

## 2023 January 17 – Westbrook LAP Public Hearing

### Challenges

- balancing needs of suburbs and core areas
- respecting character and community of all neighbourhoods, regardless of income
- need for more affordable housing

### Westbrook LAP Issues

- “Phase 4: Realize” shows far more development potential than previous phases
- increased traffic on routes already at capacity for schools, commuters, EMS
- noise, increased traffic & parking during and after construction of new housing
- loss of “right to light” in parks and houses (& privacy) next to multi-storey housing
- limited affordable facilities for recreation (e.g., Westside drop-in \$18, too far)

### Westgate Issues

- loss of neighbourhood character; bungalows versus “single family mansions”
- school traffic congestion, especially with more parents WFH & driving students
- ball diamonds for CWLL in Westgate field (traffic, parking, noise, need for landscaping)

### Solutions

- use former Ernest Manning School site next to Westbrook LRT for gathering hub (recreation, meeting spaces, art etc.); partner with YMCA?
- ensure design uniformity, affordable, energy efficient & accessible for families & seniors
- introduce more co-operative housing (model for affordability and sense of community)
- ensure where development is occurring that traffic mitigation, enforcement added
- introduce transit zoning to be fair to Westbrook riders; add turnstiles for safety
- provide true engagement (consultation and notice of proposed changes)
- work with Province to invest in optimal housing, Westbrook hub; win-win

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

Diana Willson and family, long-term Westgate residents

