

# Community Associations Response

2024 May 25 (Martindale Community Association)  
2024 May 23 (Falconridge/Castleridge Community Association)



May 25, 2024

To Whom It May Concern:

**RE: Community opposition and request for immediate rejection of the land use application**

We oppose the rezoning of the 3633 Westwinds Drive NE from RC-1N to Multi-family residential for the following concerns:

- traffic congestion at that intersection
- increase in density for students attending public and separate school systems. The schools are already busing students outside the communities of Martindale and surrounding communities. This increase will put further strain on the public education system.
- parking there is no on street parking around this address, so the overspill to the communities is a concern

Sustainable long term urban growth is a concern, and residents feel strongly that this piece of property is not suitable for this purpose and will strain existing city services that are already at capacity.

We feel this development will not benefit the community but increase traffic to the point that the intersection will not handle the volume especially at peak hours, increase school registration. Major concerns of safety for emergency services during the 12-15 events booked at Prairie Winds Park due to the increase in density.

There are some examples of these events listed below.

May 11, 2024, the Annual Sikh celebration is only one of the events booked at Prairie Winds Park and as they did a decent job of planning this event, however there is an estimated 50,000 extra residents in the neighborhood, rezoning of this property will directly be affected by increased density on this property located at 3633 Westwind's Drive NE.

July 1 is the Ahmadiyya Canada Celebration this creates the same circumstances of increased citizens in the Prairie Winds Park, increase in traffic, increases safety risk, roads closed to handle the event, residents in a new development would not have easy access in or out of this address.

Two Kabaddi Tournaments during July/August drawing over 10,000 residents and over 5000 from across the city and out of town.

-Gadri Baba Festival which is a three-day affair in the first or second weeks of August for 15 years.

- A Philippino Festival which has been ongoing for 5 years again in August drawing large crowds.

- Various concerts and outdoor events not limited to soccer tournaments and 3 on 3 basketball which all draw many spectators and participants.
- There are trucking transport companies such as Day and Ross that use the intersection daily and already create traffic issues.
- Commercial Trucks gassing up at the Superstore/Mobile gas station

Nov 12, 2023, All Day Darshan on Diwali at Prairie Winds Park is a smaller gathering however it does to increase the traffic at this main intersection.

These are a few examples of large gatherings that bring external citizens into this area and increase services, and events that will directly affect this rezoning to multifamily residents.

There are several Martindale residents who have volunteered for the community association for many years, and they are disappointed with the response and lack of listening to us over planning concerns for several years.

**A past president of the community association is very disillusioned at the lack of transparency that planning has shown toward the residents of northeast Calgary when we come forward with legitimate concerns. We are not being heard.**

From a community member below:

“This ward is already one of the most densely populated areas per household, indicating a need for additional community resources. Considering the current population density, accommodating more residents would require a substantial increase in community facilities and services.

As a Martindale, NE resident with a 6-year-old boy in Grade 1, my family has faced challenges related to school capacity. Our designated school cannot accept us due to overcapacity, forcing us to attend a school that is not close to home. This decision has been difficult, especially considering that most of our family and friends reside in the area. Unfortunately, due to overpopulation, securing a spot within our community has proven impossible.

If the proposed project involves more than 428 units, it raises the crucial question of where these additional children will be accommodated within the already crowded educational system. As we are now in semester 2, our dissatisfaction with the quality of education has grown. With approximately 34 students in my child's class and a constant rotation of substitute teachers throughout semester 1, the impact on the learning environment is evident. While I understand the housing crisis, adding more units to an already densely populated area may exacerbate the challenges we are currently facing.

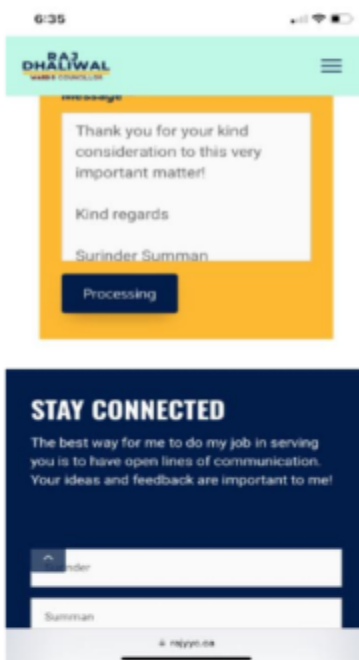
***Please note we are the community with the most legalized secondary suites in the City of Calgary further adding to more density.***

I urge you to consider the impact of this project on the community, especially in terms of educational resources and services. It is essential to address the existing issues before further contributing to the strain on local infrastructure. “

**I have had calls that the city administration is turning a blind eye to this horrendous proposal.** I have tried to assure them that this is not my understanding or belief, neither have I heard of any such thing. I can only give them my opinion and they have their opinions based on what they are seeing right before their eyes.

We strongly request and encourage the Planning Commission to listen to the residents and please take our concerns into consideration very seriously before making any decision on rezoning this property. It is imperative that the voice and concerns of residents from the surrounding communities be heard and also taken seriously. We pay the most amount of per capita taxes and have the least services in the Northeast. Residents feel that this project is being fast tracked and pushed through behind closed doors. This is not the way to proceed moving forward; you are the governing body for the people, of the people and by the people. The public engagement by the developer was nothing more than a formality to the requirement by the city of Calgary requirement list. Why was there a requirement to login, why was their system not working properly. Many of the residents here are not internet savvy and even those who are internet and computer literate had issues with logging into the meeting.

This is the screenshot of many who were trying to connect.



**I have attached our Martindale Community Association annual returns to show and prove to Ms. Asia Walker RPP | MCIP Planner 2 – Community Planning that I am the President of Martindale Community Association as she has requested that this letter be written on our official letterhead and come from our Martindale email address.**

**NOTE: PLEASE LET US KNOW WHAT IS THE NUMBER OF SIGNATURES YOU REQUIRE TO REJECT THIS APPLICATION AND I ASSURE YOU WE WILL PRESENT THEM TO YOU IN A TIMELY MANNER.**

We have faith in the system, and we strongly believe that this application should NOT be approved and will NOT be approved. Thanking you in anticipation.

Sincerely,



Amarjit Banwait (MCA President)  
Email: [pumabanwait@yahoo.com](mailto:pumabanwait@yahoo.com)  
Phone: (403) 660-6363

**ATTACHED TO THIS EMAIL:**

Signatures of opposition  
Screenshot of inability to access Developer website  
Martindale Community Association Annual Returns





**FALCONRIDGE / CASTLERIDGE  
COMMUNITY ASSOCIATION**  
95 FALSHIRE DRIVE N.E., CALGARY, ALBERTA T3J 1P7  
PHONE: 403-280-4422, FAX: 403-293-1735

May 23, 2024

Asia Walker  
City Of Calgary

**Re: LOC2023-0357**

Thank-you for the opportunity to once again share the concerns of our communities' citizens regarding this proposed development. I will try to summarize these concerns that have been shared to me and communicated both verbally and in correspondence with Councillor Dhaliwal and the City Vibe's Communication & Engagement Advisor. I spoke at length with her as an official representative of FCCA. I know she later spoke to our President, Dhruv Sharma as well.

Please understand, we are not opposed to this project being built, it has merit. But, it is the location that is our main concern. Have other options been explored and considered. There is a huge area across Metis Trail where there have been hotels built and other businesses. That area would seem far more logical and would aid in reducing population density instead of adding to it.

And the lack of concern for our citizens who are forced into that intersection now because of the C-train Station location in Westwinds. This area is already a transportation nightmare on some days, and adding this complex in that space will only lead to further congestion, further safety issues and further noise for the area residents. And the infrastructure is not supporting the current high-density population which is 2.78/unit in ward 5 vs 1.7/unit as a city average. Adding an estimated 1,000 residents and 400 vehicles on a daily basis will require considerable investment from the city to upgrade and maintain that infrastructure.

Also, the lack of communication and engagement from the builders has been almost bullying. They put up a sign on the site literally days before the deadline. Then when they got negative feedback, they engaged with us, and we asked two things. A) a pamphlet was to go to residents which would alleviate the lack of notice issue. B) a public forum as promised on their initial signage. Both Dhruv and I stressed that an online forum would not go over well in this area, because many residents do not have access to computers, or even cell phones and there is also a language barrier in this area. I even promised a hall for them to hold the forum. Then, when they go ahead and ignore both of those requests, and hold an on-line forum, they don't even inform the community association that it is happening. The only notice we received was from the Councillor's office- 2 hours before the meeting, when neither of us could attend. I put it on

Facebook, and I'm told that 3 people were accepted into the meeting- none of which were from the association. I am told that a representative of the Councillor's office was not allowed to join the forum. But they will no doubt state that they engaged the community.

The points that were raised at the forum and reported back to me from one of those people were as follows: SCHOOLS in the area are already at capacity, where will the children go to school? *ANSWER-It is the City's role to build schools, etc. Until that happens residents will need to be prepared to bus their kids.* PARKING and traffic congestion *ANSWER- they will charge for parking, so it is likely people will park on residential streets.* This will cause even bigger issues than there already is. *There was a further comment that many won't use a car (I assume they are referring to their residents)* Are they planning to employ their residents, or will they actually let them go to work, school, shopping? They say residents will have underground parking- what about visitors? What about multiple vehicles in the apartments? Will they have to pay or will they have to park on nearby residential streets?

Other questions we have heard are safety, etc. Will the gas stations remain in the area in close proximity to this primarily wood-based project? Airport zoning has prevented a rezoning in the past. Why should it be allowed now? Some residents are losing their view of the mountains. Is this complex going to be low-cost housing? Will current area populations be allowed to move into the complex? What about the strain on water resources, electrical grids, etc? Will our taxes increase in order to afford the changes in infrastructure, etc.? Will the streetlights be upgraded in the area which is notoriously dark in highly populated areas now? Will there be revamping of the roads and sidewalks, especially at 64<sup>th</sup> Ave and Castleridge Blvd to enable a safe environment at this already high traffic intersection?

Many residents in this area have owned their homes for 25 years or more, and have seen many changes which have effected their privacy and way of life. Many no longer feel safe, they do not have a high level of trust in authorities. They are frustrated with roads not being repaired, sidewalks not being accessible, dim or not working streetlights, much fewer amenities than areas that have lower taxes. And I can state unequivocally, as a resident of the area myself, we do not support this project in that location. And not getting reasonable engagement and answers from the builders is unacceptable.

Lee Pederson  
General Manager