

**Presentation to the Public Hearing Meeting of Calgary Council**

IP2022-1146 Westbrook Communities Local Area Plan Bylaw 5P2023

Tuesday January 17<sup>th</sup>, 2023

Thank you to for this opportunity for a 22 year resident of Wildwood to address Calgary Council.

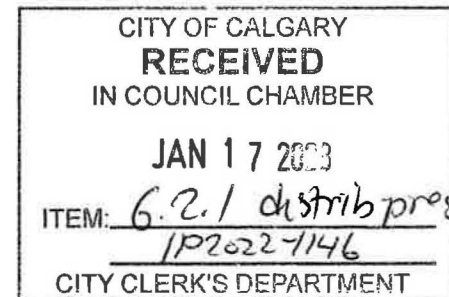
I would like to focus on the concepts of Equality and Balance, key cornerstones of Administration's recommendations:

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

*"Many participants raised the issue ... of protecting single-detached homes in some areas" (Increasing Housing Choice, p. 6)*

*"The Plan took a balanced approach to limited scale development....with no Single-Detached Special Policy Areas proposed within the plan area,...." (IPC Recommendation, p. 3).*

*"Public feedback on Limited Scale policies resulted in three main themes that helped shape the policies. First, there was a theme of finding balance between perspectives. Second was the theme of equitable application of policy..... For many people, an approach to Limited Scale policies should reflect fairness and equitable application of policy across communities." (Appendix 3, p. 12)*



In Phase 1 in response to: *"As in past engagement phases, many participants were in favour of keeping at least some R1 zoning in their own community" the core value of ...diverse housing types... has been changed by deleting the words "in all communities" and replacing with "throughout the Plan area". (Phase 1.2 What We Heard/Did report, p.1-2).*

However, **without any discussion** in the final report this was changed back to:

*"... throughout **communities in the Plan Area**..."*

(Westbrook Communities LAP p. 8)

Is this reasonable engagement?

I would like to address the word "many"

If you ask a thousand people do you want balance, and 10% say yes then that is 100 people. Surely you would agree that is many people. However, **900 people or 90% said no.**

Yet if you ask 10 people and 90% say no, that is "only" 9 people, not very many.

Would you be Councillors if many people in your Ward voted for someone else?

However, a specific question regarding balance was **NEVER** asked in any of the engagement phases.

So, Mr. Schryvers, exactly how many supported equal growth in every community, and what percent of responses was that?

Let me do my best to answer that question.

In reviewing the Phase 1 What We Heard Reports, there were no relevant comments that include the words "equal" or "even" or "balance(d)", while about 65% said keep R-C1 zones.

In Phase 3, the What We Heard report says administration received over 3700 individual submissions (p. 6), & I estimate about over 2500 comments are included in the report.

A search for the words balance(d) & equal(ly/ity) only 12 relevant comments – 6 for, 1 against, 5 unclear

A search for the word growth only 15 relevant comments, 3 for, 9 against & 3 unclear

A search for densify/densification 48 comments, 12 for (25%), 36 (75%) against

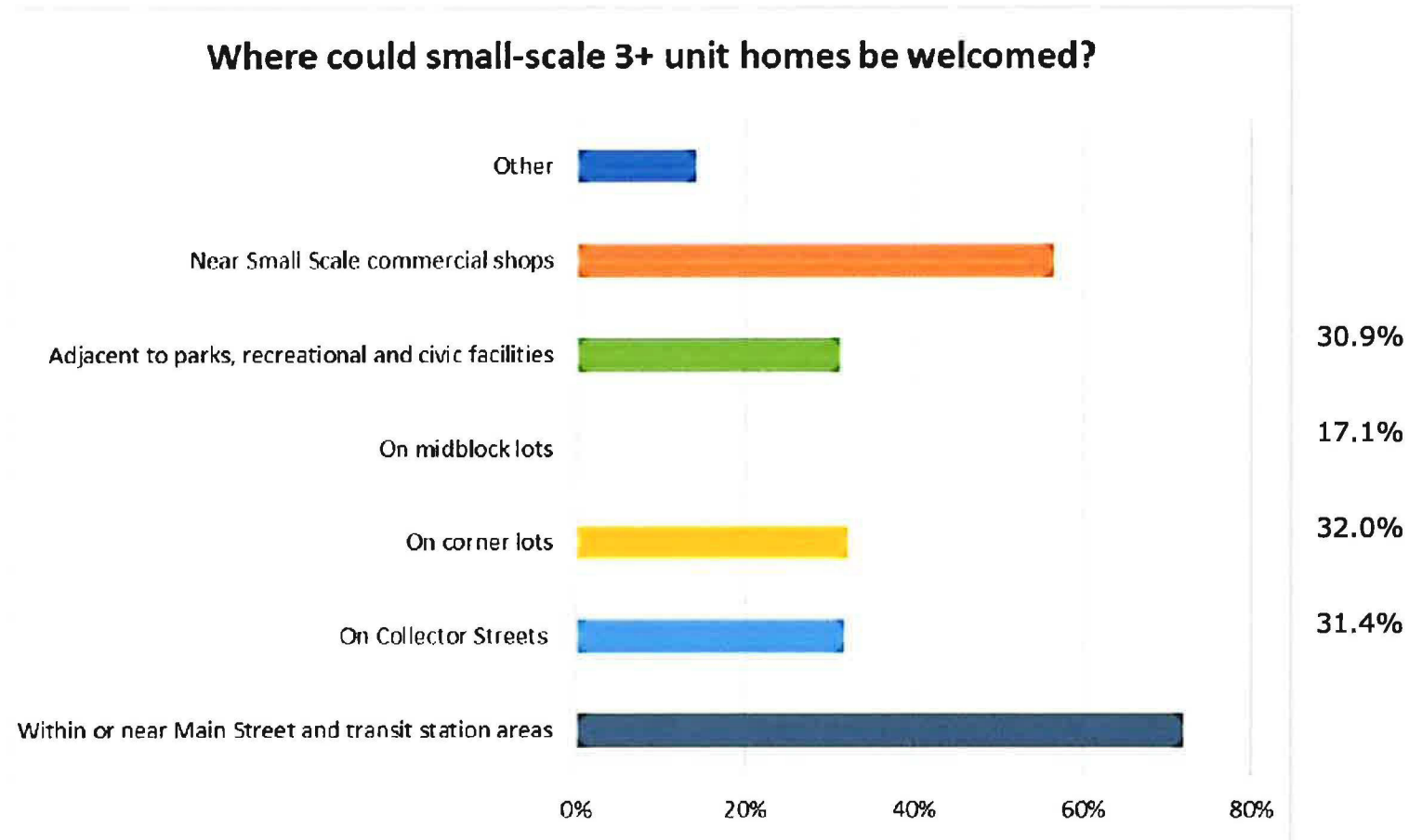
A search for R-C1 etc. 51 said keep (98%), 1 said don't keep (2%), though 18 comments were unclear

Yes, this is somewhat subjective, so what do Administration's numbers actually reveal?

Now, remembering "small"-scale homes include threeplexes & fourplexes (!)

Hurray! We finally have some actual numbers!

## Topic 1: Small-Scale Homes



Phase 3 What we heard report, p. 11

**83% were opposed to small-scale homes on midblock lots and about 70% were opposed to near parks, on collector streets & corner lots.**

## **Recommendations:**

The Westbrook LAP process and Guide for Local Area Planning have shown there are benefits and justification for increasing density, and there are a significant number of good concepts such as development around Westbrook LRT station. However, there are also major concerns and many issues. People's homes and neighbourhoods are incredibly important to them, and this has to be genuinely included and not given token lip service. This must become a GREAT plan, not just a plan with a few good ideas. I would like to make the following recommendation:

### **AMENDMENT: Re: *IP2022-1146***

*That with respect to Proposed Bylaw 5P2023 the proposed Westbrook Communities Local Area Plan Section 2.2.1.6 Neighbourhood Local be amended to include:*

*e. The community district of Wildwood as defined on January 1<sup>st</sup>, 2023 shall be exempt from the Limited Scale Policy d. (3 or more units) 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.*

Justification:

- 1) Allows the plan to move forward with no further engagement or major cost.
- 2) Genuine compromise that still allows for respectful densification. In Wildwood the proposed LAP would add about 836 people on these 105 lots while this amendment would add 260, a difference of 576 people.
- 3) It genuinely balances the wishes of residents to remain R-C1 with the need for densification.
- 4) Will still allow for reasonably priced homes that can address the Missing Middle.
- 5) It will show that Council is prepared to accept reasonable suggestions.

Concerns:

1) Why just Wildwood?

Wildwood IS unique, location, 92% single-family homes, residents have genuine issues & very strong concerns with the LAP.

2) Need to provide for population increase.

Not saying no to densification – just one that respects the character of the community. This can be provided for if we look at Westbrook Communities **AS A WHOLE**.

3) Give people the opportunity to live close to a park.

There would be still significant development within walking distance. Concerns with overuse of Edworthy Park and with parking, traffic & safety.

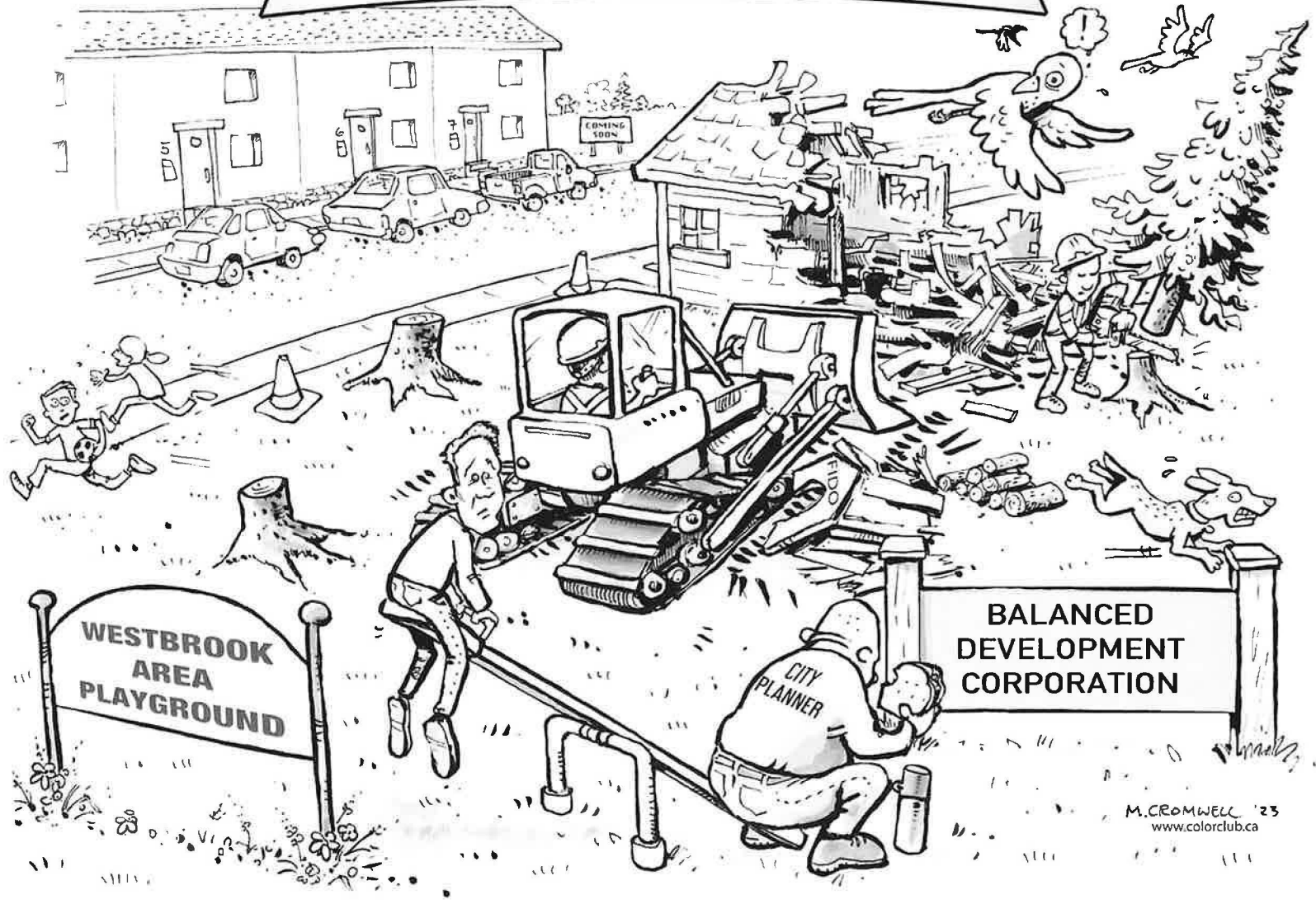
4) Public opinion only one consideration.

- A. The Guide allows for Single Detached SPA, MDP – respect scale & character of neighbourhood (p.102).
- B. Balance should be across the **ENTIRE** area, like modern greenfield developments such as Seton.
- C. Feasibility for density needs to consider access which, for Wildwood, is very limited.

5) Sets precedent, but this is being applied very selectively & what's wrong with a good idea?

Administration likes their pictures of smiling, happy people and even a piece of cake in Spruce Cliff, so I would like to conclude with this cartoon by skilled artist Mark Cromwell of Colorclub:

# IT'S A QUESTION OF BALANCE



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Thank you for your attention.

Respectfully submitted,

Philp Handcock

17<sup>th</sup> January, 2023