

April 4, 2018

2039 Westmount Road N.W.  
Calgary, Alberta  
T2N 3N1  
[gshyba@gmail.com](mailto:gshyba@gmail.com)  
403-612-5526

Planning & Development  
The City of Calgary  
Calgary Municipal Building  
800 Macleod Trail S.E.  
P.O. Box 2100, Postal Station "M", IMC #8108  
Calgary, Alberta  
T2P 2M5

Attn: Peter Schryvers  
[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)

Re: Redesignation – File Number LOC2018-0006  
Applicant: Dobson, Jennifer

We own and have lived at 2039 Westmount Road N.W. with our family since 2010. The following is a list of our concerns and reasons objecting to the proposed re-designation (zoning) of 2002 Westmount Road N.W. to allow for:

*Conversion of existing residential buildings to commercial uses, new mixed-use buildings (e.g. commercial storefronts with apartments or offices above) with a maximum building height of 11 metres (about 3 storeys), which is an increase from the current maximum of 10 metres.*

1. There is no parking on either 19<sup>th</sup> Street or Kensington Road to accommodate a commercial use of the property. The option of creating parking on 19<sup>th</sup> Street is dangerous. It is posted 'no parking' and is a designated bike lane. In addition, there is a large electrical box and a pole on the east boundary of that lot which limits access to the east side of the lot and also blocks the view for anyone leaving or entering the lot from the east. These obstacles would mean



that parking would, in all likelihood, occur between 19<sup>th</sup> and 20<sup>th</sup> Street along Westmount Road N.W. which is designated as residential. We already have parking issues with commuters who park their cars on Westmount Road all day and take bus transit from Kensington Road presumably to their jobs downtown.

2. There is no area provided for garbage pickup except from the front of the lot. Where would a large industrial size container be placed? On the South side of the lot? How would the large truck access it from Kensington Road? The commercial properties North of this lot along 19<sup>th</sup> Street have lane access.
3. Traffic along Westmount Road would increase.
4. Where would all of the people park under allowed uses for such a designation which permits businesses and apartments?
5. This whole proposal does not make sense tax wise. The City collects slightly more tax on a commercial property and all of our taxes go down from the devaluation of our property with the incursion of a commercial property on a residential street under transition with new housing priced for as much as \$2,000,000 – a net tax revenue loss for the City.
6. We already have too much proximity to commercial property (Kensington Road, development on the Northwest corner of 19<sup>th</sup> Street and Kensington Avenue, strip mall on the Northwest corner of 20<sup>th</sup> Street and Kensington Avenue with a liquor store with bold lighting (likely unapproved) visible from our property) which makes our property less desirable than others in the neighbourhood.
7. There is more than enough commercially zoned property for the applicant to choose from in this part of Calgary and conversely, our neighbourhood already has more than enough close access to plenty of commercial businesses, including hair salons. Redesignation and its repercussions for many other property owners and a whole community should not be allowed because it is economically more advantageous or desirable for one property owner and offers no benefits to the rest of the neighbouring properties. Isn't that what city planning is all about?



8. The south side of Westmount Road is different from the north side and should remain so. Our lot does not back onto Kensington Road and we have an alley. We purchased the property on the basis that it was situated where it was and had those amenities and pay taxes on that basis as well. We would consider moving if zoning changes and it is unlikely that we would get the same return on our investment if a portion of our residential street were converted to commercial zoning. The same would apply to all others on our street. This potential damage to our property values must be weighed against the commercial interests of one applicant and a proposal which may not ultimately be economical for the applicant and does not make fiscal sense for the City from a property tax perspective.
9. Allowing this redesignation may become "the thin edge of the wedge" and be used as a precedent for other similar applications. We also have no assurance that the current intended use by the applicant will not be changed should a redesignation be permitted.
10. Not only would the financial value of the other properties along Westmount Road be decreased, but commercial rezoning in that location will also diminish the desirability and reputation of our community as a family-friendly and safe residential area.

Thank you for giving our concerns and the preservation of our neighbourhood due consideration.

   
Marlis Schoenemann / Gregory Shyba

**Williams, Debbie D. (City Clerk's)**

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**From:** Chin, Kathryn  
**Sent:** Monday, May 28, 2018 10:16 AM  
**To:** Public Submissions  
**Subject:** FW: re-designation of 2002 Westmount Rd NW

**Kathryn Chin**

Business & Logistics Liaison, City Clerk's Office  
313 – 7 Ave SE  
P.O. Box 2100, Stn M, MC #8007  
Calgary, AB T2P 2M5  
P: 403-268-5862  
E: [kathryn.chin@calgary.ca](mailto:kathryn.chin@calgary.ca)

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**From:** Schryvers, Peter  
**Sent:** Monday, May 28, 2018 9:37 AM  
**To:** City Clerk  
**Subject:** FW: re-designation of 2002 Westmount Rd NW

Greetings,

This is Peter Schryvers from Community Planning. I am forwarding you a letter received with regards to LOC2018-0006. I believe this is item 15 of the public hearing portion of the agenda for the Council . This was received after the deadline for submissions for the CPC report, but before submissions for the Council report were made available. Can you please include this in the Council report, or let me know how best to ensure this resident's concerns are made known?

This is the second of four letters that were received in a similar time period.

Regards,

**Peter Schryvers**, RPP, MCIP, MEdes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: [peter.schryvers@calgary.ca](mailto:peter.schryvers@calgary.ca)

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**From:** Lisa Tschritter [[mailto:blue\\_ember@msn.com](mailto:blue_ember@msn.com)]  
**Sent:** Thursday, April 05, 2018 3:34 PM  
**To:** Schryvers, Peter <[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)>  
**Subject:** [EXT] re-designation of 2002 Westmount Rd NW

Hello,

I am a current homeowner and resident on Westmount Rd, on which there is a re-designation of a property, 2002 Westmount Rd NW. I drive by and see the sign every day and I know there is a process, I am hoping that I, as a current community and street member, can provide a statement. Being that the rear side of the property, 2002 Westmount Rd NW, is at Kensington Road, there is no alley or lane way at the rear of the building and another side of the property is at 19th Street NW, for which there is no street parking. Parking for the current residents is already an issue; it is difficult for the residents of this street to have enough parking as many of the houses do not have driveways, including the aforementioned, and all we have is street parking. This street already has a few duplexes, which contributes to parking woes even further. I can only imagine how difficult it will be for the current residents to park if this multi-unit with businesses is allowed to be built. There are plenty of existing spaces available in this neighborhood for businesses, and there are other nearby locations which would be better suited for a business venture.

I appreciate you taking the time to read my letter and to take my valid concerns into consideration. Thank you.

Sincerely,

Ms. L Tschritter

PLANNING & DEVELOPMENT  
THE CITY OF CALGARY  
CALGARY MUNICIPAL BUILDING  
800 MACLEOD TRAIL SE  
P.O. BOX 2100, POSTAL STATION "M", IMC#8108  
CALGARY, ALBERTA T2P 2M5

MAY 5, 2018

ATTN: PETER SCHRYVERS  
[PETER.SCHRYVERS@CALGARY.CA](mailto:PETER.SCHRYVERS@CALGARY.CA)

RE: RE-DESIGNATION – **FILE No. LOC2018-0006**  
APPLICANT: DOBSON, JENNIFER

My husband and I own and live with our family at 2041 Westmount Rd NW. We have owned/lived here since 2014 and absolutely love our neighbourhood. A large draw for us was the neighbourhood's proximity to downtown and the convenience of having amenities close by (walking distance). That being said, we feel strongly that there is already enough development happening in our neighbourhood, and that the rezoning of 2002 Westmount Rd NW (referenced above) would detract from, rather than enhance, our community. There are a number of reasons for this:

1. *Parking*

- Parking on Westmount Road is already congested with not only the houses on the north side of the road having limited or no access to their garages (which back onto Kensington Rd and either have no access or in some cases do not exist). In addition to these vehicles, the road is used heavily by daily commuters who park their vehicles and take transit presumably into the downtown core.
- This re-designation would allow for a multiple story commercial building or apartments which would add a significant amount of parking to the already heavily burdened road.

2. *Traffic*

- I have a young family and already worry about the volume of traffic on nearby Kensington Rd and 19<sup>th</sup> Street. My 8 year old would have to walk past an even busier area en route to and from Queen Elizabeth School. This is already going to be an increased concern with the development happening at the old Legion site.

3. *Waste Management*

- There is no alley for the north side of Westmount Rd. Increasing the amount of waste would mean more volume during garbage pickup days or permanent placement of an industrial sized bin across from/beside the front yards of residential homes.

4. *Existing/Ongoing Development*

- There is already a good amount of existing retail and commercial space, as well as a significant amount of planned expansion. There is currently a number of vacant commercial/retail space within a block of this property. There is also the construction of a large development (retail and residential) at the site of the old Legion that will add significant retail/commercial space to the neighbourhood.
- There are already two other competing hair salon businesses within a half block of this proposed location.

5. *Negative Impact to our Property Value*

- If the re-designation is approved at 2002 Westmount Rd, the domino effect of other properties beside it would be devastating to the value of our home. We purchased a home on a residential street in order to enjoy the benefits that provides. I'm quite certain other families would agree that living directly across the street from a row of commercial/business/retail spaces lowers the appeal of a family home (safety, security, traffic/parking volumes, etc) which would have a negative impact on the value of by far our largest investment.

The row of housing on the north side of Westmount Rd provides a meaningful "border" between our community and Kensington Rd. It allows for a lovely little family-oriented oasis sandwiched between some very busy thoroughfares. It would be a sad scenario to see that slowly slip away in favour of more commercial development where we are already seeing so much. We appreciate your consideration and trust you will help to preserve the special nature of our Westmount Road community.

Sincerely,

Joleen & Mike Burnett

[joleenburnett@icloud.com](mailto:joleenburnett@icloud.com)  
(403)540-8242

**Williams, Debbie D. (City Clerk's)**

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**From:** Chin, Kathryn  
**Sent:** Monday, May 28, 2018 10:17 AM  
**To:** Public Submissions  
**Subject:** FW: #LOC2018-0006

**Kathryn Chin**

Business & Logistics Liaison, City Clerk's Office  
313 – 7 Ave SE  
P.O. Box 2100, Stn M, MC #8007  
Calgary, AB T2P 2M5  
P: 403-268-5862  
E: [kathryn.chin@calgary.ca](mailto:kathryn.chin@calgary.ca)

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**From:** Schryvers, Peter  
**Sent:** Monday, May 28, 2018 9:38 AM  
**To:** City Clerk  
**Subject:** FW: #LOC2018-0006

Greetings,

This is Peter Schryvers from Community Planning. I am forwarding you a letter received with regards to LOC2018-0006. I believe this is item 15 of the public hearing portion of the agenda for the Council . This was received after the deadline for submissions for the CPC report, but before submissions for the Council report were made available. Can you please include this in the Council report, or let me know how best to ensure this resident's concerns are made known?

This is the last of four letters that were received in a similar time period.

Thank you for your time,

**Peter Schryvers**, RPP, MCIP, MEDes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: [peter.schryvers@calgary.ca](mailto:peter.schryvers@calgary.ca)

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**From:** Randy Elkin [<mailto:elkinn1@hotmail.com>]  
**Sent:** Wednesday, May 09, 2018 2:05 PM  
**To:** Schryvers, Peter <[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)>  
**Subject:** [EXT] #LOC2018-0006

Dear Peter;

As per our conversation from the posted notice for file #LOC2018-0006, I am writing this letter to put a stop to the change of the residential property in question.

I do not see a need for a residential property in the location that this is to be re-zoned in any way for commercial. Within 2 blocks west is a vacant and suitable rental space as well as vacant retail spaces between 1 block to 5 blocks north. I also understand that retail space is also going to become available at Kensington and 18th street on the site of the old Legion building. There is more than adequate retail space available for commercial businesses in our area.

With so much vacant retail space within walking distance of this residential "house", why would we disrupt a quiet neighbor hood with a commercial property? On top of that, within walking distance, the services that are to go into this location (from what was presented to me) are already duplicated to the north of this residential "house". So as a past private business owner and current long term retail manager, my next question would be why spend all this time and effort to move a business of this nature from retail into a residential quiet neighbor hood? Survival of all new business owners is reliant on location and with current competition within walking distance, how will customers find and frequent this establishment? And why would we duplicate retail businesses already in our area into our quiet neighbor hood? The need is not here.

The next question that I would have would be parking. As it stands now, it is difficult to park in front of our house due to the number of cars on my street. Between staff and customers, there will be over flow from the location in question that will spill over into the community surrounding this residential "house" due to residential locations do not cater to customer parking. The parking suggested at the back of the location is at a busy intersection of Kensington Road and 19th street. If customers were to try to frequent this location, they will not feel comfortable backing out of the back yard onto Kensington. This is an accident looking for a place to happen. It was purposed that by taking down the fence and trees at the back of this location it would help with the visibility of this intersection; there is a 4 way set of lights at this controlled intersection so none of this is relevant in their purposal. Also, to add to the parking situation, the neighbor hood is continuing to go from single dwelling homes to multi dwelling homes on the same foot print. This is continuing to evolve as houses sell and land is repurposed. Parking is an issue just with residential; why do we need to add to this problem by adding commercial when there are already commercial properties available? We are already seeing customers and employees of the businesses to the north of us parking in front of our houses.

If we did not have adequate retail space in our area of town, I would be the first to support additional retail space but this is not the case in our quiet neighbor hood. Please allow retail to be with retail and residential with residential. It was done this way in the past for a reason and needs to stay that way for now and in the future.

Randy Elkin

Resident of Westmount Road NW

Calgary



## Williams, Debbie D. (City Clerk's)

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**From:** Albrecht, Linda  
**Sent:** Tuesday, May 29, 2018 3:10 PM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0006

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**From:** Dawn Walton [mailto:dawn\_walton@hotmail.com]  
**Sent:** Tuesday, May 29, 2018 2:22 PM  
**To:** Schryvers, Peter ; City Clerk  
**Subject:** [EXT] Re: June 11, LOC2018-0006

Thank you. I must have misread the notice.  
I've copied the city clerk's office here.  
Hopefully this will do.  
Cheers - Dawn

On May 29, 2018, at 2:05 PM, Schryvers, Peter <[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)> wrote:

Hi Dawn,

The deadline for submitting your comments to me directly has passed. Please send these comments directly to the city clerks at [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) so they can be included in the report to council for this item.

Best,

**Peter Schryvers**, RPP, MCIP, MEdes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: [peter.schryvers@calgary.ca](mailto:peter.schryvers@calgary.ca)

**From:** [dawn\\_walton@hotmail.com](mailto:dawn_walton@hotmail.com) [mailto:dawn\_walton@hotmail.com]  
**Sent:** Tuesday, May 29, 2018 11:40 AM  
**To:** Schryvers, Peter <[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)>  
**Subject:** June 11, LOC2018-0006

May 29, 2018

Application: LOC2018-0006

Submitted by: Dawn Walton

## Contact Information

Address: 2010 Westmount RD NW, CALGARY, T2N3M9

Phone: (403) 805-4466

Email: [dawn\\_walton@hotmail.com](mailto:dawn_walton@hotmail.com)

## Feedback:

I live at 2010 Westmount RD NW with my husband and young daughter. We are concerned about the amount of traffic such a large development on a residential street will create. The busy corner of 19 ST NW and Kensington RD NW already brings considerable traffic to the area. The Truman Homes SAVOY development on the northwest corner of that intersection (monitored by traffic lights) only added to significant traffic to the neighbourhood as well as street parking concerns. What are the anticipated parking needs for this proposed development? Has a traffic study been done? Has permitted parking been considered? Westmount RD NW is currently non-permitted around this intersection -- even though most homes backing onto Kensington RD NW don't have parking stalls/garages/driveways and as such, park on the road in front of residents' homes. Permit parking should be added to the street if this proposed land redesignation and development are to be approved. Thank you for your attention. Dawn Walton amp; Chris Doucher

**Williams, Debbie D. (City Clerk's)**

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**From:** MAUREEN MEDDINS <mmeddins@gmail.com>  
**Sent:** Thursday, May 31, 2018 8:42 AM  
**To:** Public Submissions  
**Subject:** [EXT] 2002 Westmount Rd. N.W.

Redesignation from R-C2 to Mixed Use

This is a very disappointing proposal for our neighborhood. We take pride in our homes and many of us value some sense of privacy, security, and a peaceful neighborhood to raise our families.

Commercial use brings a lot of negative issues:

as parking, on the north side of Westmount Rd, as there is no back alley, most don't have garages, therefore every home requires 1 or 2 parking spaces. These, of course, would be taken by people using retail.

Retail increases the risk of bringing petty crime to our neighborhood.

This is an extremely busy intersection, and has been deemed "high accident" due to the grade of 19th Street and visibility issues. Increased retail activity will definitely make this intersection more dangerous.

We have way too much empty retail up and down Kensington, we certainly do not need any more.

Whatever happened to "Aging in Place"? What a disengenious statement from the City of Calgary. Anyone reading this letter as well as the developer responsible would never want this in their neighborhood.

I oppose the redesignation of this property and support leaving the zoning to R-C2.

Maureen Meddins  
1940 Westmount Rd. N.W.  
[mmeddins@gmail.com](mailto:mmeddins@gmail.com)