



Westgate Community Association 4943 8th Avenue SW Calgary, AB T3C2V8

14th April 2024

Mayor and Members of Council.

Re: Blanket Upzoning Public Hearing 22nd April 2024

Westgate Community Association cannot support the proposed Blanket Upzoning of our community. We understand and appreciate the need for affordable and accessible housing. Currently Westgate Community is comprised of affordable housing in the form of 110 RGI units of Co-Op Housing, a facility for women and children, basement suites, above garage suites, apartments, condos, duplexes and single-family homes.

Increasing densification must be planned, volunteers from Westgate Community gave 3 years of their personal time to be involved in the consultation process of Westbrook LAP. The LAP was approved in 2023 with designated locations for density, why is this not being adhered to? Was the time and tax-payers funds spent a waste? Blanket upzoning ignores everything that was built on trust and faith in a process. We live in a democracy, please listen and hear what the residents are telling you

If approved this proposal is a developers dream come true, build anything anywhere without consideration for adjoining residents, mature green canopy, privacy, shadowing or enjoyment of one's investment in their home. Many residents of Westgate have moved from communities with increased density such as Killarney, South Calgary and Marda Loop. Their reasons for choosing Westgate were single family homes, back yards and enjoyment of their property without being over shadowed.

When speaking with the developer of a proposed multi development in the adjoining community. We asked how many affordable suites, accessible suites, would they be adhering to the climate emergency and would there be space for a community garden the response was NO – it's not financially viable. If developers are not prepared to construct affordable housing who is? Developers can afford to out bid the individual who is attempting to purchase a single-family home. Affordable homes are being destroyed and replaced with the un-affordable.

The City has land that could be leased to Housing Co-Ops for the long term, they provide affordable housing within a community. Calgary Housing port folio must be increased, can the Federal Funds be used for this? Work with Attainable Homes and Habitat for Humanity to move residents through the continuum of housing and into affordable home ownership.

Auckland, New Zealand is being used as the poster child of blanket upzoning, recently the Government of New Zealand has scrapped blanket upzoning as it did not produce affordable housing, prices increased by at least 10%.

Will blanket upzoning create affordable housing? The answer is NO, one only has to view new developments and the prices beginning at \$750,000 and up to over a million, many with no yards, they are not family housing. When homes are comprised of 2,3,4 stories they are not suitable for aging in place or if one has disabilities. The Calgary Real Estate Board has stated that blanket upzoning will not create affordable housing.

When basement suites are included in RCG and HGO developments, they are akin to living under ground, one window, no day light, deep steps. How is one expected to enter during winter with snow and ice carrying groceries, children, sports equipment, etc.? Very small square footage but extremely high rents.

Concerns are removal of mature green canopy, over shadowing, massing, loss of privacy, waste and recycling collections. Schools are a mute point with so many options for children to be educated the local school is no longer the choice of parents. Children are driven or bussed to schools outside their communities.

Added to the increase in density is the parking issue, it's unreasonable to consider everyone uses transit. Transit does not go where people work, shop for groceries, take children to schools, hockey games and practice, thus a vehicle is a necessity. With little to no parking provided with HGO, streets become parking lots, traffic congestion occurs.

Westgate Community is dealing with a traffic parking issue, since the construction of four ball diamonds on the park to facilitate the move of Calgary Little League from Richmond Green to Westgate. When all four ball diamonds are being used, that is eight teams with their coaches, parents, supporters and who else shows up, our streets are overloaded. Appears respect for another community is lost.

We believe in honoring the agreements in place the Westbrook LAP, holding fair and open consultation, not the one-sided approach that has occurred, listening to resident's concerns with an open mind, opposing opinions have been discounted. Many experts have stated blanket upzoning does not work and does not create affordable housing.

By removing the opportunity for citizen engagement in the land use application process is not democratic, but limits citizens ability to contribute to growth of their community, this is not productive. The character of established communities must be respected.

We ask you to listen to residents and oppose blanket upzoning, follow the Westbrook LAP and support growth where designated in the Westbrook LAP.

Sincerely

Pat Guillemaud, President

Kathy Makin, Director responsible for Development