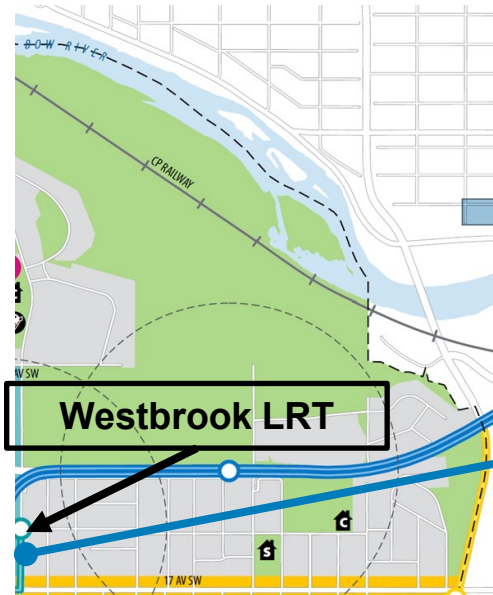
No Scaler Modifier	Mid (up to 12 Storeys)
Limited (up to 3 Storeys)	High (up to 26 Storeys)
Low - Modified (up to 4 Storeys)	Parks, Civic and Open Space
Low (up to 6 Storeys)	Plan Area Boundary

- The area is also limited by land availability, small, awkward configurations.
- Residents sought more restrictions on building scale at this location to mitigate future aggressive applications for multi-unit projects.

Resolution

- General requirements for specifically mapped TOD transition zones (pages 59-60) have been set and specific requirements for the Shaganappi Point Station area (page 61) have been carried over from the previous ARP policy.
- **We expect improved file support from applicants and area provisions to be enforced.**
- Policy enforcement has not been a consistent practice in applying similar provisions in the current Shaganappi Point ARP.

Creating Transit Oriented Outcomes in Shaganappi



**Uptown at Westbrooke (Old Ernest Manning Site)
– On Hold Since 2016**

- At both Shaganappi LRT stations, multis and large-scale projects will succeed if applicants create their own market by offering great design and lifestyle options. Brookfield is taking this approach at Crown Park, immediately north of Shaganappi Point Station.
- Without a clear view to a market, proximity to transit in our area, in of itself, will not be a sufficient market driver.

Summary

Shaganappi – In Summary

- The Shaganappi Community Association supports the applicable portion of the Westbrook Local Area Plan covering the Community of Shaganappi.
- However, we ask for consideration to be given to changing the building scale category for the portion of 17th Avenue between 24th and 25A Streets from Low to Low Modified. This change will bring the Local Area Plan into congruence with Council's recent May 8, 2017 approval of a 4-story maximum as outlined in the Main Streets rezoning rationale.

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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) Diane

Last name (required) Jeffers

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

What is the group that you represent?

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What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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

No

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook LAP infrastructure in Wildwood

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

Neither

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

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

Concerned Wildwood Resident. I am not against densification, however our community infrastructure can not currently handle the amount of redevelopment in the LAP. Traffic concerns mostly.

Palaschuk, Jordan

From: DmcJeffers [REDACTED]
Sent: Tuesday, November 29, 2022 8:16 PM
To: Public Submissions; Mayor
Cc: CAWARD6 - Ralph Smith; Pootmans, Richard; Schryvers, Peter; Advocacy@mywildwood.ca; development@mywildwood.ca; Mike Bracko; Patricia J Bolger
Subject: [External] Dec 8 Municipal Infrastructure and planning committee meeting-

Follow Up Flag: Follow up
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November 29th, 2022

Dear Mayor Gondek & all who make our city great;

Thank you for your time and thank you for your service to our wonderful city. I write to you as a Wildwood resident, Wildwood School Council Chair, and passionate community member.

Monday night I attended a forum discussion put on by a community advocacy group of Wildwood neighbours, the purpose was to discuss densification in our neighbourhood. Some fearless leaders of our WCA took it upon themselves to educate a room full of us in under an hour, because we have an amazing community and have for the 14 years I have lived here.

I am not against densification, if you think about it, its great for the environment and future generations, it could make our property values go up, it could bring more funding to our school and programs, we might get our backlanes paved, (or atleast maintained...).

I am against densification in neighbourhoods that can not provide for more people and traffic, or those that have no amenities, are not walkable and don't even have a grocery store with a direct bus route to and from. Try it and time it!

I know this LAP will go ahead in some shape and time in the future, even while the city keeps approving more suburbs that will eventually connect, Airdrie, Cochrane and High River too Calgary, what about the communities that have kept this city going since the early 1900s?

What I can ask is of you is to DELAY it. Delay it so you can actually engage the community in their concerns and comments.

So you can actually attend rush hours in Wildwood, see that our main entries and exits are already crowded backed up and incredibly dangerous, witness the amount of traffic around our school of only 430 students (also not large enough to add to).

Will you see that our beautiful Edworthy Park and Douglas Fir Trail and Outdoor Rink draw thousands of people daily into our community that has 1.5 entries and exits? I speak of 38th Street and 45th Street onto Bow Trail,

remember 37th Street is not part of Wildwood but Sprucecliff, which also only has 2.5 entries and exits (33rd, 36th and 37th).

So let's talk about that, its the actual Grey areas on the map (no pun intended), Worchester Drive which is a one way parallel to Bow Trail is set for 4 storey buildings with no designated parking required. Which way do they all exit? More of the grid pattern solution below.

Speaking as the Chair of Wildwood School Council and a member of our newly formed Wildwood School Mobility Safety Committee,
we have some serious safety concerns around our lovely K-6 school without out any of the planned zoning changes. Across from the School, more "Grey area", 4 storeys with possible commercial frontage and these developments won't have to provide any parking. Please come see it in its current state.
Get this, 430 students arrive at the school on all four sides of the CBE property at 7:45- 7:57am and all those students leave in different directions again at 2:36-2:45pm. The Mobility Safety committee can not set up a drop and go area for parents to safely drop off their kids without parking, because at that time of drop off, its also when rush hour out of Wildwood takes place, close to 200 cars in that 12 minutes go through the intersection of 5th Ave and 45th. The Community Hall greenspace and CBE K-6 school will be surrounded in every direction with 3 storey and 4 storey multi family buildings. Take a second, picture it, but I invite you to attend a drop off Monday - Friday, please call me, I'll meet you there, 403-816-5614, I'll show you the treacherous conditions. Councillor Pootmans and Mr. Smith are aware of our current traffic situations.

Please talk to anyone that lives on Windermere Road between 45th and Spruce Drive, ask them how traffic is? That's the shortest way to Edworthy park. They can't do anything because it's a bus route, and buses apparently stop the city from putting in speed bumps and stop signs, we've been a part of the Wildwood Community association for 14 years trying to help residents resolve the race track that is Windermere road from 45th.. You know what would help with that? Access from Bow Trail to Edworthy Road. Guess what? That would also help with the rest of our major traffic issues.

We know other communities have been under Killarney densification transitions for years. We see Killarney, we've heard their woes. You know what they have? A grid pattern, almost every Street and Avenue has an exit to 17th, 26th Avenue and 37th Street as well as Richmond Road. See above to compare to our Crescent D shaped neighbourhood attached to one of the most popular city parks with a dead end.

My SOLUTION to our entries and exits issues are to take down the Bow Trail WALL. IF we are indeed going to expand like the LAP plans!

Should we talk about Amenities? This LAP is a result of the Westbrook Plan, part of which most Wildwood neighbours put aside because it wasn't called the Wildwood Plan, we were excited that the city was going to develop around Westbrook after the LRT stations were completed, right? I saw big towers, a spruced up mall, a soccer DOME (remember that?), maybe a renovated Safeway. INSTEAD, Walmart got a facelift and reno, 37th Street was taken down to 3 lanes, and a very large boulevard put in, and the big pots on the 17th ave sidewalk. NOT EVEN A BIKE LANE! Sheer disappointment.

So, in my opinion, Safeway has taken a big dive, no one enjoys shopping there! I've been making suggestions to Sobeyes that Westbrook Safeway be the next store rejuvenation since before Covid. Westbrook Mall is still hanging on by a thread. I still won't let my senior mom and kids walk over or cross Bow Trail without my supervision, because seriously, I drive them to Starbucks if they want it that bad. Don't get me started on the 37th Street and Bow Trail intersection, check out the "Grey areas" around that mess. Made worse by taking out a lane on the SW corner!!

If you have never tried to make it across any of the intersections I have mentioned, go ahead, but NOT when its lcy, windy, dark, Sunny or RUSH HOUR. It's a death trap!

Onto Sewer, Marsh, Water supply.... It might get dark here...

Our Community pipes are from the 1950s. Full stop.

Did you know that Wildwood was covered in springs back in the days when it was a buffalo migration path? Fun fact: the ravine was a buffalo jump and this land provided significantly to the Indigenous People prior to becoming the Edworthy Ranch and Wildwood. Fun fact #2: there is still an Edworthy living in Wildwood!

What happens when new developers start digging up the earth for these monstrous new dwellings, do they get bigger, newer pipes? What can of worms will they open in our alley ways and backlanes?
I have decided to not talk about the water supply and global warming. You're Welcome.

Take this or leave this, chances are the Jeffers will be retired in BC before I dislike living in Wildwood, but I wrote and sent you this because I love this neighbourhood and my neighbours and our history and we have a chance to make a difference. You have a chance to save our Beautiful Wildwood!

Sincerely,
Diane Jeffers



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I have read and understand the above statement.

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I have read and understand the above statement.

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

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What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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

No

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Area Local Development Plan

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

In opposition

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

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

I am writing to you today with regards to the Westbrook Local Area Development Plan as a concerned Wildwood resident. There has been a significant lack of communication on the city's behalf with regards to the suggested changes. The previously shared documents are entirely different from the ones posted on the development site. It would almost appear as though the planning committee were trying to bury these documents in order to avoid the inevitable conflict they would cause. The proposed changes have not been adequately discussed with Westbrook area residents, as though our voices do not matter.

While we appreciate the necessity for densification, there are many Calgary communities that have gone through this process and failed miserably. Certainly, density is desirable if the infrastructure is in place, such as grid like streets, accessible public transit connections, walkable stores, new and large capacity sewage, big enough schools. However, Wildwood does not satisfy any of these categories with its many windy roads and crescents, very limited access points (only two), a sewer system from the 1950's that is at capacity and has experienced many back ups and emergency water solutions, and no walkable stores. Not to mention, the massive erosion concerns of the Douglas Fir Trail with development threatening its collapse. The Douglas Fir Trail is currently at risk of over use and falling apart in sections, this is a significant concern as increased densification will certainly push this into dangerous territory. There must be a way we can work together with the City to come up with a well thought out plan that benefits both current and potential future residents. At this time there has been no transparency on the plan and a concerning fast turnaround time on it. I am asking to please fight for us and request a delay to these changes so there can be ample time to engage with the community members and adequately review the



PUBLIC SUBMISSION FORM

many valid concerns and amend the plan accordingly.

Palaschuk, Jordan

From: Caitlin O'Hara [REDACTED]
Sent: Wednesday, November 30, 2022 8:34 AM
To: Public Submissions
Cc: CAWARD6 - Ralph Smith; Advocacy@mywildwood.ca; development@mywildwood.ca
Subject: [External] December 8th - Municipal Infrastructure and Planning Committee Meeting

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While we appreciate the necessity for densification, there are many Calgary communities that have gone through this process and failed miserably. Certainly, density is desirable if the infrastructure is in place, such as grid like streets, accessible public transit connections, walkable stores, new and large capacity sewage, big enough schools. However, Wildwood does not satisfy any of these categories with its many windy roads and crescents, very limited access points (only two), a sewer system from the 1950's that is at capacity and has experienced many back ups and emergency water solutions, and no walkable stores. Not to mention, the massive erosion concerns of the Douglas Fir Trail with development threatening its collapse. The Douglas Fir Trail is currently at risk of over use and falling apart in sections, this is a significant concern as increased densification will certainly push this into dangerous territory.

There must be a way we can work together with the City to come up with a well thought out plan that benefits both current and potential future residents. At this time there has been no transparency on the plan and a concerning fast turnaround time on it. I am asking to please fight for us and request a delay to these changes so there can be ample time to engage with the community members and adequately review the many valid concerns and amend the plan accordingly.

Thank you for putting the people first,

Caitlin Wheat

--

Caitlin O'Hara

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I have read and understand the above statement.

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

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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)

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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If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

November 22, 2022

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

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

What is the Shaganappi Residents Group Requesting?

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

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

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

The Background:

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

How will area residents be impacted?

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

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

Abrupt Building Scale Change

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

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

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

Shadowing from up to six storey developments.

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

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

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

What are affected residents asking for?

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

on behalf of the Shaganappi Residents Group

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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) Todd

Last name (required) Walker

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [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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The densification plan that will consider rezoning the Wildwood community to R2 was not fairly shared or communicated to residents. The original Westbrook plan failed to clearly outline the rezoning plan and was only presented to a select few members who were able to attend the townhall. It is important to note that this townhall also happened on a week day during a snow storm. This greatly reduced the number of people available to attend in person. As a municipality this does not have the appearance of the open and clear communication mandate. As such I implore the committee and city councillors to postpone and delay this change until a fair and open dialogue with all residents is made available.

My experience in Calgary with the densification of a community has not had a positive outcome. The greatest challenge with this plan is the safety of pedestrians and this continues to be one of the biggest struggles Calgary faces. I have spoken with Andrea Joyce mobility director with Marda Loop community association, she is constantly battling the demands of a family orientated community and their safety. Congested parking from over development and densification leads to crowded streets of parked cars where visibility of crossings is a high risk with speeding cars. This is especially dangerous with school zones in these areas. Fatalities and collisions are a near daily occurrence in some communities going through densification. Like Richmond, Killarney and Marda Loop Wildwood has an elementary school and community hall, adding densification puts children and pedestrians at risk. Wildwood is not equipped or designed for higher density, it lacks the grid like pattern of Marda Loop and Killarney. Pedestrian safety in densification has been studied and cited as a higher risk problem for communities the world over, I reference Streetscape Features Related to Pedestrian Activity where congested parking was attributed to the higher fatality rate of pedestrians and

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more so lead the country in pedestrian collisions as motorists were not able to see people due to parked cars and other focus points while driving.

As a former resident in the Marda Loop area I witnessed and experienced daily occurrences of pedestrian dangers. These encounters encouraged me to join the community association and work towards mitigating the dangers of densification and exclusionary pressures of it. My experience working with the association and residents was further grief as developers pushed

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I have read and understand the above statement.

First name (required) Michael

Last name (required) Mehak

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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(required - max 75 characters)

Draft Westbrook Communities Local Rea Plan

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

In favour

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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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First name (required) Carolyn

Last name (required) Brown

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

What is the group that you represent? Shaganappi Resident's group

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

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City planning and Infrastructure

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

In opposition

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

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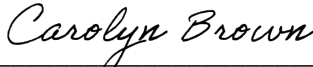
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on behalf of the Shaganappi Residents Group

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I have read and understand the above statement.

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

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Council

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook LAP

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

In opposition

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

I am extremely disheartened that the LAP contains elements that were not disclosed transparently or discussed with the members of the Wildwood community. That is not consultative in my opinion.

Further, feedback provided by Wildwood community members has not been addressed or incorporated into the final LAP. For example, Wildwood is unique in that there are limited egress points in and out of the neighbourhood, the proposed density will have an adverse impact on residents ability to get in and out of the neighbourhood. There has been no solution proposed by the city to address this.

My expectation of city council is to send the Planning teams back to actually consult with residents in a meaningful and transparent manner to navigate these changes and incorporate community feedback.

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I have read and understand the above statement.

First name (required) Ronald(Ron)

Last name (required) McIntosh

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Request to speak

How do you wish to attend?

In-person

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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(required - max 75 characters)

WESTBROOK LOCAL AREA PLAN

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

In opposition

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

From: rmcintosh286@outlook.com

To: INFRASTRUCTURE AND PLANNING COMMITTEE DECEMBER 8 2022

Subject: WESTBROOK LOCAL AREA PLAN (LAP)

My family are long-term homeowners and residents in Wildwood as are my son and his family . We have been very disappointed and discouraged by the consultation process associated with this proposal and would recommend the deferral of any decision and further consultation for the following reasons.

1. The magnitude of changes now proposed are surprisingly different and much more disruptive to the community than any prior information disclosed before the June meeting of this year. The current map of the proposed changes is exceptionally difficult to find on the current website and most residents would never have found or seen it.

2. There is a great deal of variation in circumstances across the map area and consequently a one size fits all plan would be inefficient, difficult, and highly disruptive. One important example in Wildwood includes the proposed high density row housing along Spruce Drive SW. This would greatly increase traffic and congestion along a major bicycle commuter and recreational pathway to downtown from the residential areas West of Bow Trail as well as negatively impacting the Extendecare seniors home, the unique to Calgary , community-based none-profit Association for the Rehabilitation of the Brain Injured and the Quest School. Row housing development would inevitably force additional parking into the narrow neighborhood streets raising conflicts between old and new neighbours . Wildwood is sandwiched between Edworthy Park and Bow Trail and consequently Spruce Drive already has significant periodic levels of high traffic since it also provides access to both the local dog park, Wildwood School, several churches, and the only two traffic-light controlled entrances to Bow Trail. Since there are no services in Wildwood such as grocery stores or a train station less than a 25 + minute walk away' residents have to use their vehicles for any purpose outside the community.

3. Another circumstance which should receive further consultation and impact analysis is the fact that the wildlife ecosystem of Edworthy Park has now extended into the streets and alleys of Wildwood and this unique native ecosystem is a Calgary asset which should deserve specific consideration.

4. Wildwood infrastructure largely dates from the mid 1950s, other than where failures have been repaired. The high level of densification proposed could not be reasonably supported without major and substantial neighborhood disrupting improvements to infrastructure including the electrical grid, sewers, and water distribution systems.

5. It is a principal that homeowners, where physically possible, should be able to enjoy their properties in “Quiet Enjoyment” and Wildwoods isolation and 94% R1 zoning has supported that principal. Over the last 65+ years Wildwood residents have built a unique place where a rare wildland ecosystem co-mingles and coexists within a community where grandparents, their children and their grandchildren all choose to make their homes. A controlled process to increase density could support the continuation of and provide support to this unique community but the wrong approach could destroy its unique character and value. I believe further LAP consideration should be deferred while a continuing process of consultation takes place. True and valuable consultation could not have started prior to June of this year when the proposal map and its implications were first disclosed . Community homeowners have had far too short a time since that first disclosure of critical information in June to have had adequate and reasonable consultation on the far-reaching and massive changes to the community.

Regards

Ron McIntosh

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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) 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)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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.

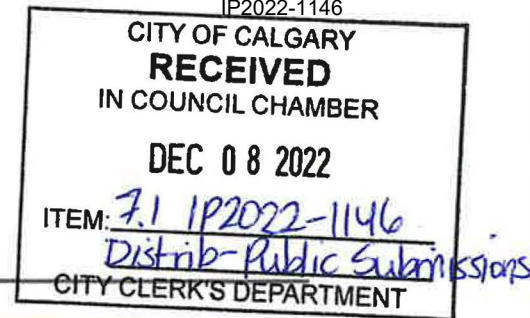
We respectfully request alternative solutions and ask for amendments to the plan. We also ask for a delay in proceeding with the LAP. There has been a lack of information and transparency of this plan and a tight timeline. We ask the city to engage with Wildwood residents (a townhall/forum discussion), 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

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 45th 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 45th 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). 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 33rd – 45th St in the Main Streets project. This would allow for multi-use development (shops with housing above, like the Casel on 17th 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 33rd 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 45th 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 45th (and was ultimately built at 38th 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

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 backyard 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 15th, 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 45th there is no chance to expand. If Westgate grows then the problem doubles. Access to Spruce Drive from Wildwood Drive and 45th 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
DOME TO WER | 14th Floor, 333 7th Avenue SW
Calgary, Alberta T2P 2Z1
(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 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.

*Note: Personal information provided in submissions related to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and section 33 (c) of the Freedom of Information and Protection of Privacy Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Thank you,

Governance and Protocol Services | City Clerk's Office
E: PublicSubmissions@Calgary.ca

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

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CLIMATE EMERGENCY – HOAX – VIRTUE SIGNALLING

On November 15th, 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 45th there is no chance to expand. If Westgate grows then the problem doubles. Access to Spruce Drive from Wildwood Drive and 45th 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

DOMESTO WER | 14th Floor, 333 7th Avenue SW
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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 45th 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, 37th 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 stakeholder 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 gauge 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.

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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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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) 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?



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)

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

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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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)	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?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Request to speak

How do you wish to attend?

Remotely

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

No

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

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

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.

First name (required) **Michael**

Last name (required) **Mehak**

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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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)

Draft Westbrook Communities Local Rea 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)

**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



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What do you wish to do?
(required)

Request to speak

How do you wish to attend?

Remotely

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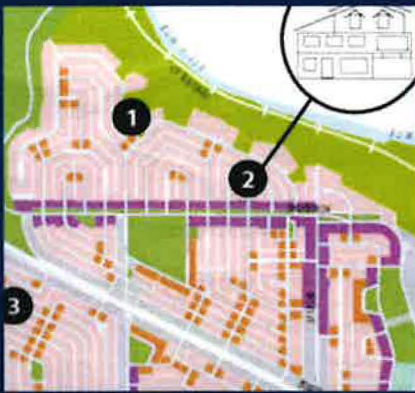
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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

1. Residential lots such as Wildwood, 34th Street, 45th Street and 46th Street are shown. These are the lots that will be allowed to be re-zoned to allow for more unit development.
2. Current zoning allows up to three-story buildings in this community. New semi-detached homes are allowed to be re-zoned to allow for more unit development.
3. The majority of areas with a neighbourhood local area plan and limited scale modifier allow for up to two stories in a particular secondary suite. These areas will see gradual growth of semi-detached buildings, but also new single detached buildings.
4. Park spaces greater than 0.4 hectares (1.0 acre) do not allow for 3 or more unit buildings, but there may be some parks nearby that do.
5. Areas around transit stations allow for three or more unit homes on the ground level, such as rowhouses. Mass for each station can be found in section 2.4.2 of the Plan.
6. Streets backing onto a Main Street (such as 34 Street between 73 Avenue to 29 Avenue) allow for 3 or more unit development.
7. Three or more unit homes are also allowed on corner lots in communities like Killarney where corner lots face the streets. The corner lots with a corner lot status of 'corner'.
8. Parks greater than 0.4 hectares (1.0 acre) also allow for more unit homes.

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 to register to speak.**
- **EMAIL THE MAYOR, CITY COUNCILLORS & THE WESTBROOK PLANNING COMMITTEE** themayor@calgary.ca; 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), 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 pre-designated 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.

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.

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?



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)

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?



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)

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



PUBLIC SUBMISSION FORM

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 deci



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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?



PUBLIC SUBMISSION FORM

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(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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(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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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.

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

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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?



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)

Proposed Densification of Westbrook area - specifically Wildwood

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

In opposition

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

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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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?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

WESTBROOK LAP

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

In opposition

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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



PUBLIC SUBMISSION FORM

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.

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


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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.

GLENDALE/GLENDALE 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

GLENDALE/GLENDALE MEADOWS COMMUNITY ASSOCIATION

existing Main Streets projects on 37th 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.

GLENDALE/GLENDALE MEADOWS COMMUNITY ASSOCIATION

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.

GLENDALE/GLENDALE MEADOWS COMMUNITY ASSOCIATION

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 37th 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 Onyszchuk, Chair, Development Committee

Glendale/Glendale Meadows Community Association

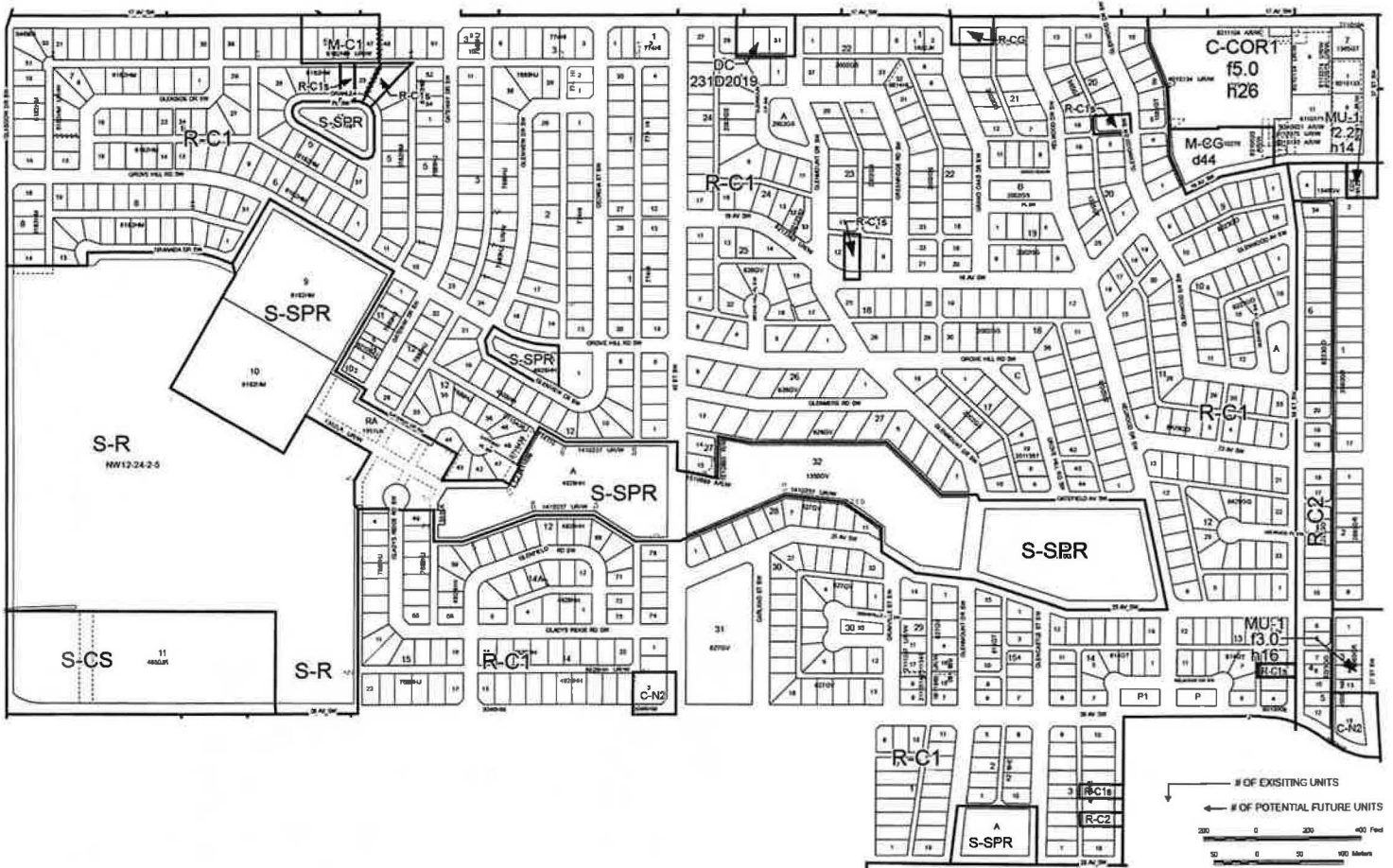
4500 25th Avenue SW

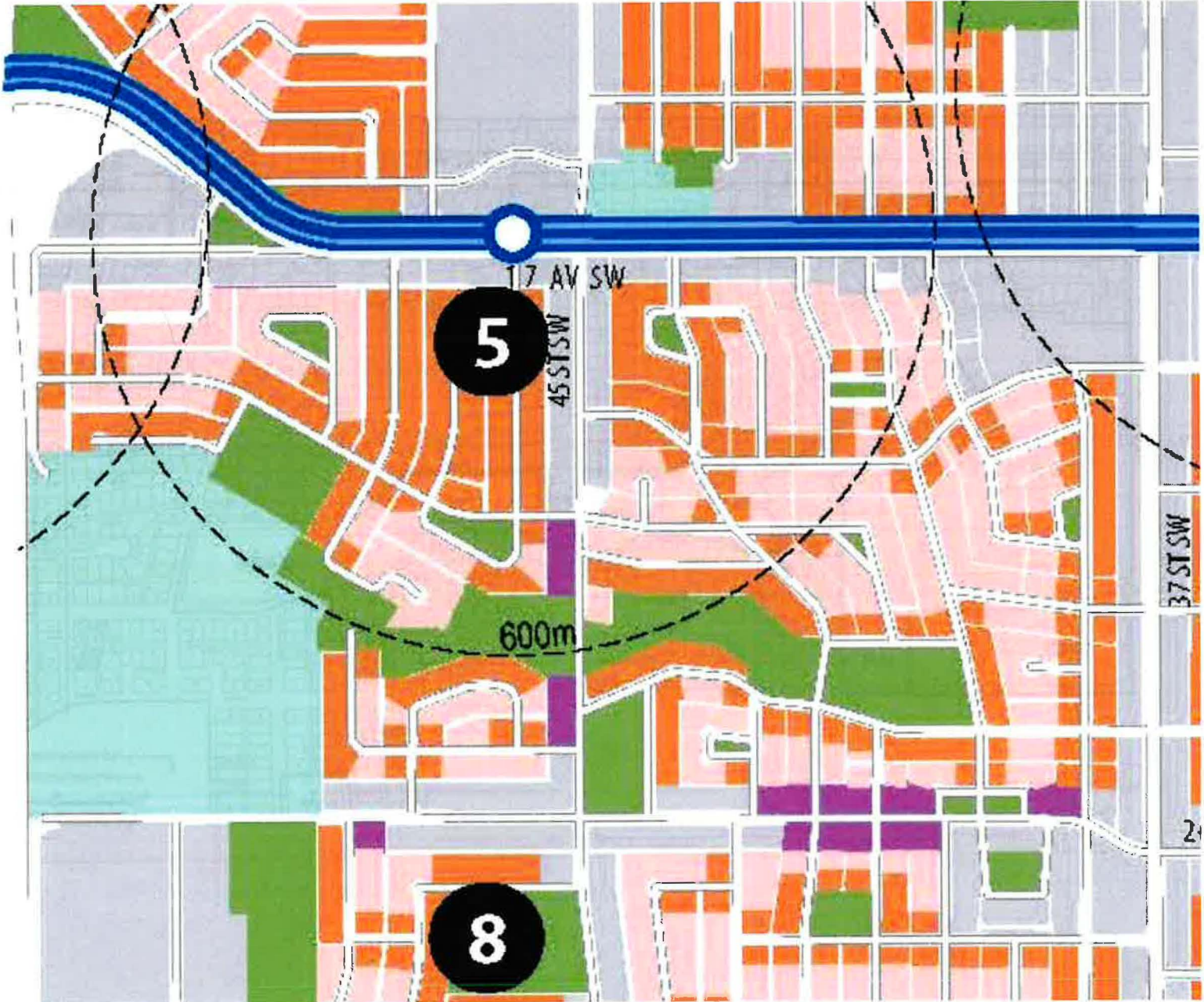
Calgary Alberta

T3E 0M1

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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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 (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.

First name (required)	sean
Last name (required)	kollee
Are you speaking on behalf of a group or Community Association? (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)

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Dec 8, 2022

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(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

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;

- 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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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.

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?



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What do you wish to do?
(required)

Request to speak

How do you wish to attend?

Remotely

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

No

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 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.

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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?



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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)

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?



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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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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?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

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



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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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

In opposition

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November 27, 2022

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

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)

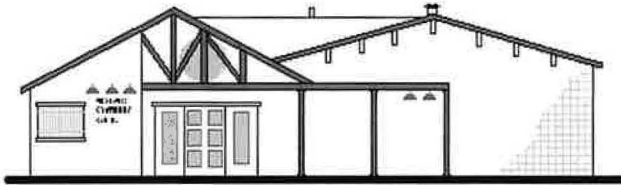
Item 7.1 Westbrook LAP

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

Neither

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

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



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

7th 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 8th 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



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 (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)

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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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 undo 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.

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I have read and understand the above statement.

First name (required) Alexandra

Last name (required) Owen

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 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

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

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 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.



PUBLIC SUBMISSION FORM

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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. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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) 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?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Communities Local Area Plan

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

In opposition

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

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.



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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?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Dec 8, 2022

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

(required - max 75 characters)

Westbrook Local Area Plan

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

In opposition

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

Date: 2022-12-08

Phonetic spelling: JON DAVY

Preferred pronouns: he/him/his

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

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 propose 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

Warm Regards,

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

From: dermot o'hagan <[REDACTED]>
Sent: Wednesday, December 7, 2022 11:55 AM
To: Mayor <TheMayor@calgary.ca>; Westbrook Plan <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.
 - 37th and 45th 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, 40th 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

Warm Regards,

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

From: Ed Reuther <[REDACTED]>
Sent: Tuesday, December 6, 2022 4:34 PM
To: Mayor <TheMayor@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>;
Westbrook Plan <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 Dagleish, General Manager, Planning and Development Services
The City of Calgary
FAX: 403-538-6111

Dear Mr. Dagleish,

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)