

WILDWOOD COMMUNITY ASSOCIATION WESTBROOK LOCAL AREA PLAN UPDATE ON INCREASED HOUSING CHOICE

What you need to know

Wildwood, will cease to have RC-1 (single-detached family homes) zoning and will move toward the City supporting the approval and construction of R-2 (semi-detached homes/duplex plus secondary suites).

Corners, next to laneways (i.e., alleys) will now be supported by City Planners for R-CG/H-GO rowhouse/townhouse style housing containing at least 3 units (up to 3-stories high) on one single-detached family lot.



The map highlights increased density of 4 stories or greater across from Wildwood School along 45 Street and other locations within Wildwood.

Despite advocacy efforts over the past three years and City Planner assurance they would listen to residents who voiced their opposition to increasing density community-wide, they have done the opposite.

Through meetings and review of the comments received to date by the City, as well as conversations with neighbours, the Advocacy team is aware that more people have expressed opposition to an increase in density within Wildwood than support it.

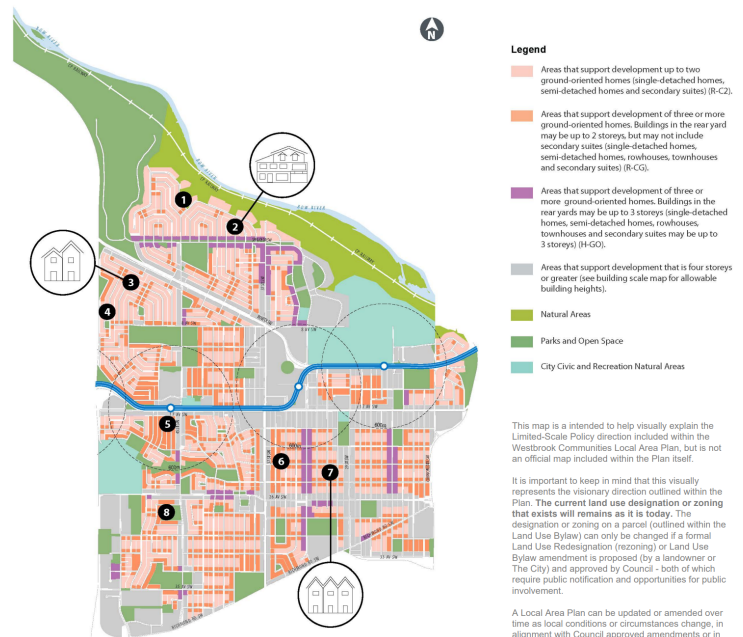
Did you know?

The City of Calgary is sharing the final edition of the Westbrook Local Area Plan (LAP) which identifies areas of new density and growth. This includes Wildwood. **This is the final document that will be reviewed at the Infrastructure and Planning Committee on December 8 and will go to City Council for approval in January 2023.**

At the last Open House, the City shared a map not included in the LAP document but on page 11 of another document buried in the information provided at <https://Calgary.ca/Westbrook/ENGAGE> found under the tab within the section "Increasing Housing Choice". This map had never been shown before.

Limited Scale Map

- 1 In communities such as Wildwood, due to longer blocks and different road patterns, there are few corner lots, and therefore fewer places that allow 3 or more unit developments.
- 2 Current zoning allows up to three storey buildings in all these communities. New semi-detached homes are allowed to be larger than new single-detached homes.
- 3 The majority of areas with a neighbourhood local urban form and limited scale modifier allow for up to two dwellings on a parcel (plus secondary suites). These areas will see gradual growth of semi-detached dwellings, but also new single-detached dwellings.
- 4 Park spaces smaller than 0.4 hectares (1.0 acres) do not allow for 3 or more unit dwellings, but there may be corner parcels nearby that do.
- 5 Areas around transit stations allow for three or more unit homes on the ground level, such as rowhouses. Maps for each station can be found in section 2.5.2 of the Plan.
- 6 Streets backing onto a Main Street (such as 36 street between 19 avenue to 26 avenue) allow for 3 or more unit development.
- 7 Three or more unit homes are also allowed on corner lots. In communities like Killarney, where corner lots face the avenues, this creates streets with a consistent character of rowhouses.
- 8 Parks greater than 0.4 hectares (1.0 acres) also allow 3 or more unit homes.



What can you do?

Voice your opinion on increased density within Wildwood:

- **Submit comments to the Infrastructure and Planning Committee meeting taking place on December 8, 2022 and City Council in January 2023 at <https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html> or email the City Clerk's office at publicsubmissions@calgary.ca to register to speak.**
- **EMAIL THE MAYOR, CITY COUNCILLORS & THE WESTBROOK PLANNING COMMITTEE** themayor@calgary.ca; Westbrook.plan@calgary.ca or contact a Councillor: <https://www.calgary.ca/council/dyncrm-councillors-contact.html>
- **Engage with your community association (advocacy@mywildwood.ca), neighbours and friends in person or on social media**

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Potential Impacts to Wildwood

Residents adjacent to Spruce Drive, the west side of 38th Street, the entire length of Worchester Drive, 45th Street south of Spruce Drive, most of the corner lots throughout Wildwood including some lots siding onto alley ways and the neighbors to these areas should understand how potential development of these lots could impact them. Additionally, all of Wildwood will be predestinated to R-C2, allowing up to two homes per lot plus secondary suites for each unit. More detailed information can be accessed at calgary.ca/Westbrook.

The Densification Problem

- Building heights could be increasing to 4+ stories and lot coverage by buildings could increase thereby reducing the size of yards and tree canopy, loss of sunlight and backyard privacy
- Parking will become problematic as more homes can lead to more vehicles which could lead to more on-street parking
- Wildwood could see an increase in traffic leading to more pressure on the communities limited access & egress points
- Property values could decrease depending on the neighboring structures
- A potential increase to vehicle traffic increases safety risks particularly at school crossings and makes access to parks and green spaces riskier
- Emergency evacuation of Wildwood is compounded by densification
- Increasing the population of Wildwood puts additional pressure on its green spaces and parks, particularly Edworthy Park and the Douglas Fir Trail which is already experiencing overuse that leads to wildlife conflicts as wildlife corridors are interrupted

