



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] William

Last name [required] Reinkens

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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 comment on? [required] Council

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters Land Use Redesignation, West Springs, LOC2023-0254, Bylaw 112D2024

Are you in favour or opposition of the issue? [required] In opposition



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Submission City of Calgary re Application LOC2023 0254 April 2024.docx

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ATTACHMENT\_02\_FILENAME  
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Comments - please refrain from  
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**RE: Land Use Redesignation: West Springs, LOC2023-0254 (the “Application”, with the development project described therein being the “Project” and the developer thereof being the “Developer”)  
Location: 836 81 ST SW & 840 81 St SW (the “Subject Lands”)**

To Whom It May Concern,

As an owner of an adjacent property to the Subject Lands, I have concerns about the Project and do not support the Application as-is. My major concerns are the following:

1. The number of single detached homes planned for the south portion of the Subject Lands (the “**South Portion**”), being 16, is too high. There are only 7 houses on the north side of Westpark PI SW that would border these proposed 16 houses. This would result in a ratio of nearly 2.3 new homes to every existing home. Every existing set of residents would share their fence with three new sets of residents (see also Concern 4). The new development of houses on 8A Ave SW to the east of the South Portion is more in line with the density of the bordering houses on Westpark Crt SW, and I ask that the Project follow that example. The building of 16 homes on the South Portion is too extreme a change of density. **I ask that, at a minimum, City Council approve up to 16 single family, to give the Developer flexibility in the number of single detached homes to be built.**
2. Neither the Developer nor the City has shared a diagram showing building placements on the Subject Lands. I understand this this Application is my only chance at meaningful consultation because there will not be any development permit stage for the Project. **I want to be provided with information on the proposed buildings, such as building and lot placements, heights, and setbacks from existing fence lines, and be given a chance to comment.**
3. I understand the Developer is proposing to build the Project on an artificial slope, which, for the South Portion parcels, would run north (highest) to south (lowest, at the existing, natural elevation). Currently, the South Portion is roughly level to the backyards of the houses on Westpark PI SW. I oppose the proposed grading of the Project for the following reasons:
  - a. I am very concerned about drainage into my yard. The City should not allow the natural flow of water on the Subject Lands to be altered in a way that results in harm to existing residents or properties. Compounding the artificial slope issue is the fact that the existing drainage swales located in the backyards of Westpark PI SW properties may be used for drainage for the new proposed homes. I have not been provided with evidence that these existing drainage swales are sufficient to support water drainage from artificially raised elevations. A representative of the Developer said at an information session that the Developer may have to commission engineering studies prior to changing the grading of the Subject Lands. **I request that the City require independent engineering studies on the drainage issue, which studies should, among other things, consider the effect of a variety of landscapes for the Subject Lands (for example, grass vs paving stones vs turf), that such studies be available to me and other members of the public for review, and that meaningful consultation in respect of such studies occur prior to the Application being approved.**

- b. I am concerned with the potential elevation of the proposed dwellings. I understand the elevation of the dwellings could be based on the higher, artificially raised ground level, rather than the natural, existing ground level that my house is built on. Because of their artificially raised elevations, the proposed Project buildings could remove even more of my and my family's privacy than they would if compliance with the City's regulations was based on the natural ground level. **No one should be able to indirectly, through creating artificial slopes, build homes that are higher than the maximum elevation allowed by the City (11 m).**
4. The homes and their fencing on Westpark PI SW were built approximately 15 years ago. Instead of building new fencing, the Developer is proposing to rely on existing fencing on Westpark PI SW properties, which fencing has been maintained by existing residents but in some cases will soon need refurbishment. Based on the proposed density, each existing homeowner would continue to maintain fencing for 3 future homeowners. This is inequitable for existing homeowners. **I request a more equitable solution for shared fencing.**
5. The Developer has stated that they plan to "include a 3-meter-wide vegetated buffer at the rear of the lots". However, to my knowledge, this buffer is not part of the Application and is not binding upon the Developer. In addition, the exact placement and composition of the buffer has not been provided. **I ask that the City make a vegetated buffer that runs the entire border between the houses on the north side of Westpark PI and the proposed houses on the South Portion a condition of any approval of the Application and require the Developer and future property owners to commit to a specific design and type of vegetation that will provide sufficient privacy between the South Portion parcels and the Westpark PI SW homes.**

**In the alternative, I request that the pathway that currently abruptly ends just to the east of 26 Westpark PI SW be continued to 81 St SW, so that such pathway runs between the properties on the north side of Westpark PI and the properties proposed for the South Portion. Right now, this is a pathway to nowhere; it is neither functional nor aesthetically pleasing.** Below is a picture of the pathway; when not covered in snow, the pavement just stops between the trees.



6. I am very concerned about the increased traffic along 81 St SW between 9 Ave SW and 8A Ave SW. Specifically I am concerned that:
- a. The roundabout on 81 St SW between Westpark Pl SW and Westpark Cr SW was not built to handle increased traffic flow. I have already witnessed incidents on that roundabout where vehicles become stuck, block traffic, and damage the roundabout; and
  - b. Pedestrian and cyclist safety will be compromised. Many children and other existing residents walk, bike and scooter to and from schools (St. Joan of Arc School, West Springs Schools, and West Ridge School) and bus stops along that route. Pedestrian safety has already been an issue in the area, as evidenced by the recent construction of an enhanced crosswalk at 9 Ave SW and 81 St SW. While this enhanced crosswalk has improved the situation, I have personally witnessed several near-miss accidents even after its installation.

I understand that a traffic study was previously performed as part of the West Springs Area Structure Plan. However, apparently this study already failed to foresee traffic safety issues, since the enhanced sidewalk had to be built. In addition, I ask for assurances from the City that Broadcast Ave SW be fully open from 85 St SW to 77 St SW, so that this avenue act as collector road, rather than 81 St SW acting as the collector road. It would be more appropriate that this avenue act as collector road because it seems likely that most of the increased traffic flow will be from the denser residential and mixed use parcels along and around this avenue. Finally, I ask that the City consider making the current concrete blockade on 81 St SW, just north of Westpark Cr SW and Westpark Pl SW, permanent.

I understand the need for more housing in Calgary, and generally support the building of single detached homes on the Subject Lands by the Developer. However, as explained above, I have concerns (a) the Project is inequitable to current residents and (b) current residents have not been provided with sufficient information and details about the Project, which lack of information is especially pertinent given there will be no development permit stage. Thank you for considering my comments.



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First name [required]	Hui
Last name [required]	Zhang
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 comment on? [required]	Council
Date of meeting [required]	Apr 9, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land Use Designation, West Springs, LOC2023-0254, ByLaw 112D2024
Are you in favour or opposition of the issue? [required]	In opposition



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Opposing Land Use Redesignation Trico 20240401.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see the attached 3-paged "Opposing Land Use Redesignation Trico 20240401". Thanks!

Owners  
26 Westpark Place SW, Calgary, AB T3H 0C3

**Re: Land Use Resignation for West Springs LOC2023-0254, ByLaw 112D2024**

Honorable Councillors, Dear Sir/Madam,

I am writing to oppose the current Land Use Resignation for West Springs LOC2023-0254, ByLaw 112D2024, particularly the proposed R-1s with narrow single houses to be built back-to-back with those who are living on the north side of Westpark Place SW.

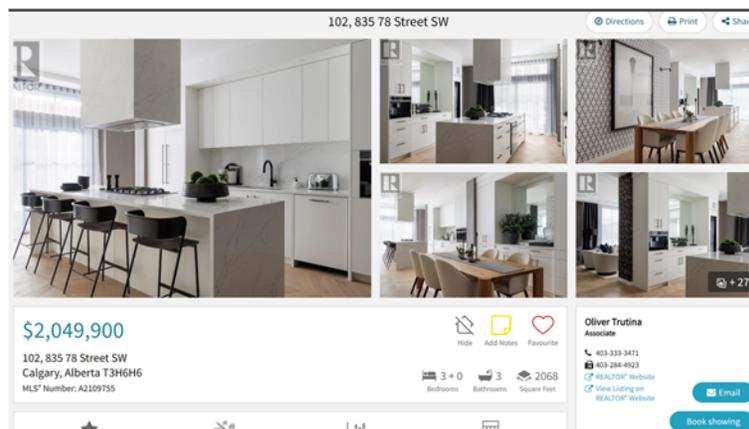
Reasons of opposition are:

**1. Abrupt change on the width of building lots**

Houses on Westpark Place SW have 25-meter front width, and have either 3 or 4 garages. But the proposed new single houses on 8A Ave SW would be 11-meter narrow. Building such narrow houses back to us creates an abrupt change on building lot width. The transition from low density streets to high density ones is not smooth at all.

The largest concern we have is devaluation on our property. Given close proximity to downtown, ring road and schools, together with Springbank and Aspen Woods, West Springs has formed the tri-communities where property value has increased significantly in this round of house market recovery. We suggest the developer to re-evaluate the market situation and consider building something nicer than 11-meter narrow houses. It is reasonably believable that if Trico could build 25-meter wide houses like us, the total profit would have been same for building 7 new houses. Compared with building 16 narrow houses, material and labor cost would be far less in building 7 new houses. On the east side, on Truman lots, a 3-storey concrete condominium building has condo units being priced in \$1,000,000 to \$2,000,000 (see below listing). Building high end units on Trico R-1s district would better match existing high end characteristics with our street (Westpark Place SW) to their south and luxurious condo building at 835 78 ST SW to their east.

Building 11-meter narrow houses seem to be a questionable practice in this location and in this market condition.



**2. A real tree buffer or paved pathway is needed given the developer's inability to build triple-garaged houses behind us**

It is observed that Truman had mitigated the transition issue by building eleven houses at 7817 – 7937 8A Ave SW with triple-garage for each of the eleven houses. Trico should build these houses on R-1s district with triple garages since all 14 houses on Westpark Place SW have 3 or 4 garages. But with Trico's planned 11-meter lot, it is impractical or impossible to have triple-garaged houses. In lieu of that, it is our opinion that, to be fair, the developer should implement a real buffer such as a paved pathway right behind our existing wooden fences. If not possible, then as a minimum, a dense and tall tree buffer should be used, not a single baby tree in each house's backyard. Mature trees at 20 -30 feet tall should be considered.

We have not seen or heard any plan on buffering (paved pathway or tall trees) and mitigation to deal with abrupt lot width from 25-meter to 11-meter. Therefore, we are opposing the zoning. Without our opposing, once approved, 11-meter narrow houses become more possible and we could more likely suffer property devaluation.

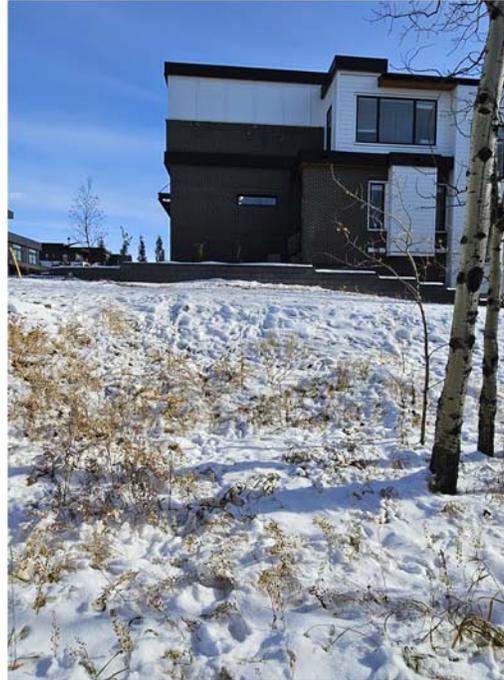
**3. Height of new houses is unknown to us and a bad example had been set by a recently completely project immediately to the east**

On an adjacent street, 11 new houses were built as 7817 – 7937 8A Ave SW. One problem we observed is that the grading of newly developed 8A Ave had been raised too much to be safe or fair. There used to be no slope before to build houses with walk-out basements. But the ground level of 8A Ave was raised for creating walk-out basement on those 11 new houses on 8A Ave S. The new houses are now obviously taller than the old ones at 4 – 32 Westpark Court SW.

We are quite concerned about Trico's narrow single house would be too tall or become taller than us. In real estate, many believing in Feng Shui would consider a neighbor's house being lower would have disadvantage or could cause bad luck on the dwellers. Allowing the new houses to be built taller than us would potentially cause further devaluation on our property.

The following three photos show how high the new elevation is on Truman developed 8A Ave. The ground level is so high that it has triggered some falling hazard for pedestrians walking on the new road beside 7937 8A Ave SW towards south, connecting to the existing pathways which are much lower on elevation. We do not want Trico to make 8A Ave under their development to be higher than our street, Westpark Place SW.





**Summary:**

The planning seems missing a point to have a gradual transition from extra low density to high density streets. Those newer eleven houses at 7817-7937 8A Ave SW are 14-meter wide and each has triple-garage. We do not believe Trico can build any triple-garage for 11-meter narrow houses behind us. As a result of their inability to have triple-garaged houses, we would request a larger buffer zone between two streets. A paved path is preferred. If not practical, a tall (with 20-30 feet matured trees) and dense vegetation buffer should be considered.

In lack of those mitigation solutions, we are opposing to the land use redesignation. Please let us know how the concerns are considered in the upcoming developments.



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Last name [required]                      Cole Reinkens

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