

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 3633 WESTWINDS DR NE - LOC2023-0357 - DMAP Comment - Thu 6/27/2024 10:55:7 PM  
**Date:** Thursday, June 27, 2024 10:55:16 PM

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Application: LOC2023-0357

Submitted by: Rani Barn

Contact Information

Address: 35 Castlebury Way NE Calgary, AB

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Traffic impacts, Other

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:

This proposal doesn't have an ASP or ARD. The area infrastructure is over 20years old. The Zoom meeting only allowed 3-6 people to join of which 2 were muted. I and

another 5 people I personally know couldn't log in. Many people in the area are illiterate with no digital literacy. The insurance premiums in the NE are the highest in the city; I personally requested my potential purchase be priced for both my NE address and my SW address and the premium was over \$300.00 higher for a 2019 vehicle - I can't imagine how much it would be for a newer model vehicle. The reason for this, as per my agent, is because of the number of accidents in NE vs. rest of city. The accidents are due to the area being densely populated. NE Calgary has almost double the occupancy per household vs. rest of Calgary, this as per city census. The census doesn't include illegal suites, temporary foreign workers, people on work permits, refugees etc. On my street there are on average more than 3 adults per household; mine with 4, fellow across the street 8, beside me to the left 6, beside me to the right 3, 2 houses to the right 6. My neighbourhood has multi generational households and also housing foreign students etc just like many other families in both Castleridge and Martindale that are multigenerational and housing new immigrants, refugees etc. At present Westwinds hosts 13 multicultural functions per year and park is heavily utilized on most days. The schools are close to or over capacity in the NE with one school at 109%. The area of proposed site is inaccessible on weekends and school times as there is a school, a place of worship, and numerous businesses to the South as well as a LRT station. I strongly reject this proposal .

Attachments:

Re: Address: 363 Westwinds Dr NE

Community: Westwinds

File number: DP2023-08315

Applicant: City Vibe Developments

### **I oppose the above for the following reasons:**

#### Density is measured by units/household

This area and surrounding communities are already densely populated; overall 3.6 units/household vs. overall the city is at 2.6 units/household.

The surrounding communities to subject site are as follows units/household.

Taradale – 3.9

Martindale- 3.6

Castleridge- 3.5

#### Inner city vs Ward 5:

Mount Pleasant is at 2.4 units/hectare and Altador is 2.1 units/household

There is infrastructure investment and upgrades in Mount Pleasant and Altador to accommodate density through the established area investment fund. There is no investment or upgrades for NE Calgary.

NE Calgary infrastructure is presently under stress ie. Highest number of accidents vs. rest of Calgary, therefore, insurance premiums are highest in the city. Schools are at or up to 110% of capacity, during water restrictions NE Calgary water consumption was highest in the city due to high density. Hospital waits exceed 6 to 8 hours most days.

#### Site Designation:

The site of proposed development (Westwinds) is designated as industrial employee intensive for job creation. The surrounding business to the South ie. Superstore, Tim Horton's, BMO, ATB, and numerous ethnic business all support the industrial employee intensive job creation.

The proposed site doesn't support commercial to residential transition

## Site Access:

Site access is troubled and requires access easement

Approximately 600 metres South Day & Ross has a trucking yard and there is heavy traffic all day at the same intersection that will be used for access to the proposed site.

## Community need:

NE Calgary needs affordable housing rather than market rentals. Surrounding communities to the proposed site are densely populated with two and three families within a home because home ownership is out of reach for many.

Residents of Martindale, Castleridge, and Falconridge have limited computer literacy and there are several languages that are spoken in North East Calgary so having a zoom meeting in English to discuss this proposal was a barrier for many.

As per the 2021 Federal Census English is not a primary language in Martindale, Castleridge, and Falconridge.

47% of Martindale residents do not speak English

39% of Castleridge residents do not speak English

31% of Falconridge residents do not speak English



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Rani
Last name [required]	Bran
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]	Jul 16, 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	DP2023-08315
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Address: 363 Westwinds Dr NE Community: Westwinds File number: DP2023-08315  
Applicant: City Vibe Developments I oppose the above for the following reasons: Density is measured by units/hectare: This area and surrounding communities are already densely populated; overall 3.6 units/hectare vs. overall the city is at 2.6 units/hectare. The surrounding communities to subject site are as follows units/hectare. Taradale – 3.9 Martindale- 3.6 Castleridge- 3.5 Inner city vs Ward 5: Mount Pleasant is at 2.4 units/hectare and Altador is 2.1 units/hectare There is infrastructure investment and upgrades in Mount Pleasant and Altador to accommodate density through the established area investment fund. There is no investment or upgrades for NE Calgary. NE Calgary infrastructure is presently under stress ie. Highest number of accidents vs. rest of Calgary, therefore, insurance premiums are highest in the city. Schools are at or up to 110% of capacity, during water restrictions NE Calgary water consumption was highest in the city due to high density. Hospital waits exceed 6 to 8 hours most days. Site Designation: The site of proposed development (Westwinds) is designated as industrial employee intensive for job creation. The surrounding business to the South ie. Superstore, Tim Horton's, BMO, ATB, and numerous ethnic business all support the industrial employee intensive job creation. The proposed site doesn't support commercial to residential transition Site Access: Site access is troubled and requires access easement Approximately 600 metres South Day & Ross has a trucking yard and there is heavy traffic all day at the same intersection that will be used for access to the proposed site. Community need: NE Calgary needs affordable housing rather than market rentals. Surrounding communities to the proposed site are densely populated with two and three families within a home because home ownership is out of reach for many.

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 3633 WESTWINDS DR NE - LOC2023-0357 - DMAP Comment - Fri 6/28/2024 8:50:53 PM  
**Date:** Friday, June 28, 2024 8:51:03 PM

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Application: LOC2023-0357

Submitted by: Zeeshan Khan

Contact Information

Address: 6503 Martingrove Dr NE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

General comments or concerns:

1. Traffic in area

This area is really really busy as there are numerous small business including a big box grocery store which is serving not just communities of Martindale, Castleridge, Falconridge, Taradale and Saddle Ridge this area also server upper North East of Savanna, City escape, cornerstone and Redstone, same area also has a Gurudwara ( Sikh Temple) and school, all communities, north of McKnight Blvd NE are densely populated predominantly by Newcomer Immigrant families and international students, visitor, work permit holders etc. ( which are not counted in census), getting in the area and getting out of the area for the most part is painful to put it in polite words, Weekends and school times, this area becomes almost inaccessible adding multi unit residential infrastructure would be a disaster. I invite you to try getting into the Tim Hortons across the street from the proposed parcel of

land and get out of the area in the late afternoon and evening just so you could walk in the same shoes as the local residents.

Now imagine adding another 400 odd residential units and approx. 1 vehicle per unit. We are adding 400 vehicle traffic in already busy area

2. Dense population in and around area and 3. Public infrastructure i.e. sewer, water etc.

As I mentioned above, all communities, north of Mcknight Blvd NE are densely populated and most dwellings have more than one families or have multiple generations residing under one roof, this area was not planned and designed for the number of inhabitants and this kind of explosive population growth, lack of services shows what these communities were planned for and built for for 50 or 60 year ago I have not seen a decent park in the communities of Martindale specially the old section close to 64th avenue, Falconridge or Castleridge, Westwind park has only 2 proper playgrounds one spray park which has been plagued with issues since the start that park remain closed more days then it is open. Now comes the Sewer and Water infrastructure in these old areas. You are adding fuel to the fire by proposing changing the designation of this land to residential. The water main pipe pressure flushing the toilets dishwashing waste of 400 odd units will wreak havoc on the system.

4. Public schools are already over capacity

All schools in the city are over capacity and adding another 400 units will bring at least 200 - 300 new students to the area where are they going to be accommodated, you can shrug your shoulders like any other city bureaucrat that schooling a provincial matter but if you as a city want to add another 400 families in the area you should be responsible for their education as well and also off the resident living in the surrounding communities. us as residents of the area can not send our kids to school down the street from my house. You are looking to add more students.

5. Public and Religious events in the area

Westwind park now a days is a hot spot for big religious and non religious events, whole area becomes a no go area during that time we can not think about leaving our houses due to traffic situation now think about adding more traffic in the area on permanent basis on top people flocking to this area from different parts of Calgary and Surrounding area .

In Summary I would like you to reconsider this application and reject any proposed rezoning application on merit of the points raised above.

I hope the city will make a decision in favour of the people and not for some builder who has no business in the area other than filling their pockets.

Thank you,

Attachments:





Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Zeeshan

Last name [required] Khan

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] Jul 16, 2024

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

[required] - max 75 characters Public Hearing

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



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing to you in Opposition to the proposed land use change for a proposed parcel of land situated at 3633 Westwind Dr NE.  
My Opposition to this proposed land use change is for the following reasons.

1. Traffic in area
2. Dense population in and around area and
3. Public infrastructure i.e. sewer, water etc.
4. Public schools area
5. Public and Religious events in the area

In Summary I would like you to reconsider this application and reject any proposed rezoning application on merit of the points raised above.

I hope the city will make a decision in favour of the people and not for some builder who has no business in the area other than filling their pockets.

Thank you,

A concerned area Resident and Citizen on Calgary

**From:** [REDACTED]  
**To:** [Public Submissions; svc.dmap.commentsProd](#)  
**Subject:** [External] 3633 WESTWINDS DR NE - LOC2023-0357 - DMAP Comment - Thu 7/4/2024 12:02:46 PM  
**Date:** Thursday, July 4, 2024 12:02:53 PM

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Application: LOC2023-0357

Submitted by: Bhupinder Gill

Contact Information

Address: 35 Castlebury Way NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Building setbacks, Traffic impacts, Other

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:

Stop Proposed Land use change McKnight SuperStore from Commercial to Residential

Land use Amendment application LOC2023-0357  
Development Permit DP2023-08315

The City of Calgary is proposing a Land Use Change at 3633 Westwind's DR NE. City Vide The developer would like to build a residential building up to 400 units on the corner of 64th Ave and Martindale Gate| Castleridge Blvd. Please see the attached Picture.

**CONCERNS:**

- increased traffic at the intersecction by over 400 vehicles per day
- parking above ground or underground.
- Area schools are already at capacity and have waiting lists
- Some Students are being bused to other areas for schooling.
- Over 10 Major events at the Prairie Winds Park and Cultural Center which have already caused havoc.
- intersection is closed for these events so access to the housing unit will be very limited or non-existent.

**Attachments:**



## Public Submission

CC 968 (R2024-05)

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

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First name [required] Terry Lyn

Last name [required] Martin

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] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jul 16, 2024

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

[required] - max 75 characters DP2023-08315

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



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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

the sign to advertise this development was blown down or knocked down -for 2 weeks before I phoned in to 311 SR #24-00517622. it was not fixed or returned to standing. Public engagement and letting the citizens know about this development has been very minimal. This is an example of poor communication. to the residents of this area. I have sent the picture to the publicsubmissions@calgary.ca as it was too big to include in this comment









## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]

Virginia

Last name [required]

Conners

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]

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Jul 16, 2024

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

[required] - max 75 characters

loc 2023-0357 dp2023-08315

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

In opposition



### Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

traffic, parking, lack of schools, increase in density, I am very concerned about the items I have mentioned - I do not support the rezoning from commercial to residential. I respectfully ask you to turn this down.

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 3633 WESTWINDS DR NE - LOC2023-0357 - DMAP Comment - Mon 7/8/2024 7:57:52 PM  
**Date:** Monday, July 8, 2024 7:57:58 PM

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Application: LOC2023-0357

Submitted by: Manveer Shahi

Contact Information

Address: 3 Castlebury Way NE, Calgary AB

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

General comments or concerns:

I am writing to express my vehement opposition to the proposed development of a 400-unit complex in Westwinds, Calgary. This project not only exacerbates the existing congestion and traffic issues throughout the area but also highlights the longstanding neglect and poor planning that characterizes the Northeast quadrant of our city.

Residents of the Northeast quadrant, despite faithfully paying taxes like every other citizen, have endured inadequate infrastructure, limited public transportation options, and chronic shortages in essential services such as schools and healthcare facilities. This neglect is evident in the daily struggles we face with congested roads and overburdened community resources.

The proposed development in Westwinds is a clear reflection of this ongoing disparity. Rather than addressing the pressing needs of existing residents, the city

administration appears poised to prioritize unchecked expansion that will further strain our already inadequate resources. This approach is not only short-sighted but deeply unjust to the hardworking families who call this area home.

Moreover, our community's concerns and voices are consistently disregarded in city planning decisions. Despite being active and engaged taxpayers, our input is routinely sidelined in favor of developments that prioritize profit over community well-being. This pattern of neglect must end, and decisions must be made with the long-term interests of all residents in mind, not just those in more affluent or politically favored areas.

The educational deficiencies in Castleridge compound the imprudence of this proposal. With no junior high or high schools nearby, and existing elementary schools already at capacity, the education system is unable to meet the needs of the current population. Families in the area are already grappling with limited school choices and overburdened facilities. It is inconceivable to entertain the idea of adding hundreds more units without first addressing this critical shortfall.

I urge you to listen to the united voices of the community and reject this ill-conceived land use application. Responsible urban planning demands careful consideration of the existing community's needs and the mitigation of current deficiencies before embarking on further development.

In conclusion, I demand that you reject the current land use and development application for the 400-unit complex in Westwinds. It is imperative that we prioritize the needs of current residents and address existing deficiencies before even considering further development in our already strained community.

Attachments:



**Public Submission**

CC 968 (R2024-05)

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First name [required]	Anomi
Last name [required]	Denagamge
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]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 16, 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	Petition against the LOC2023-0357 DP2023-08315
Are you in favour or opposition of the issue? [required]	In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

i will send the petitions to the publicsubmissions@calgary.ca



**Public Submission**

CC 968 (R2024-05)

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First name [required]	Karanjit
Last name [required]	Banga
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	NO
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 16, 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	Current traffic congestions and future affects due to construction
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

2024-07-07 10\_20\_34-Google Maps- Karan (1).png

ATTACHMENT\_02\_FILENAME

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

Dear City Council Members,

I hope this message finds you well. I'm reaching out today because I'm deeply concerned about the proposed construction near the intersection of 64 Ave NE and Castleridge Blvd NE. This project could really impact our community, especially when it comes to traffic.

Right now, our neighborhood only has two main ways to get to Metis Trail, which connects to Stoney Road. That limited access already causes a lot of traffic headaches. If this new construction goes ahead, it could make things even worse. During busy times, traffic could get so bad that it might feel like we're stuck in gridlock. Commuting from Martindale and Castleridge could become a nightmare, and emergency services might struggle to get through quickly.

Our schools are already dealing with traffic issues, and this project could add to the problem. It could make it harder for kids to get to school safely and make life more stressful for parents too. And let's not forget about the McKnight Train Station – it's already a challenge during rush hour, and this construction could make it even harder for people who rely on public transport.

Beyond the traffic worries, the construction itself could disrupt our daily lives. Road closures and detours could make it tough to get to places we need to go, throwing off our routines. With all the big trucks and machinery coming in, there could be more accidents and damage to our roads. And the noise and dust from the construction could really disrupt the peace and quiet we enjoy in our neighborhood, which is especially tough for kids and older folks.

In short, this construction project could really shake things up for us. It could mean more traffic jams, safety concerns, daily disruptions, and worries about our environment. I'm asking you to think again about whether this project is the right move for our community. The risks seem to outweigh any benefits, and I'm hopeful we can find a solution that works better for everyone here.

Thank you so much for listening to my concerns.

Warm regards,

Karanjit Banga



8:00 am and 3:30 pm school traffic

congestion area during peak hours

Entrance for martindale community

congestion area during peak hours

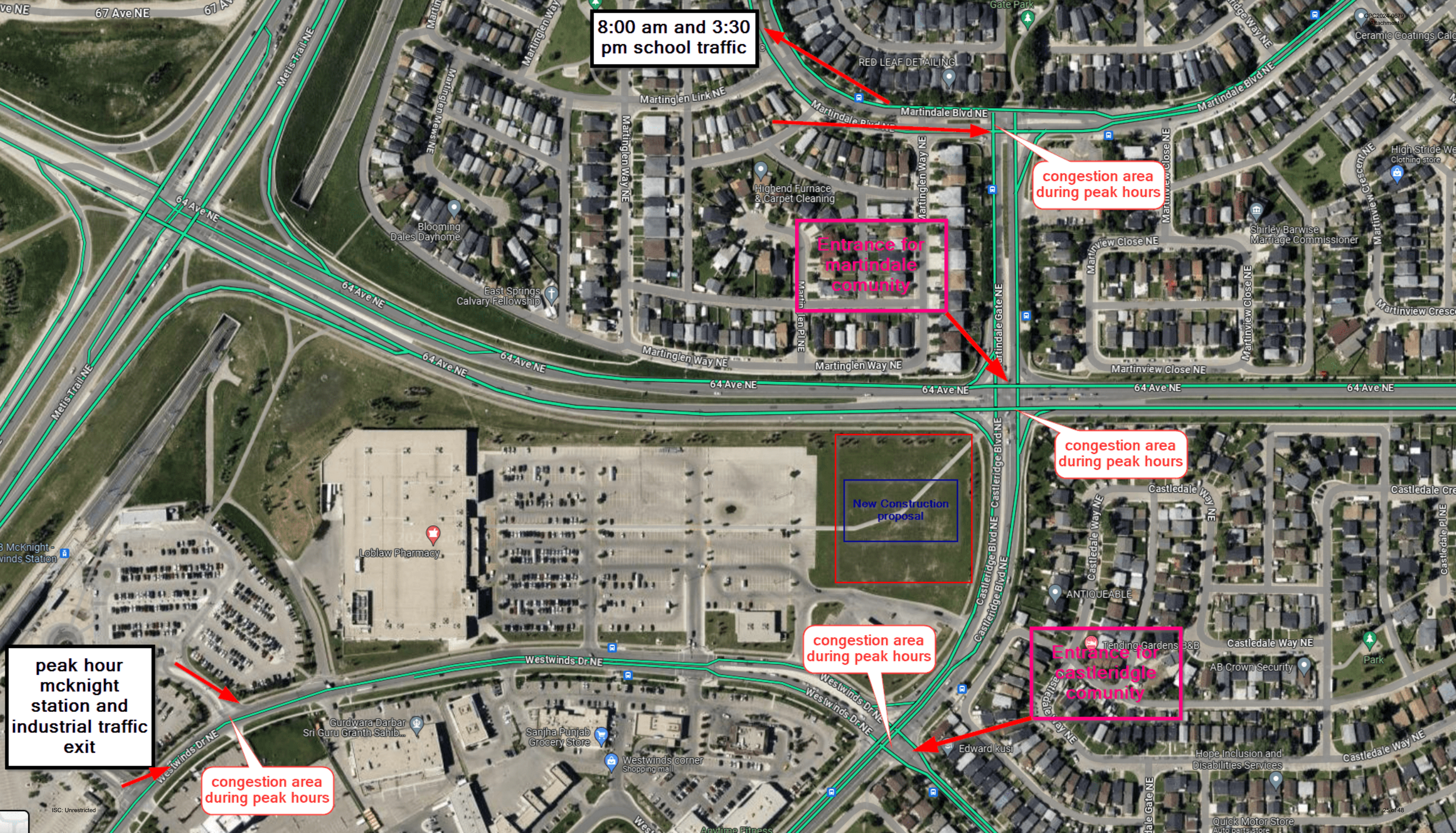
New Construction proposal

congestion area during peak hours

Entrance for castleridge community

peak hour mcknight station and industrial traffic exit

congestion area during peak hours



**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 3633 WESTWINDS DR NE - LOC2023-0357 - DMAP Comment - Tue 7/9/2024 11:13:25 AM  
**Date:** Tuesday, July 9, 2024 11:13:30 AM

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Application: LOC2023-0357

Submitted by: Hasanuddin Ahmed Mohammed

Contact Information

Address: 167 Castledale Way NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Having three 6 -stories building shadowing your house and over flowing two very over populated communities has no strength. There are numerous challenges including the increase of the crime rate, noise population, casting shadows to very close build neighbor hoods like Martindale and Castledale. They should come up with a better development plan to enhance the community heritage and vibrancy. It's like going to Crescent Heights and trying to build a development across by the view.

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

Yes, It would impact us and enjoyment of property. over cast a shadow on our property And violate our privacy. We request the Planning Department reject or revoke the proposed Land Use Amendment Application LOC2023-0357 for 3633 Westwinds Dr NE considering the added noise pollution, traffic congestion, dense population of West wind surroundings and airport zoning regulations and the impact on adjacent properties.

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?

No, it doesn't align - The City should bring more resource full things for the residents not to take away the enjoyment of the existing home owners. Can they do the same thing in high end communities or the SW or NW. The distance between the parking lot and our homes are way too close. It will block our sunlight/view/ violate our privacy and will make us feel unsafe with so many overpopulated parking lot with 3 more buildings with height. They should bring more resources.

How will the proposed impact the immediate surroundings?

It will directly impact us with the height of the buildings and 6 stories - it would be so close to our backyards. Privacy will be violated. The traffic will be worst. Crime rate will increase. The heritage of the area will fade. They should plan to enhance the character of the community and may be take this project away from the residential line by the ATB Bank are across. The number of buildings and units are going to impact 360 of the over populated areas around including the noise pollution

General comments or concerns:

we request the Planning Department reject or revoke the proposed Land Use Amendment Application LOC2023-0357 for 3633 Westwinds Dr NE considering the added noise pollution, traffic congestion, dense population of West wind surroundings and airport zoning regulations and the impact on adjacent properties. It would affect the community residents of Castleridge and Martindale negatively based on the high density of current population.

We respectfully and strongly request the Planning and Development Department reconsider the proposed Land Use Amendment Application LOC2023-0357 for 3633 Westwinds Dr NE and explore alternative developments that enhance the community's convenience and vibrancy.

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 3633 WESTWINDS DR NE - LOC2023-0357 - DMAP Comment - Tue 7/9/2024 11:15:41 AM  
**Date:** Tuesday, July 9, 2024 11:15:49 AM

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Application: LOC2023-0357

Submitted by: Zenny Aslam Rana Iqbal

Contact Information

Address: 167 Castledale Way NE Calgary AB

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite 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 request the Planning Department reject or revoke the proposed Land Use Amendment Application LOC2023-0357 for 3633 Westwinds Dr NE considering the added noise pollution, traffic congestion, dense population of West wind surroundings and airport zoning regulations and the impact on adjacent properties. It would affect the community residents of Castleridge and Martindale negatively based on the high density of current population.

We are in opposition

We respectfully and strongly request the Planning and Development Department reconsider the proposed Land Use Amendment Application LOC2023-0357 for 3633 Westwinds Dr NE and explore alternative developments that enhance the community's convenience and vibrancy.

Attachments:



**Public Submission**

CC 968 (R2024-05)

**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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First name [required] **Bhupinder**

Last name [required] **Gill**

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] **Jul 16, 2024**

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

[required] - max 75 characters **File number: DP2023-08315**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Address: 363 Westwinds Dr NE Community: Westwinds File number: DP2023-08315  
Applicant: City Vibe Developments I oppose the above for the following reasons: Density is measured by units/hectare: This area and surrounding communities are already densely populated; overall 3.6 units/hectare vs. overall the city is at 2.6 units/hectare. The surrounding communities to subject site are as follows units/hectare. Taradale – 3.9 Martindale- 3.6 Castleridge- 3.5 Inner city vs Ward 5: Mount Pleasant is at 2.4 units/hectare and Altador is 2.1 units/hectare There is infrastructure investment and upgrades in Mount Pleasant and Altador to accommodate density through the established area investment fund. There is no investment or upgrades for NE Calgary. NE Calgary infrastructure is presently under stress ie. Highest number of accidents vs. rest of Calgary, therefore, insurance premiums are highest in the city. Schools are at or up to 110% of capacity, during water restrictions NE Calgary water consumption was highest in the city due to high density. Hospital waits exceed 6 to 8 hours most days. Site Designation: The site of proposed development (Westwinds) is designated as industrial employee intensive for job creation. The surrounding business to the South ie. Superstore, Tim Horton's, BMO, ATB, and numerous ethnic business all support the industrial employee intensive job creation. The proposed site doesn't support commercial to residential transition Site Access: Site access is troubled and requires access easement Approximately 600 metres South Day & Ross has a trucking yard and there is heavy traffic all day at the same intersection that will be used for access to the proposed site. Community need: NE Calgary needs affordable housing rather than market rentals. Surrounding communities to the proposed site are densely populated with two and three families within a home because home ownership is out of reach for many.



Public Submission

CC 968 (R2024-05)

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First name [required] Harvey

Last name [required] Bhatti

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] Jul 16, 2024

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

[required] - max 75 characters LOC2023-0357 / DP2023-08315

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





### Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

To whom it may concern. I am a resident of castleridge and have been for many years. My name is Harvey Sekhon and I would like my elected ward member to raise concerns over this 428 unit apartment building on the corner of 64th and castleridge Blvd. Has anyone taken the time to evaluate the current amount of traffic that flows in the area ? Imagine 428 additional units being built that would have a tremendous impact on traffic. Not to mention that TERRIBLE reviews city Vibe developments has in all major developments in multi different cities. They build absolute trash buildings and flood areas with monstrous buildings and cause havoc on infrastructure.



**Public Submission**

CC 968 (R2024-05)

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First name [required]	Karan
Last name [required]	Bhatti
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]	Jul 6, 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	LOC2023-0357 / DP2023-08315
Are you in favour or opposition of the issue? [required]	In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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

This proposed redevelopment of 423 apartment units on the corner of 64th Ave is a massive concern not only for me but many members of the community. The amount of traffic that's already passing through the area is hardly manageable as is, now add in that many more units and I don't even see how the infrastructure can support that. Also adding in higher density at that scale changes the complete look of the community. There is already such a struggle currently with schools and daycares which are extremely over capacity.



**Public Submission**

CC 968 (R2024-05)

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First name [required]                      Anomi

Last name [required]                      Denagamage

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]                      Jul 6, 2024

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

[required] - max 75 characters                      LOC 2023-0357 / DP 2023-08315

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

There is a proposal for multi family residential unit across from my house I live since 2008. We do not need any amount of residential units or 420 multi family rental units with 1200 people to this congested NE especially near this busy intersection of Castleridge Blvd & 64 Avenue NE. If the City of Calgary has NO vacant land in Calgary whatsoever to build rental units to help combat the current housing crisis, then this will be a consideration, but it is NOT. City Vibe is going to destroy 20-30 years old our neighborhood. There are new C train stations in far NW & far SW with vacant lands nearby waiting for new developments. City vibe can build multi family rental units near those train stations and in new developing communities to help combat the current HOUSING CRISIS within the TOD (Transit Oriented Development) without ruining our day-to-day life in Martindale, Westwinds, Castleridge etc. My kind request to you all is please disapprove this City Vibe rental units in Westwinds or from any builder to build any form of residential units near Castleridge blvd & 64 Ave NE intersection to destroy our livelihood. Think that 420 multi family rental units are coming next to your house and how you feel about it. We have more population & more residential units in NE quadrant than any other quadrant, so we pay more taxes but we get less services to NE. I would like to see a theatre style concert hall with 250 - 300 seating capacity for the NE multicultural community in that underutilized land near Castleridge Blvd & 64 Ave NE.



## Public Submission

CC 968 (R2024-05)

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First name [required] kim

Last name [required] obrien

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] Jul 16, 2024

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

[required] - max 75 characters LOC 2023-0357 / DP 2023-08315

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Communities of Martindale/Castleridge/Taradale & Falconridge are pleading for your help, Years ago Superstore proposed a new facility in Westwinds. homeowners were upset but they also did an artist rendition of a pathway with lights and trees. It was very nice. from 7:00 a.m until late night, I see many citizens using that pathway. It is just a very small piece of the community left untouched. Now the city has given the contract to City Vibe to build apartments on this land. So much is wrong with this. A. Due to this a lot of us cannot sleep at night and our mental health is effected. please vote NO to change the land use designation of westwinds from CR1 to M-2. Kim 403.293.0527. Due to health reasons I will not be able to make it to city council on July 16th. PLEASE, most of the single family homes up here house 2 families. We are already VERY DENSELY populated, rush hour traffic is horrendus. They are building close to the Ctrain hoping people will transit. Lets face it, majority of people are lazy. Will they walk at 25 below - NOT. Then they will want to park and ride. Remember densly populated ?? No stalls means people will need to park close by at superstore or the bank of Montreal - disaster. When I moved up here i took a bus, a train and another bus to work. Please , I can not go on but our communities implore you to vote NO to rezoning. kim Obrien on behalf off the above spoken communities.



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Narender

Last name [required] Kaur

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] Jul 16, 2024

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

[required] - max 75 characters DP2023-08315 LOC2023-0357

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





Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Land use Amendment application LOC2023-0357 Development Permit DP2023-08315  
The City of Calgary is proposing a Land Use Change at 3633 Westwind's DR NE. City  
Vide The developer would like to build a residential building up to 400 units on the  
corner of 64th Ave and Martindale Gate| Castleridge Blvd. Please see the attached  
Picture. CONCERNS: -increased traffic at the intersection by over 400 vehicles per day  
-parking above ground or underground. -Area schools are already at capacity and  
have waiting lists - Some Students are being bused to other areas for schooling. -Over  
10 Major events at the Prairie Winds Park and Cultural Center which have already  
caused havoc. -intersection is closed for these events so access to the housing unit  
will be very limited or non-existent.



## Public Submission

CC 968 (R2024-05)

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First name [required]	Karanjit
Last name [required]	Banga
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	NO
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 16, 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	Current traffic congestions and future affects due to construction
Are you in favour or opposition of the issue? [required]	In opposition



## Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

2024-07-07 10\_20\_34-Google Maps- Karan (1).png

ATTACHMENT\_02\_FILENAME

Dear City Council Members,

I hope this message finds you well. I'm reaching out today because I'm deeply concerned about the proposed construction near the intersection of 64 Ave NE and Castleridge Blvd NE. This project could really impact our community, especially when it comes to traffic.

Right now, our neighborhood only has two main ways to get to Metis Trail, which connects to Stoney Road. That limited access already causes a lot of traffic headaches. If this new construction goes ahead, it could make things even worse. During busy times, traffic could get so bad that it might feel like we're stuck in gridlock. Commuting from Martindale and Castleridge could become a nightmare, and emergency services might struggle to get through quickly.

Our schools are already dealing with traffic issues, and this project could add to the problem. It could make it harder for kids to get to school safely and make life more stressful for parents too. And let's not forget about the McKnight Train Station – it's already a challenge during rush hour, and this construction could make it even harder for people who rely on public transport.

Beyond the traffic worries, the construction itself could disrupt our daily lives. Road closures and detours could make it tough to get to places we need to go, throwing off our routines. With all the big trucks and machinery coming in, there could be more accidents and damage to our roads. And the noise and dust from the construction could really disrupt the peace and quiet we enjoy in our neighborhood, which is especially tough for kids and older folks.

In short, this construction project could really shake things up for us. It could mean more traffic jams, safety concerns, daily disruptions, and worries about our environment. I'm asking you to think again about whether this project is the right move for our community. The risks seem to outweigh any benefits, and I'm hopeful we can find a solution that works better for everyone here.

Thank you so much for listening to my concerns.

Warm regards,

Karanjit Banga

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

8:00 am and 3:30 pm school traffic

congestion area during peak hours

Entrance for martindale community

congestion area during peak hours

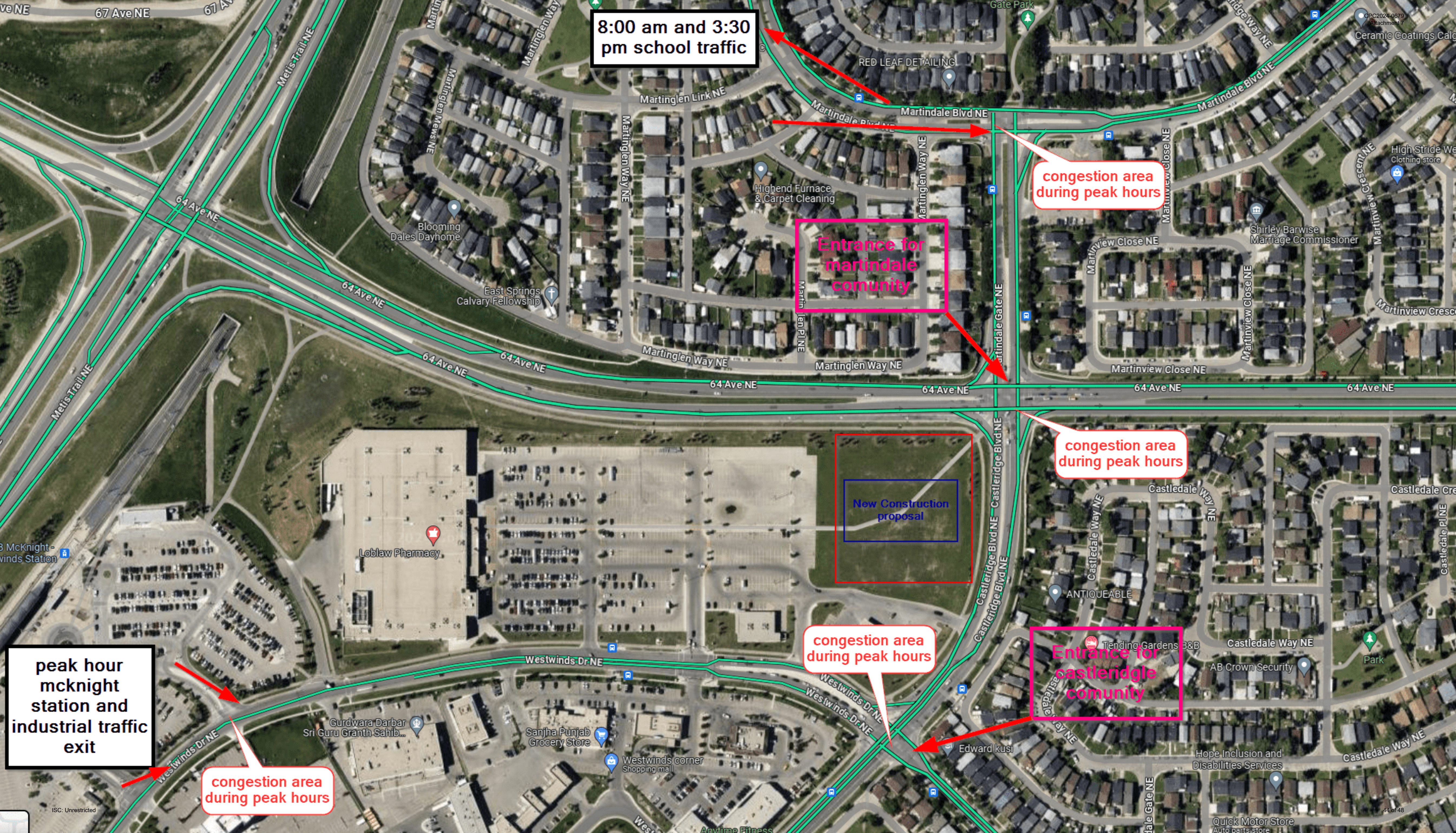
New Construction proposal

congestion area during peak hours

Entrance for castleridge community

peak hour mcknight station and industrial traffic exit

congestion area during peak hours





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 Mult-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.

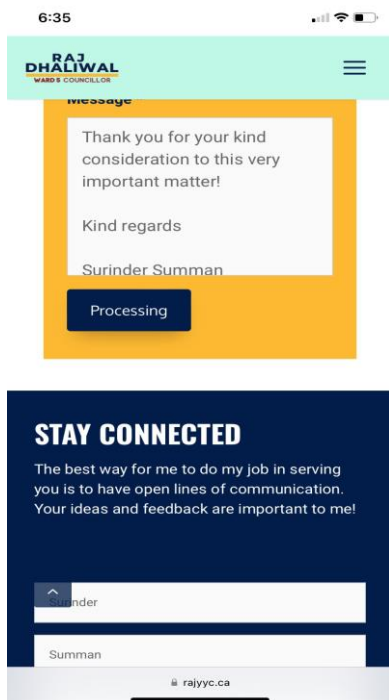
***Please note we are the community with the most legalized secondary suites in the City of Calgary further adding to more density.***

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: [REDACTED]

Phone: [REDACTED]

ATTACHED TO THIS EMAIL:

Signatures of opposition

Screenshot of inability to access Developer website

Martindale Community Association Annual Returns