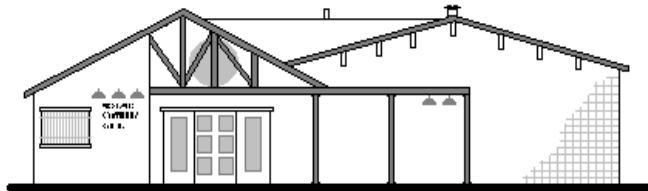


Community Association Response



Westgate Community Association 4943 8th Avenue SW Calgary, AB T3C2V8

9th August 2023

RE: LOC 2023-0176

Attention Benson Liu

Good morning

Westgate Community has reviewed the above noted application, we cannot support the rezoning of this site from RC-1 to HGO. During deliberations for Westbrook LAP we advised 45 Street SW would be suitable for RCG, at no time did we agree to HGO.

With large amounts of traffic and cut through traffic using 45 Street SW, added to this school/playground zones, three schools with bussing and transit route #93. There is no safe access when turning from either 17 Avenue SW or Bow Trail SW, thus causing back ups, delays and sadly accidents. HGO with no parking provided for residents and/or visitors will increase the problem that currently exists. The impact of extra vehicles on the adjoining neighbours and laneway will be excessive. To claim all residents either walk, ride a bike or use Transit is not realistic, there will always be a resident/tenant with a vehicle or two.

To date the applicant has refused to answer our questions/concerns as to the number of Units, will they be affordable and accessible, rental or owner occupied, will parking be provided, the design to fit with the existing architecture of the community?

As the current home has been well maintained we have requested the existing home be moved by a reputable house mover. (gave contact information of a house mover) It could them become affordable housing for another family, unfortunately no answer to this request, are we to expect a vacant home or a vacant lot?

Westgate Community has a diverse mix of housing that is comprised of single-family homes, duplexes, apartments, condominiums, above garage and secondary suites, Co-Op Housing and a secure facility for women and children. As HGO generally has no yards or green canopy it is not appropriate for family housing, nor is it accessible housing.

Rezoning to HGO will be precedent setting, it is not what we agreed to during Westbrook LAP. We are requesting HGO designation be refused and the property be rezoned to RCG, RC-2 for Infills either detached or semi detached, duplex, or a small 4-plex, with parking provided on site for all options. The laneway on south side of the property to remain closed, this is the continuation of cycle/bike path. Upgrades were promised, to date nothing has happened.

Westgate Community appreciates change will occur we also expect volunteers time given to Westbrook LAP be considered. We are asking you to consider our concerns and act accordingly by refusing the rezoning from RC-1 to HGO.

On behalf of Westgate Community Association

Pat Guillemaud, President

Kathy Makin, CPHR, Director responsible for Development