

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 2 WESTVIEW DR SW - LOC2023-0097 - DMAP Comment - Mon 9/11/2023 9:46:59 AM
Date: Monday, September 11, 2023 9:42:08 AM

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Application: LOC2023-0097

Submitted by: Michael DeNault

Contact Information

Address: 116 Warwick Dr SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Amount of Parking, Privacy considerations, Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

We are opposed to this application for the following reasons:

1. Westgate was developed and remains primarily, a single family neighbourhood.

As such the roadways were not designed then to handle the existing amount of traffic within our growing city. With Westgate Elementary, St Michael's Elementary and Junior High, as well as Vincent Massey Junior High now pulling a good portion of their students from outside of the Westgate community, traffic has already become problematic. The flow of traffic on Warwick Drive, due to people coming off of Bow Trail to access the schools, will now be added to when the same route is used to access the proposed development on Westview; at which point people will either make a U turn on Eighth Avenue to leave Westgate or continue around the block, ultimately coming back down Warwick Drive. It will be argued that those accessing the proposed development from Bow Trail will go to Forty-fifth Street then right on Eighth Avenue. From the experiences being seen with the parents accessing the three schools at this time, who could also used the afore mentioned route, this is not happening. Parents drop their student(s) off on Eighth Avenue, facing east from Warwick Drive(Vincent Massey) or turn left going to Westgate School. Why? Because it is more convenient. Thus, this leads one to foresee similar patterns forming with parents of this business, should this proposed DP go through.

2. Parking. Where will the people park who will be accessing this business? Obviously on the street/streets adjoining the proposed business. This again only adds to the congestion that is occurring. Within the DP process we are unable to see/know if a plan to address this situation exists. It seems that only after approval has been granted will there be the ability to see further into how this business is to address the concerns of the neighbours they will be next to. Without a considerate parking plan in place prior to the DP approval, the risk is high that parents(along with community members) coming and going in the immediate business area, will encounter, themselves, congestion that more times than not leads to inconsiderate/inappropriate actions. Human nature as it is, when inconvenienced, is rarely positive. For these reasons we are opposed to this developmental permit proposal.

Attachments:



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Tracy

Last name (required) Anderson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

rezoning & development application for: 2 Westview Drive SW (LOC2023-0097)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Agenda for Sept 19 Concil meeting is not currently posted yet the submission deadline is noon today.

Sept 11, 2023

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Stn. M
Calgary, Ab T2P 2M5

Re: 2 Westview Drive SW (Plan 2768 HH, Block 22, Lot 29) Ref: LOC2023-0097

As long time residents of the Westgate community, we the undersigned, strongly object to the above rezoning/"spot rezoning.". Our objection is based on the rezoning and subsequent development's lack of compatibility with the community for the following reasons:

Zoning:

The area is currently zoned as R-C1 which is a residential designation for single family dwellings. Our family oriented community has already transitioned to increased density through the addition of duplex housing and rezoning to accommodate commercial units. The proposed development is incompatible with the existing land use designation of R-C1 and presents several concerning issues not only for the neighbouring properties but for the proposed facility itself. Additionally, we fail to see the need for a daycare at this location when there are already two other daycares within a six block radius.

Main Street Initiative:

The Westbrook Communities Local Area Plan speaks to local commercial amenities along the key corridors of 45 Street SW, 33 Street SW and 26 Avenue SW. 8th Ave SW is not one of those corridors and therefor should not have commercial buildings on it.

Streetscape:

The proposed development should be responsive to the existing community and any development should respect the existing streetscape design, massing and landscaping. This includes: Building Mass, Lot Coverage, Landscaping, Shadowing, Privacy of Neighbours, Parking Density and Traffic Congestion. The proposed daycare will change the streetscape dramatically. With a larger commercial building replacing a single family dwelling, there will be less green space (lawns, trees, gardens) which seems to be counterintuitive to the city's focus on initiatives to address climate change, such as supporting natural infrastructure, outlined in the city's Climate Strategy Framework. This community has had innumerable mature trees removed to make way for high density housing and commercial buildings already which due to their lot coverage and shadowing, do NOT facilitate the growth of any replacement vegetation.

Privacy & Noise:

If the current structure is replaced in the future with three story or higher building with windows and/or balconies facing neighbouring residences do NOT support the privacy of those neighbours.

Also, according to the City of Calgary, residents have the right not to be disturbed by noise including yelling, loud music, and power tools. The addition of several children playing outdoors during the day as well as vehicles dropping off and picking up late in the evening or in the early morning (according to the future owner, the proposed daycare will be providing care overnight), present a potential issue with noise issues for adjacent neighbours.

Congested Traffic Flow and Parking:

Lastly, the community is already plagued with crowded parking and increased traffic due to the addition of subdividing older lots. A daycare housing 24 + children will only increase this problem. The proposed daycare with 24 + families dropping off and picking up children will result in families competing for parking in front of their own homes. This can create a hardship and potential safety risk to families shepherding young children along a busy street to their own front door or to seniors carrying heavy packages of daily essentials, such as groceries, for extended distances to their home. This congestion also creates a risk to the children attending the daycare with several vehicles coming and going at the same time without the availability of a designated space in a parking lot for drop off and pick up. With three schools across the street, and soccer and baseball games held in the adjacent fields, there is already “rush hour traffic” along 8 Ave SW. This presents a safety risk to young children being dropped off and picked up at the daycare at similar times to those attending the schools and other early evening activities.

In conclusion, there does not appear to sufficient policy support for the above proposed rezoning and development. Also, the quality of life of the existing neighbours to the proposed development will be negatively impacted. Most importantly, we urge you to consider the safety of the children to prevent any future tragic incident. Therefor, we request that the rezoning and proposed development of a daycare on the above mentioned lot be rejected. We look forward to your response.

Respectfully,

Tracy and John Anderson
4732 8 Ave SW, Calgary T3C 0H1
tracyanderson1953@gmail.com



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I have read and understand the above statement.

First name (required) Reslan

Last name (required) Salem

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Combined Meeting of Council on Tues Sept 19, at 9:30am Ref: LOC2023-0097

Are you in favour or opposition of the issue? (required)

In opposition

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 Notes

I am Reslan Salem, the resident and Owner of 6 Westview Drive SW.

I am writing in regards to the Land Use Amendment Proposal at the location of 2 Westview Drive SW, which is right next door to me.

I am not in favour of this project for many reasons. Safety of children due to traffic issues/ volume of traffic, diminishing property value, parking issues, noise disruption, no privacy, maintenance of the property is poor. I have lived in my house and neighborhood for over 20 years. I chose to live here mainly for the peace of mind and quiet neighborhood. I am hoping that doesn't change, especially that this project will be right next door to me. I want to be able to enjoy my time in my backyard and house without any noise. I have a big family myself and parking will be an issue. My children are always over and visiting with their kids. And when the weather gets nice when people are playing sports at the park, they occupy the street parking. I understand that during the nice weather people might



 Notes

be of walking distance to the preschool but that will change for sure during the winter time. I dont want myself and family to have an issue finding parking in front of their own home. There is already enough traffic given the fact that there are three schools on 8th Ave and parking is huge issue especially during rush hour. Im also really worried that my house value and the houses around it will depreciate in value.

I have spoken to numerous neighbours and they are also not in favour of what's happening. I know this neighborhood could use a daycare, but definitely not at this location as safety of the children with all the traffic is a big issue.

I am hoping you can take this into consideration.

Thank you!





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I have read and understand the above statement.

First name (required) Gerry

Last name (required) Norman

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

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Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Seedlings Spanish Preschool application

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Concerns regarding Seedlings Pre-School at 2 Westview Dr. SW.
LOC2023-0097

Original submitted: May 29, 2023
Resubmitted: September 11, 2023

Office of the City Clerk
The City of Calgary
700 Macleod Trail SW. P.O. Box 2100
Postal Station 'M'
Calgary, Alberta
T2P 2M5

[Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

This letter of concern is being re-submitted.

Re: Application for Land Use Amendment **LOC 2023-0097**

We have recently been advised of an application for a land use amendment at a location adjacent to us. While we are not negating the need for a community daycare program, we are very concerned with the application itself.

The owner(s) of 2 Westview Dr. SW had **not** informed us of the decision to apply for this permit. It was only after the city sign went up, and we received a letter from the city that we found out about this. Her application mentions that she received "*very positive feedback from both the residents and the WCA...*". I'm curious as to why she didn't bother to tell us (or the other neighbours who are adjacent to this residence) of her plans for a daycare on this site. It was only after I phoned the community to inquire did she come to our home and inform us of her application. Our first contact with the owner/applicant regarding this was on May 23, 2023.

This house on the corner of Westview Dr. and 8th Avenue has sat essentially empty since they purchased it in November 2021 and the outside maintenance has been minimal. Over the last year and a half, the lawns have been taken over by weeds. Every once in awhile someone comes to adjust which lights are left on in the house. This past week, after the application sign went up, they finally had a company come to do a spring cleanup of the front yard. Is this lack of care going to continue when the daycare is up and running? They certainly didn't seem to make the upkeep of this house and yard a point of concern up to this date.

Our major issues are the traffic and safety concerns for this location, and the neighbouring homes, should a daycare of the proposed size be permitted to continue. As 8th Avenue is a major thoroughfare leading to three schools (one elementary, one junior high and one elementary/junior high) we already have a very significant amount of traffic using this road. Often many of these vehicles are speeding and concerns for both the children and local residents who are walking are real. During intake times for the schools, we have a steady (and constant) stream of traffic going past our home. During dismissal time we regularly have cars backed up on 8th Avenue to in front of our house

at 4904 as they wait to access their turn at the junction of 45th Street and 8th Avenue. This already makes passage from all the side roads onto 8th avenue extremely difficult, and adding additional cars from the daycare would definitely increase the stress to the intersection. The school and community functions regularly find cars parked all along 8th Avenue from Westminster Dr to 45th Street. I have a recent video of this (taken May 25, 2023) available on request. Adding extra vehicles to this would create an even more hazardous situation.

She also mentions that “*weekend service*” is also possible. Does this mean that we’re going to have the constant traffic and disruptions happening every day and not just during the week?

Should a daycare of this size be permitted at 2 Westview Dr. the traffic would increase exponentially as would the need for parking during drop off/pick up times. Because of the location of the daycare traffic would, very likely, be driving down the alley behind our home or making u-turns at the alley or at the corner. These are all dangerous manoeuvres that would task both our safety and enjoyment of our home and yard, as well of that of our neighbours and other community members.

Where would all the required staff park? There are two parking spots (exiting onto 8th Avenue) located on their driveway and with the number of staff needed to service potentially 40 children they would require much more parking than what is accessible to the lot. We do not need, or want, the staff and parents taking up the street parking, blocking access to our yard and leaving us without access to parking for our visitors.

This Seedlings Spanish Preschool is the only location that will be situated in a residential block. I believe the others are located within a school field, community field or in a church. Therefore, the access and parking for this daycare is very dissimilar from their other locations and presents different accessibility challenges than the other SSP’s.

This application for a daycare of up to 40 children is definitely a concern. **Limit the numbers** to less than half of that (15) and give the opportunity for a productive and safe daycare to thrive at that location.

Please consider our concerns as valid. We are not opposed to this development but we are very concerned for the traffic safety, the parking issues and the physical safety of the children and residents nearby that would inherently come with such a business in this location.

Regards,

Gerry & Walt NORMAN



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I have read and understand the above statement.

First name (required)	Valerie
Last name (required)	Doroshenko
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Council

Date of meeting (required)

Sep 19, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2023-0097 -DMAP Comment

Are you in favour or opposition of the issue? (required)

In opposition

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I am strongly opposed to Application LOC 2023-0097 located at 2 Westview Drive SW to introduce a commercial use on my street. It represents an incompatible use and harms the long-term enjoyment and quality of our Westgate neighbourhood. I have resided just a few houses down the street from #2 Westview Drive for more than 15 years and believe that this proposed use will be detrimental to the long-term resident safety, peaceful enjoyment and negatively affect property values in our area. My opposition includes:

- * Safety - the traffic congestion caused by drop-off and pick-ups could create a hazard for those pedestrians in the immediate area, particularly residents of the proximate seniors living. apartment. Because of the adjacent schools, that area is already quite a hazard for pedestrians because of traffic congestion and anxious, in-a-rush parents.
- * Negative change in character of the neighbourhood - I fear that a land use change to a commercial use would set a very negative precedent and result in a series of similar applications that will ruin the safe and peaceful nature of the neighbourhood as a place to live and enjoy. Why can't this proposed use be situated along 17th Avenue or Bow Trail or other commercial areas?
- * A commercial property proximate to my home would negatively affect my property value and those in my neighbourhood by introducing a non-conforming commercial use into an established residential neighbourhood. Someone buying a home could now not be certain that another commercial use with undesirable traffic and noise, could be set up next door in what used to be a single family area.

I implore Council to reject this application and help us living here maintain a healthy and safe environment into the future. Commercial development of any kind is not com-

PUBLIC SUBMISSION FORM



patible in any way with the quality of life we have come to enjoy in Westgate. Please do not set a precedent by allowing this proposal for a commercail use to pass.
