

²⁰²³
PRESENTATION TO COUNCIL JANUARY 17, 2022 RE: WESTBROOK LAP

THANK YOU AND GOOD MORNING/AFTERNOON.

MY NAME IS DEAN MUTRIE AND I'M SPEAKING ON MY OWN BEHALF.

MY WIFE AND I CAME TO CALGARY FROM ONTARIO IN 1980 TO MAKE A BETTER LIFE FOR OURSELVES AND WE'VE LIVED IN GLENDALE FOR OVER 40 YEARS.

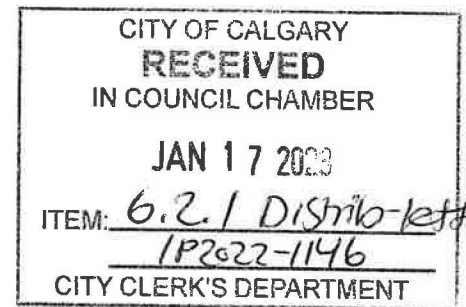
I KNOW YOU HEAR THIS A LOT BUT GLENDALE IS ACTUALLY THE BEST COMMUNITY IN CALGARY. OUR SETTING IS UNIQUE. THERE'S A GLACIAL MELTWATER CHANNEL RUNNING RIGHT THROUGH THE MIDDLE OF THE COMMUNITY.

THE GLENDALE "GULLY" SUPPORTS THE COMMUNITY HALL, TOBOGGAN HILLS, TENNIS COURTS, PLAYGROUNDS, SCHOOLYARDS, AND HOCKEY AND PLEASURE RINKS WHICH OFFER THE BEST OUTDOOR ICE IN THE CITY BECAUSE OF THE SHADOW CAST BY THE SOUTH HILL.

ON THE DAY AFTER A SNOWFALL, A HUNDRED OR MORE KIDS WILL BE OUT SKATING, PLAYING HOCKEY, TOBOGGANING, SKIING ETC. IT IS TRULY A HEARTWARMING SCENE RIGHT OUT OF A HALLMARK MOVIE.

GLENDALE IS A SMALL TOWN IN A BIG CITY. PEOPLE STOP AND TALK WHILE WALKING THEIR DOGS OR BABY STROLLERS. WE KNOW EACH OTHERS' NAMES. WE TAKE CARE OF EACH OTHER. I CAN'T GET OUTSIDE TO SHOVEL MY WALK FAST ENOUGH IN THE MORNING WITHOUT MY NEIGHBOUR BEATING ME TO IT. A COUPLE OF YEARS AGO IN TWO SEPARATE INSTANCES, WE HAD SENIORS ON OUR STREET SUFFER ACCIDENTS AT HOME. IN BOTH CASES, THE NEIGHBOURS TOOK CARE OF THEM AND GOT THEM TO THE HOSPITAL AND LOOKED AFTER THEIR HOUSES AND PETS LONG BEFORE THE FAMILIES EVEN KNEW THEIR LOVED ONES WERE HURT. THEIR "GLENDALE FAMILY" TOOK CARE OF THEM. IN MY CASE, THE TERM GLENDALE FAMILY IS LITERAL BECAUSE MY SON MARRIED THE GIRL NEXT DOOR AND MY NIECE MARRIED THE BOY NEXT DOOR.

BOTTOM LINE: GLENDALE IS A SPECIAL PLACE AND SHOULD BE PRESERVED, NOT TORN APART BY THE LIMITED SCALE POLICIES CONTAINED IN THE WESTBROOK LAP.



LET'S TALK BIG PICTURE. THE MDP WANTS TO TARGET "50% OF CALGARY'S FUTURE POPULATION GROWTH TO THE DEVELOPED AREAS OVER THE NEXT 60 TO 70 YEARS, STARTING IN 2009". I UNDERSTAND AND SUPPORT THIS GOAL BUT DON'T THINK IT SHOULD BE ACCOMPLISHED BY DESTROYING SOLID NEIGHBOURHOODS OF SINGLE FAMILY HOUSING FOR NO REASON. BY NO REASON, I MEAN THE CITY HAS NOT INDICATED HOW MANY PEOPLE THEY ARE TRYING TO LOCATE HERE BECAUSE THEY HAVE NOT DONE A HOUSING SUPPLY AND DEMAND STUDY. I COULD NOT FIND ANYWHERE IN THE LAP WHERE IT STATES CURRENT POPULATION, 2009 POPULATION OR THE CORRESPONDING 50% TARGETS OR NUMBER OF ADDITIONAL RESIDENTIAL UNITS BEING SOUGHT.

CHRIS WELNER OF THE GLENDALE COMMUNITY ASSOCIATION PROPOSED A PLAN ACCEPTABLE TO THE GLENDALE RESIDENTS BY ALLOWING 3 TO 6-STOREY BUILDINGS ON PERIMETER STREETS SUCH AS 17TH AVE, 37TH STREET AND 26TH AVE WITHOUT TOUCHING THE INTERIOR CORE NEIGHBOURHOODS. THIS PLAN WOULD HAVE ADDED 2,300 RESIDENTIAL UNITS TO AN EXISTING HOUSING STOCK OF 1,158, YIELDING A DOUBLING OR TRIPLING IN POPULATION IN GLENDALE. UNFORTUNATELY, THAT PLAN WAS REJECTED BY THE CITY WITH NO REASONS GIVEN. CHRIS WELNER WILL BE TALKING LATER IN PANEL 4.

THE LAP PROPOSES A NUMBER OF HIGHER DENSITY BUILDING SCALES INCLUDING LOW-MODIFIED, LOW, MID AND HIGH BUT DOES NOT IDENTIFY WHAT THE CORRESPONDING YIELD IN POPULATION INCREASE WILL BE. GIVEN THE GLENDALE EXAMPLE ABOVE, ONE COULD PREDICT THIS INCREASED DENSITY WILL EASILY YIELD A 50% OR MORE INCREASE IN TOTAL WESTBROOK COMMUNITY POPULATION WITHOUT CONVERTING SINGLE FAMILY HOMES. IN OTHER WORDS, THE LIMITED SCALE POLICIES ARE UNNECESSARY AND REDUNDANT.

LET'S LOOK AT THE LIMITED SCALE POLICIES CLOSER (SECTION 2.2.1.6 ON PAGE 30 OF THE LAP).

POLICY b. ALLOWS "BUILDING FORMS THAT CONTAIN ONE OR TWO RESIDENTIAL UNITS". THE "OR TWO" PHRASE CASUALLY SOUNDS THE DEATH KNEEL TO R-C1 ZONING IN THE FUTURE. THIS IS WHAT HAS SO MANY PEOPLE UPSET.

POLICY d.iv. STATES THAT "BUILDING FORMS THAT CONTAIN 3 OR MORE RESIDENTIAL UNITS SHOULD BE SUPPORTED ON PARCELS WITH REAR LANES IN THE FOLLOWING AREAS: ADJACENT TO OR SEPARATED BY A ROAD OR LANE FROM A SCHOOL, PARK OR OPEN SPACE GREATER THAN 0.4 HECTARES (R-CG)". I WAS DUMBSTRUCK WHEN I READ THIS. IT WAS VERY CLEAR TO ME IN ALL THE MEETINGS I ATTENDED THAT THE PUBLIC WANTED NO ADDITIONAL DEVELOPMENT ADJACENT TO PARKS.

AN EARLIER DRAFT OF THE PLAN PROPOSED 4-PLUS STOREY DEVELOPMENT ADJACENT TO PARKS. THIS CAUSED A HUGE PUBLIC OUTCRY AND, TO THEIR CREDIT, THE CITY WITHDREW THE HEIGHT MODIFIER

BUT LATER INTRODUCED A PROVISION FOR "THREE OR MORE RESIDENTIAL UNITS" ON LOTS ADJACENT TO PARKS.

THEY THOUGHT PEOPLE WERE JUST OPPOSED TO INCREASED BUILDING HEIGHTS ADJACENT TO PARKS, BUT NOT DENSITY. AS MR. PHILIP HANDCOCK POINTED OUT ON PAGE 10 OF HIS EXCELLENT DECEMBER 8TH PRESENTATION TO THE INFRASTRUCTURE AND PLANNING COMMITTEE (WHICH IS FOUND AT PAGE 197 OF ATTACHMENT 10 TO THIS AGENDA), WHEN THE PUBLIC WAS ASKED "WHERE COULD SMALL-SCALE 3+ UNIT HOMES BE WELCOMED, ONLY 31% SAID ADJACENT TO PARKS, RECREATIONAL AND CIVIC FACILITIES". THERE IS TRULY A MISMATCH BETWEEN WHAT THE CITY HEARD AND WHAT THE CITY DID WITH RESPECT TO DEVELOPMENT ADJACENT TO PARKS AND OPEN SPACE.

IN SUMMARY, THE TERM "LIMITED SCALE" IS A MISNOMER BECAUSE AT THE VERY LEAST IT ALLOWS FOR A DOUBLING OF RESIDENTIAL UNITS EVERYWHERE AND, WHERE 4 SPECIFIC CRITERIA ARE MET, IT ALLOWS A TRIPLING OR MORE IN RESIDENTIAL UNITS IN ROUGHLY HALF OF GLENDALE. AND AS WAS POINTED OUT EARLIER, IT IS NOT NECESSARY TO CONVERT SINGLE FAMILY HOUSING AT THIS TIME. YOU ONLY NEED TO DO MODEST THINGS TO ACHIEVE THE 50% TARGET BUT THE CITY HAS EASILY ALLOWED FOR A 500 OR 1000% INCREASE. WE DON'T KNOW BECAUSE THEY DO NOT PRESENT SPECIFIC NUMBERS OF POPULATION AND RESIDENTIAL UNITS NEEDED AS TARGETS. THIS "DENSITY OVERKILL" IS TROUBLING. I'M ALL FOR LONG RANGE PLANNING BUT WHY IS THE CITY TRYING TO SOLVE NEXT CENTURY'S DENSITY PROBLEM NOW?

ACCORDINGLY, I PROPOSE TWO AMENDMENTS TO THE WESTBROOK LAP.

FIRST, STRIKE IN THEIR ENTIRETY THE "LIMITED SCALE POLICIES" ON PAGE 30 OF THE WESTBROOK LAP.

SECOND, IN THE EVENT COUNCIL DOES NOT ADOPT THE FIRST AMENDMENT, DELETE "CRITERION d.iv." (PARKS AND OPEN SPACE) AS A FACTOR SUPPORTING 3+ RESIDENTIAL UNITS (R-CG) ON EXISTING PARCELS.

THOSE ARE MY SUBMISSIONS. THANK YOU FOR YOUR ATTENTION. I'D BE HAPPY TO ANSWER ANY QUESTIONS.

DEAN MUTRIE