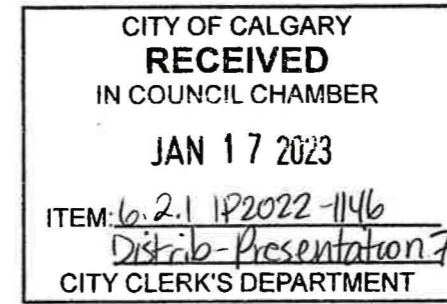


Westbrook Communities LAP

January 17, 2023 Public Hearing

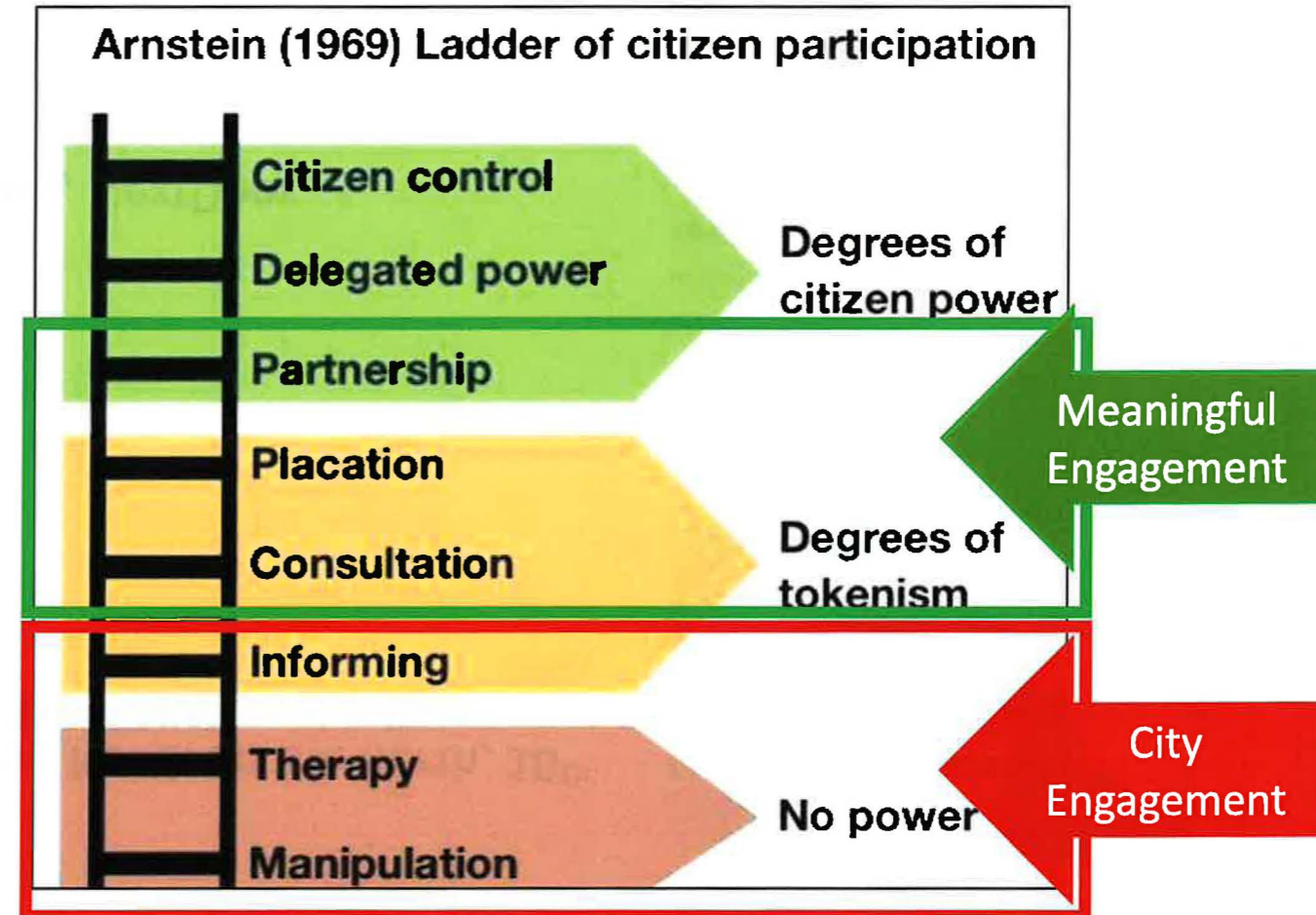
Estelle Ducatel



1

I request that Council not approve the LAP because:

1. City engagement practices fail to meet expectations:
 - ONE way engagement
 - Decisions are foregone
2. North Hill Communities Local Area Plan Lessons Learned report (IP2022-1045) makes no reference to important issues raised during the process / hearing:
 - Residents did not feel heard
 - Desire to maintain RC-2 areas
 - Address parking concerns
 - Address massing, shadowing, or other negative impacts to existing properties
3. Future RCG application will be approved no matter residents' concerns → blanket densification
4. Survey of a community in NHLAP demonstrates residents are not aligned with new LAPs



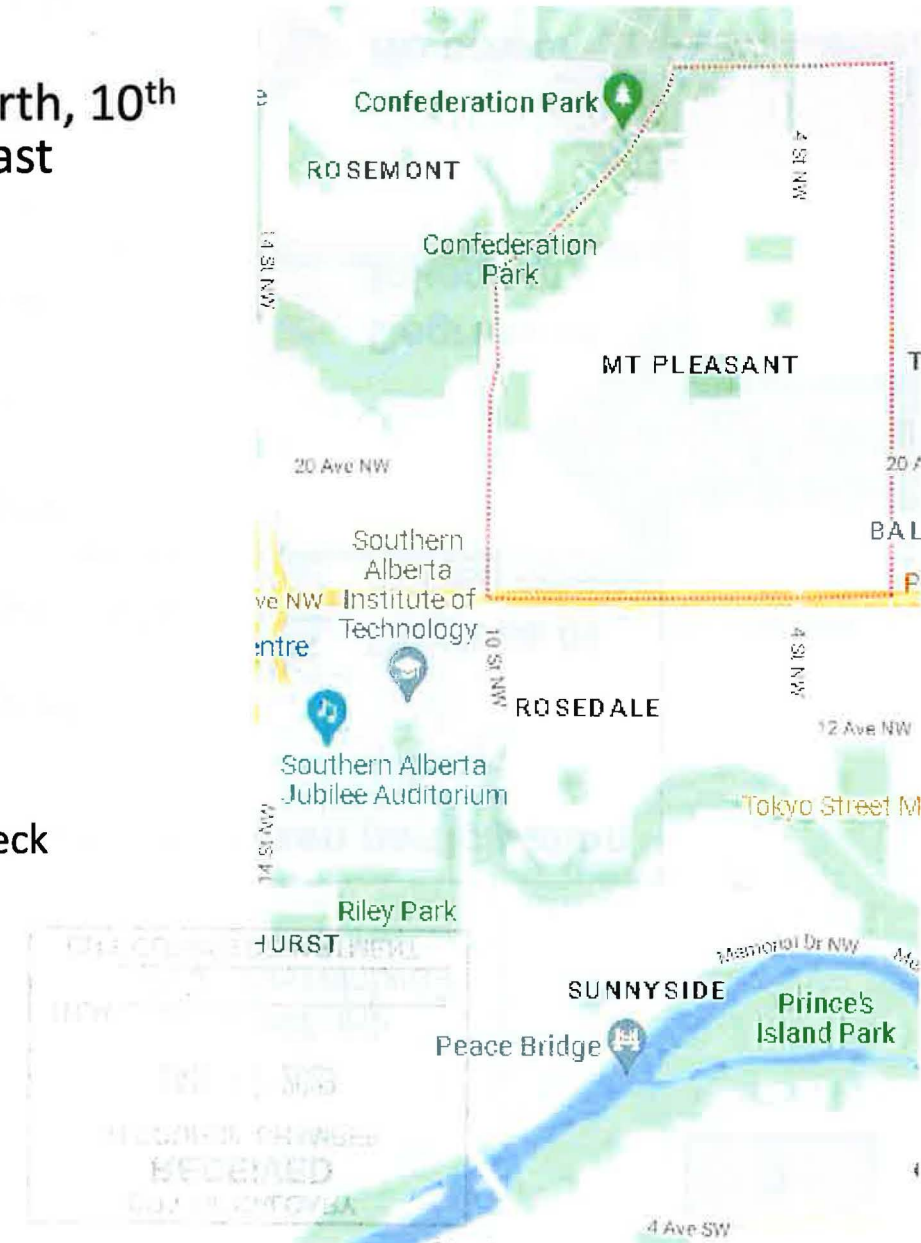
Redevelopment Survey Results: A community in NHLAP

Mount Pleasant Overview

- Bound by 16th Avenue North on the south, 32nd Avenue North on the north, 10th Street NW or Confederation Park on the West and 2 Street NW on the East
- Distance to downtown: 2.0 to 5.0 km
- Primarily RC2 community

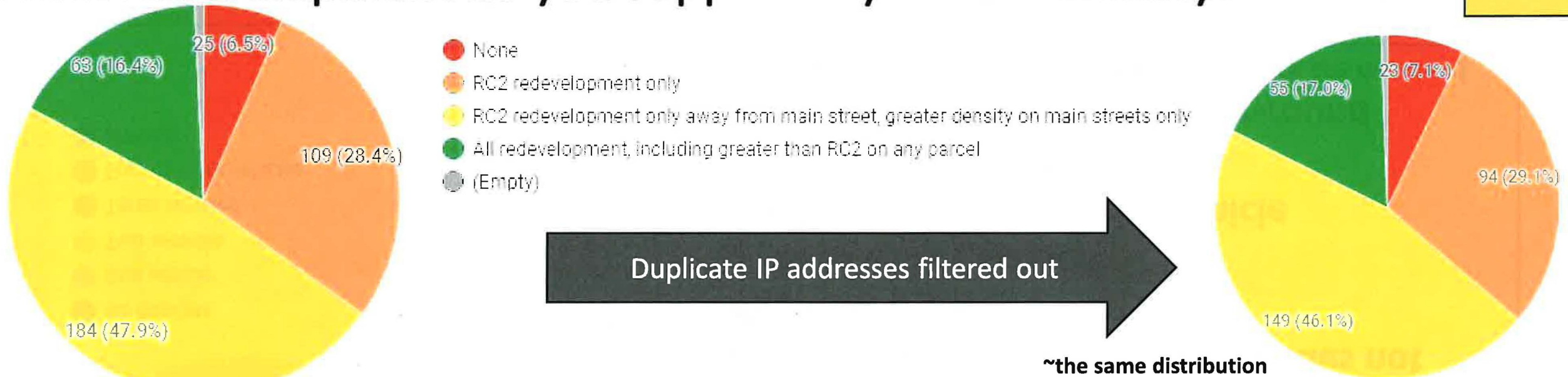
Survey Overview

- Survey open for 1 month: Nov / Dec 2022
- Advertised by CA (via email distribution list), Facebook, NextDoor
- 383 responses
 - 61 duplicate IP addresses (same household) – removed duplicates for sensitivity check
 - 322 different household responses



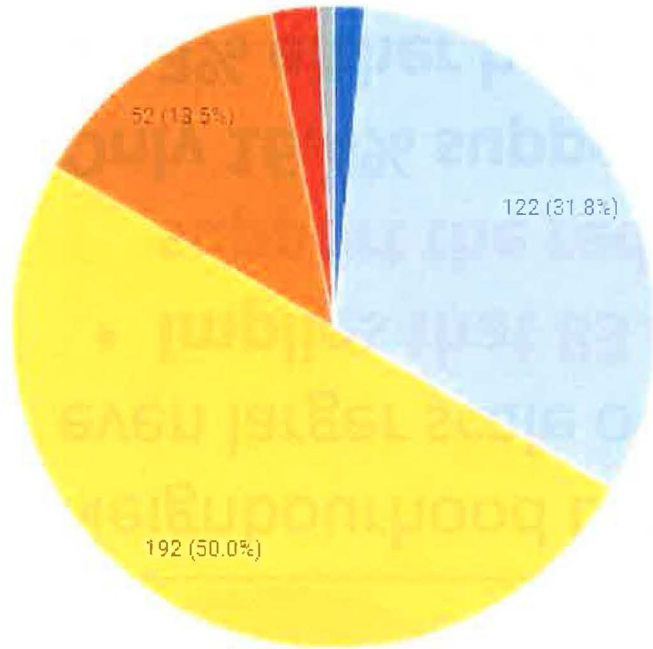
What redevelopment do you support in your community?

3



- Neighbourhood Local allows for RCG type redevelopment on any parcel and even larger scale on main streets
 - **Implies that 83.6% of respondents (or 83% of households) do NOT support the redevelopment allowed under the NHLAP**
- **Only 16.4% support the density / redevelopment allowed by the NHLAP**
- **57.3% either had not heard about the NHLAP or do not understand the impact it will have on the community**

Vehicles per Household



● No vehicles	6
● One vehicle	122
● Two vehicles	192
● Three vehicles	52
● Four or more vehicles	9
● (Empty)	0

- **98.4% own at least 1 vehicle**
- **77.3% have 2 or more vehicles**
- Very few households without vehicle (1.6%)
- The single RCG basement suite resident that participated in survey has a vehicle

Question on transportation :

- **83% use personal vehicle for activities not related to work**
- To get to work / school*
 - **69% use their personal vehicle**
 - **6% rely on transit**
 - **11% either walk or bike year-round**

*when those that work from home or do not work are removed

Inner-city communities have high vehicle ownership and use their vehicles

Redevelopment Improvements & Concerns

- Survey allowed open text (unlimited word) answers
- Comments were grouped into themes to help interpretation / analysis
- Empty fields or blanks were added to entries that specifically indicated there were no improvements or concerns

Top improvements

Top Answers (by representation)

1. No improvement / blank answer (145)
2. Removes run down properties (45)
3. Influx of younger families (44)
4. Will support better amenities / services (35)
5. Adds diversity, affordability, accessibility (29)

Top concerns

Top Answers (by representation)

1. Parking (92)
2. No concerns / blank response (74)
3. Inappropriate height, massing (shadow / privacy concerns) (36)
4. Too high density / overcrowding (36)
5. Traffic / Safety concerns (33)

Concern about parking is very high – yet not addressed by LAPs

Inclusivity is important

- Why are EXISTING residents being dismissed at expense of future ones?
- What do Calgarians really want?