



AGENDA

COMBINED MEETING OF COUNCIL

October 4, 2022, 9:30 AM
IN THE COUNCIL CHAMBER

SPECIAL NOTES:

*Public are encouraged to follow Council and Committee meetings using the live stream
www.calgary.ca/watchlive*

To make a written submission or request to speak, use the Public Submission Form.

Public wishing to speak may participate remotely.

Information on how to call in will be provided after registration.

Council Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. RECOGNITIONS
4. QUESTION PERIOD
5. CONFIRMATION OF AGENDA
6. CONFIRMATION OF MINUTES
 - 6.1. Minutes of the Combined Meeting of Council, 2022 September 13
 - 6.2. Minutes of the Strategic Meeting of Council, 2022 September 20
7. CONSENT AGENDA
 - 7.1. DEFERRALS AND PROCEDURAL REQUESTS
 - 7.1.1. Deferral Request - Status Updates on the Building Accountability NOM Climate Framework, CD2022-1060
 - 7.1.2. Deferral Request - North Central Calgary Strategy Model Project, CD2022-1013
 - 7.1.3. Deferral Request – Livery Transport Services Plan from Q3 2022 to Q1 2023, CD2022-1052

7.1.4. Deferral Request- Richmond Green Project Update Due Q3 2022 to return by Q1 2023, CD2022-1069

7.2. Regional Water Allocation Report, IGA2022-0877

7.3. Provincial Update (Verbal), IGA2022-0982

Held confidential pursuant to Sections 16 (Harmful to business interests of a third party), 21 (Disclosure harmful to intergovernmental relations), and 24 (Advice from officials) of *Freedom of Information and Protection of Privacy Act*.

Review by: 2023 September 9

7.4. Quarterly Summary of Real Estate Transactions – Q1 2022, IP2022-0988

7.5. Modernization of the Joint Use and Planning Agreement, IP2022-0533

7.6. Citywide Growth Strategy – Analysis on Three New Community Business Cases, IP2022-0986

7.7. Proposed Acquisition (Walden) – Ward 14 (20950 Macleod TR SE), IP2022-0992

Held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*

Review by: 2032 September 9

7.8. Active Directory Continuous Auditing Project, AC2022-0987

Held confidential pursuant to Section 20 (Disclosure Harmful to law enforcement) of the *Freedom of Information and Protection of Privacy Act*

Review by: 2037 September 15

7.9. Coordinated Community Winter Response Outcomes, CD2022-1088

7.10. Single-Use Items Reduction Strategy Report, CD2022-0985

7.11. Industry Update on Electricity, Natural Gas, and Telecommunications, CD2022-1010

7.12. Status of Expenditures on Regulatory Proceedings, CD2022-1012

Held confidential pursuant to Sections 23 (Local public body confidences), and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2026 September 27

8. PLANNING MATTERS FOR PUBLIC HEARING

Note: Members of the public wishing to address Council, on any Public Hearing matter on this Agenda, may register using the [Public Submission Form](#).

8.1. CALGARY PLANNING COMMISSION REPORTS

8.1.1. Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2327 - 48 Street NW LOC2022-0040, CPC2022-0933
Proposed Bylaws 53P2022 and 147D2022

8.1.2. Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at 1052 Memorial Drive NW, LOC2022-0049, CPC2022-0929
Proposed Bylaws 54P2022 and 148D2022

8.1.3. Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow (Ward 8) at Multiple Addresses, LOC2018-0250, CPC2022-0966
Proposed Bylaws 55P2022, 8C2022, and 150D2022

8.2. OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING
(including non-statutory)

8.2.1. Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0989
Proposed Bylaw 56P2022

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1. CALGARY PLANNING COMMISSION REPORTS
None

9.2. OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING
None

9.3. BYLAW TABULATIONS
None

10. POSTPONED REPORTS
None

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1. CONSENT AGENDA ITEMS SELECTED FOR DEBATE

11.2. OFFICER OF COUNCIL REPORTS

11.2.1. Integrity and Ethics Office Annual Report, C2022-0849
Time Specific: First Item following the afternoon recess

11.3. ADMINISTRATION REPORTS
None

11.4. COMMITTEE REPORTS
None

12. ITEMS DIRECTLY TO COUNCIL

12.1. BYLAW TABULATIONS
None

12.2. MISCELLANEOUS BUSINESS
None

13. URGENT BUSINESS

14. CONFIDENTIAL ITEMS

14.1. CONSENT AGENDA ITEMS SELECTED FOR DEBATE

14.2. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

14.2.1. Collective Bargaining Update (Verbal), C2022-1093
Held confidential pursuant to Sections 24 (Advice from officials) and 25
(Disclosure harmful to economic and other interests of a public body) of the
Freedom of Information and Protection of Privacy Act.

Time Specific: First Item following the Consent Agenda

14.3. URGENT BUSINESS

15. ADMINISTRATIVE INQUIRIES
None

16. BRIEFINGS
None

17. ADJOURNMENT



MINUTES

COMBINED MEETING OF COUNCIL

**September 13, 2022, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

Councillor S. Chu (Partial Remote Participation)
Councillor E. Spencer
Councillor A. Chabot (Partial Remote Participation)
Councillor K. Penner (Partial Remote Participation)
Councillor T. Wong (Partial Remote Participation)
Councillor J. Mian (Partial Remote Participation)
Councillor R. Dhaliwal (Remote Participation)
Councillor R. Pootmans
Councillor S. Sharp (Partial Remote Participation)
Councillor J. Wyness (Partial Remote Participation)
Councillor P. Demong (Remote Participation)
Councillor D. McLean (Partial Remote Participation)
Councillor G-C. Carra (Partial Remote Participation)
Councillor C. Walcott (Remote Participation)
Mayor J. Gondek

ALSO PRESENT:

City Manager D. Duckworth
City Solicitor and General Counsel J. Floen
General Manager C. Arthurs
General Manager K. Black
General Manager S. Dalglish
Chief Financial Officer C. Male
General Manager D. Morgan
General Manager M. Thompson
City Clerk K. Martin
Deputy City Clerk J. Fraser
Legislative Coordinator M. A. Cario
Legislative Advisor S. Lancashire
Legislative Advisor C. Nelson
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Mayor Gondek called the Meeting to order at 9:31 a.m. on 2022 September 13.

2. OPENING REMARKS

Mayor Gondek provided opening remarks and condolences on the passing of Her Majesty Queen Elizabeth II.

Mayor Gondek provided a traditional land acknowledgement.

Mayor Gondek also offered condolences to the James Smith Cree Nation and acknowledged the victims of the tragic events of 2022 September 4.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

3. RECOGNITIONS

None

4. QUESTION PERIOD

1. Councillor Penner

Topic: Crosswalk and bike lane safety and mechanisms for public 'near-miss' collision reporting.

2. Councillor Walcott

Topic: Seeking information about the Government of Alberta's announcement that it would not move forward with an Overdose Prevention Site (OPS) at the Drop-in Centre and the closure of the Sheldon M. Chumir Overdose Prevention Site

3. Councillor Demong

Topic: City of Calgary golf course transition from gas powered carts to electric carts

5. CONFIRMATION OF AGENDA

Moved by Councillor Mian

Seconded by Councillor Chabot

That the Agenda for today's meeting be amended by:

- Setting Item 9.3.1 Bylaw Tabulation 28P2022 and 29P2022, C2022-1015 to be heard prior to Item 8.2.3 Citywide Growth Strategy - Five Growth Management Overlay Removals Arising from IP2022-0545, C2022-0964;
- Setting Item 11.3.1 Preview of the 2023-2026 Service Plans and Budgets, C2022-0942 to be heard immediately following the afternoon recess on Council Continuation day 2, September 14, 2022;
- Adding Item 13.1 Update on Residential Parking Program Implementation, IP2022-0939 as Urgent Business; and
- Adding Item 13.2 Proposed Method of Disposition (Shawnessy) – Ward 13 (35 Shawville BV SE), IP2022-1002 as Urgent Business.

MOTION CARRIED

Moved by Councillor Pootmans

Seconded by Councillor Wong

That the Agenda for the 2022 September 13 Combined Meeting of Council be confirmed, **as amended**.

MOTION CARRIED

6. CONFIRMATION OF MINUTES

6.1 Minutes of the Combined Meeting of Council, 2022 July 26

A clerical correction was noted on page 33 of 42 of the 2022 July 26 Combined Meeting of Council, the sentence following the ROLL CALL paragraph, by deleting the word "Committee" prior to the words "then dealt with Item 7.1.4." and substituting with the word "Council".

Moved by Councillor Chabot

Seconded by Councillor Wong

That the Minutes of the 2022 July 26 Combined Meeting of Council be confirmed, **as corrected**.

MOTION CARRIED

7. CONSENT AGENDA

Moved by Councillor Penner

Seconded by Councillor Wyness

That the Consent Agenda be adopted as follows:

7.1 DEFERRALS AND PROCEDURAL REQUESTS

7.1.1 Deferral Request – North Hill Communities Heritage Guidelines due Q3 2022 to Q4 2022, IP2022-0806

7.2 Integrated Risk Management Mid-Year Update (Including Information Technology), AC2022-0800

7.3 External Auditor 2022 Audit Service Plan and Fees, AC2022-0822

7.4 Status Update to Off-site Levy External Audit Recommendations, AC2022-0593

7.5 Public Protection Site Safety Plan Process Audit, AC2022-0876

7.6 City Auditor's Office 2nd Quarter 2022 Report, AC2022-0887

7.7 External Auditor 2021 – 2022 Performance Assessment, AC2022-0820

7.8 Calgary Police Service 2021 Annual Report, CD2022-0907

7.9 Mobility Trends in Calgary – Covid-19 Transportation System Monitoring (Verbal), CD2022-0797

- 7.10 Summary of Current Regulatory Proceedings, CD2022-0817
7.11 2022 Q3 Indigenous Relations Update (Verbal), EC2022-0836

MOTION CARRIED

Council then dealt with Item 8.1.1.

- 7.12 Council Community Fund Application - Coach Hill Patterson Heights Community Association Council Community Fund Application, EC2022-0689

This Item was dealt with following Item 9.1.1.

Moved by Councillor Pootmans

Seconded by Councillor Sharp

That with respect to Report EC2022-0689, the following be adopted:

That Council:

1. Consider this application for the Council Community Fund for the Coach Hill/Patterson Heights Community Association Outdoor Activity Hub project (Phase 2) as a one-time funding request in the amount of \$250,000.
2. Direct the Councillor and the applicant to report back to the Executive Committee within 12 months of project completion; and
3. Direct that Attachment 8 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*, not to be released.

For: (13): Councillor Chu, Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

Against: (1): Councillor Chabot

MOTION CARRIED

Council then dealt with Item 11.3.2.

8. PLANNING MATTERS FOR PUBLIC HEARING

8.1 CALGARY PLANNING COMMISSION REPORTS

- 8.1/1 Land Use Amendment in Parkdale (Ward 7) at 530 – 31 Street NW, LOC2022-0069, CPC2022-0856

This Item was dealt with following the Consent Agenda.

Councillor Walcott (Remote Member) left the meeting at 9:47 a.m. on 2022 September 13.

Councillor Demong (Remote Member) left the meeting at 9:52 a.m. on 2022 September 13.

A presentation entitled "LOC2022-0069/CPC2022-0856 Land Use Amendment" was distributed with respect to Report CPC2022-0856.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 133D2022:

1. Ahmed Gouda, Tricor Design Group
2. Michael Meng

Moved by Councillor Wong

Seconded by Councillor Penner

That with respect to Report CPC2022-0856, the following be adopted:

That Council give three readings to Proposed Bylaw 133D2022 for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 530 – 31 Street NW (Plan 8321AF, Block 37, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (12): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 133D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 133D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 133D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 133D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

8.1.2 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 604 – 33 Avenue NE, LOC2022-0046, CPC2022-0795

A presentation entitled "LOC2022-0046/CPC2022-0795 Land Use Amendment" was distributed with respect to Report CPC2022-0795.

The Public Hearing was called and Ahmed Gouda, Tricor Design Group, addressed Council with respect to Bylaw 126D2022.

Moved by Councillor Chu

Seconded by Councillor Wong

That with respect to Report CPC2022-0795, the following be adopted:

That Council give three readings to Proposed Bylaw 126D2022 for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 604 – 33 Avenue NE (Plan 5942AD, Block 8, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (13): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 126D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 126D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 126D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 126D2022 be read a third time.

MOTION CARRIED

8.1.3 Land Use Amendment in Highland Park (Ward 4) at 3424 Centre B Street NW, LOC2022-0084, CPC2022-0782

A presentation entitled "LOC2022-0084/CPC2022-0782 Land Use Amendment" was distributed with respect to Report CPC2022-0782.

The Public Hearing was called and Ahmed Gouda, Tricor Design Group, addressed Council with respect to Bylaw 127D2022.

Moved by Councillor Wong
Seconded by Councillor Mian

That with respect to Report CPC2022-0782, the following be adopted:

That Council give three readings to Proposed Bylaw 127D2022 for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 3424 Centre B Street NW, (Plan 3674S, Block 3, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (12): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 127D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 127D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 127D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 127D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

8.1.4 Land Use Amendment in Highland Park (Ward 4) at 3903 – 2 Street NW, LOC2022-0071, CPC2022-0863

The following documents were distributed with respect to Report CPC2022-0863:

- A presentation entitled "LOC2022-0071/CPC2022-0863 Land Use Amendment"; and
- A presentation entitled "Calgary City Council Public Hearing, CPC2022-0863 / LOC2022-0071 / DP2022-04104".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 129D2022:

1. Kalika Hoogstraten, CivicWorks
2. Jeff Clauson
3. Alkarim Devani

By General Consent, pursuant to Section 90(2) of the Procedure Bylaw 35M2017, Council recalled the applicant to ask additional questions of clarification.

Moved by Councillor Mian
Seconded by Councillor Wong

That with respect to Report CPC2022-0863, the following be adopted:

That Council give three readings to Proposed Bylaw 129D2022 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3903 – 2 Street NW (Plan 3674S, Block 24, Lots 41 and 42) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (12): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 129D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 129D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 129D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 129D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

By General Consent, Council recessed at 10:36 a.m. due to technical difficulties and reconvened at 10:46 a.m. on 2022 September 13 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Wong, Councillor Wyness, and Mayor Gondek.

Absent from Roll Call: Councillor Demong and Councillor Walcott.

8.1.5 Land Use Amendment in Highland Park (Ward 4) at 404 – 33 Avenue NW, LOC2022-0007, CPC2022-0858

A presentation entitled "LOC2022-0007/CPC2022-0858 Land Use Amendment" was distributed with respect to Report CPC2022-0858.

The Public Hearing was called and Clay Israelson, New Century Design, addressed Council with respect to Bylaw 130D2022.

Moved by Councillor Penner

Seconded by Councillor Mian

That with respect to Report CPC2022-0858, the following be adopted:

That Council give three readings to Proposed Bylaw 130D2022 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 404 – 33 Avenue NW (Plan 3674S, Block 8, Lots 28 and 29) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District

For: (12): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 130D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 130D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 130D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 130D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

8.1.6 Land Use Amendment in Highland Park (Ward 4) at 116 – 43 Avenue NE, LOC2022-0048, CPC2022-0802

Councillor Walcott (Remote Member) joined the meeting at 10:51 a.m. on 2022 September 13.

A presentation entitled "LOC2022-0048/CPC2022-0802 Land Use Amendment" was distributed with respect to Report CPC2022-0802.

The Public Hearing was called and Kendra Thiessen, K5 Designs, addressed Council with respect to Bylaw 139D2022.

Moved by Councillor Chu

Seconded by Councillor Wong

That with respect to Report CPC2022-0802, the following be adopted:

That Council give three readings to Proposed Bylaw 139D2022 for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 116 – 43 Avenue NE (Plan 5988GT, Block 16, Lot 4) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Renner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 139D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 139D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 139D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 139D2022 be read a third time.

MOTION CARRIED

8.1.7 Land Use Amendment in Mount Pleasant (Ward 7) at 3220 – 4 Street NW, LOC2022-0035, CPC2022-0750

A presentation entitled "LOC2022-0035/CPC2022-0750 Land Use Amendment" was distributed with respect to Report CPC2022-0750.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 124D2022:

1. Jenn Lau
2. Daddavan Dixon

Moved by Councillor Wong
Seconded by Councillor Chabot

That with respect to Report CPC2022-0750, the following be adopted:

That Council give three readings to Proposed Bylaw 124D2022 for the redesignation of 0.73 hectares ± (1.81 acres) located at 3220 – 4 Street NW (Plan 9110053, Block 62, Lot 70) from Direct Control (DC) District to Commercial – Community 2 f1.0h12 (C-C2f1.0h12) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 124D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 124D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 124D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 124D2022 be read a third time.

MOTION CARRIED

8.1.8 Road Closure and Land Use Amendment in East Village (Ward 7) adjacent to 606 Confluence Way SE, LOC2021-0150, CPC2022-0807

A presentation entitled "LOC2021-0150/CPC2022-0807 Road Closure and Land Use Amendment" was distributed with respect to Report CPC2022-0807.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaws 6C2022 and 137D2022.

Moved by Councillor Wong

Seconded by Councillor Mian

That with respect to Report CPC2022-0807, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 6C2022 for the closure of 0.11 hectares \pm (0.27 acres \pm) of road (Plan 2210832, Area 'A'), adjacent to 606 Confluence Way SE, with conditions (Attachment 3); and
2. Give three readings to Proposed Bylaw 137D2022 for the redesignation of 0.11 hectares \pm (0.27 acres \pm) of the closed road (Plan 2210832, Area 'A') from Undesignated Road Right-of-Way to Centre City East Village Mixed Use District (CC-EMU).

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 6C2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 6C2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 6C2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 6C2022 be read a third time.

MOTION CARRIED

That Bylaw 137D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 137D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 137D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 137D2022 be read a third time.

MOTION CARRIED

- 8.1.9 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4519 – 21 Avenue NW, LOC2022-0065, CPC2022-0772

A presentation entitled "LOC2022-0065/CPC2022-0772 Land Use Amendment" was distributed with respect to Report CPC2022-0772.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 45P2022 and 120D2022:

1. Ahmed Gouda, Tricor Design Group
2. Mike Borkristl

Moved by Councillor Wong
Seconded by Councillor Mian

That with respect to Report CPC2022-0772, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 45P2022 for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 120D2022 for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4519 – 21 Avenue NW (Plan 4994GI, Block 42, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 45P2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 45P2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 45P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 45P2022 be read a third time.

MOTION CARRIED

That Bylaw 120D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 120D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 120D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 120D2022 be read a third time.

MOTION CARRIED

8.1.10 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5023 – 21 Avenue NW, LOC2022-0060, CPC2022-0632

A presentation entitled "LOC2022-0060/CPC2022-0632 Policy and Land Use Amendment" was distributed with respect to Report CPC2022-0632.

The Public Hearing was called and Ahmed Gouda, Tricor Design Group, addressed Council with respect to Bylaws 46P2022 and 128D2022.

Moved by Councillor Wong

Seconded by Councillor Penner

That with respect to Report CPC2022-0632, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 46P2022 for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 128D2022 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5023 – 21 Avenue NW (Plan 4994GI, Block 37, Lot 17) from Residential –

Contextual One Dwelling (R-C1) District to Residential –
Contextual One / Two Dwelling (R-C2) District.

For: (13): Councillor Spencer, Councillor Chabot, Councillor Penner,
Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor
Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean,
Councillor Carra, Councillor Walcott, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 46P2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 46P2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 46P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 46P2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 128D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 128D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 128D2022 a third time

MOTION CARRIED UNANIMOUSLY

That Bylaw 128D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

8.1.11 Policy Amendment and Land use Amendment in Montgomery (Ward 7) at 5011 – 22 Avenue NW, LOC2022-0038, CPC2022-0853

A presentation entitled "LOC2022-0038/CPC2022-0853 Policy and Land Use Amendment" was distributed with respect to Report CPC2022-0853.

The Public Hearing was called and Mike Borkristl addressed Council with respect to Bylaws 47P2022 and 131D2022.

Moved by Councillor Wong

Seconded by Councillor Spencer

That with respect to Report CPC2022-0853, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 47P2022 for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the Proposed Bylaw 131D2022 for the redesignation of 0.06 hectares \pm (0.13 acres \pm) located at 5011 – 22 Avenue NW (Plan 4994G1, Block 50, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (13): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 47P2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 47P2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 47P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 47P2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 131D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 131D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 131D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 131D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

8.1.12 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5112 – 21 Avenue NW, LOC2022-0066, CPC2022-0821

A presentation entitled "LOC2022-0066/CPC2022-0821 Policy and Land Use Amendment" was distributed with respect to Report CPC2022-0821.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaws 48P2022 and 132D2022.

Moved by Councillor Wong

Seconded by Councillor Penner

That with respect to Report CPC2022-0821, the following be adopted, **after amendment:**

That Council:

1. Give three readings to Proposed Bylaw 48P2022 for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and

2. Give three readings to Proposed Bylaw 132D2022 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5112 – 21 Avenue NW (Plan 4994GI, Block 50, Lot 9) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; **and**
3. **Direct that Attachment 8 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.**

For: (13): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

Against: (1): Councillor Chu

MOTION CARRIED

That Bylaw 48P2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 48P2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 48P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 48P2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 132D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 132D2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 132D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 132D2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

8.1.13 Land Use Amendment in Bowness (Ward 1) at 8345 – 34 Avenue NW, LOC2022-0095, CPC2022-0868

A presentation entitled "LOC2022-0095/CPC2022-0868 Land Use Amendment" was distributed with respect to Report CPC2022-0868.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 134D2022.

Moved by Councillor Sharp
Seconded by Councillor Chabot

That with respect to Report CPC2022-0868, the following be adopted:

That Council give three readings to Proposed Bylaw 134D2022 for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 8345 – 34 Avenue NW (Plan 5960AM, Block 16, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 134D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 134D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 134D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 134D2022 be read a third time.

MOTION CARRIED

8.1.14 Land Use Amendment in Bowness (Ward 1) at 8507 – 34 Avenue NW,
LOC2022-0070, CPC2022-0870

A presentation entitled "LOC2022-0070/CPC2022-0870 Land Use Amendment" was distributed with respect to Report CPC2022-0870.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 135D2022.

Moved by Councillor Sharp
Seconded by Councillor Penner

That with respect to Report CPC2022-0870, the following be adopted:

That Council give three readings to Proposed Bylaw 135D2022 for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 8507 – 34 Avenue NW (Plan 5960AM, Block 16, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, Councillor Walcott, and Mayor Gondek

MOTION CARRIED

That Bylaw 135D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 135D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 135D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 135D2022 be read a third time.

MOTION CARRIED

8.1.15 Land Use Amendment in Panorama Hills (Ward 3) at 67 Panatella Square NW, LOC2022-0044, CPC2022-0805

A presentation entitled "LOC2022-0044/CPC2022-0805 Land Use Amendment" was distributed with respect to Report CPC2022-0805.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 125D2022:

1. Mike Borkristl
2. Jeremias Pizarro
3. Jun Li
4. Talha Paracha
5. Jasmine Xu

Council recessed at 11:56 a.m. and reconvened at 1:17 p.m. on 2022 September 13 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, and Mayor Gondek.

Absent from Roll Call: Councillor Chabot (Remote Member) and Councillor Wong (Remote Member) joined the meeting at 1:19 p.m., Councillor Wyness (Remote Member) joined the meeting at 1:20 p.m., Councillor Chu joined the meeting at 1:25 p.m. on, Councillor Walcott, and Councillor Demong.

Moved by Councillor Mian

Seconded by Councillor Chabot

That with respect to Report CPC2022-0805, the following be adopted:

That Council:

1. Give first reading to Proposed Bylaw 125D2022 for the redesignation of 0.41 hectares \pm (1.00 acres \pm) located at 67 Panatella Square NW (Portion of SW 1/4 Section 34-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential –Low Profile (M-1d85) District; and

For: (10): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Carra, and Mayor Gondek

Against: (3): Councillor Chu, Councillor Wyness, and Councillor McLean

MOTION CARRIED

Moved by Councillor Mian
Seconded by Councillor Chabot

That with respect to Report CPC2022-0805, the following be adopted:

That Council:

2. Withhold second and third readings of Bylaw 125D2022 until a Development Permit is at the point of approval.

For: (13): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 125D2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

8.1.16 Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2022-0018, CPC2022-0721

A presentation entitled "LOC2022-0018/CPC2022-0721 Land Use Amendment" was distributed with respect to Report CPC2022-0721.

By General Consent, Council recessed at 2:24 p.m. due to technical difficulties and reconvened at 2:32 p.m. on 2022 September 13 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Chabot, Councillor Wyness, Councillor Chu, Councillor Wong, and Mayor Gondek.

Absent from Roll Call: Councillor Demong (Remote Member) joined the meeting at 2:35 p.m. and Councillor Walcott.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 142D2022, 143D2022, and 144D2022:

1. Andrew Yule, Save Nose Creek
2. Mike Coldwell, Urban Systems
3. Alan Boucher

By General Consent, Council modified the afternoon recess to begin following the completion of Item 8.1.16.

Moved by Councillor Mian
Seconded by Councillor Chu

That with respect to Report CPC2022-0721, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 142D2022 for the redesignation of 4.59 hectares \pm (11.34 acres \pm) located at 11105 and 11137 – 11 Street NE, 11134 – 15 Street NE, and 1117 – 110 Avenue NE (Plan 1911083, Block 4, Lots 10 and 11; Plan 1213696, Block 1, Lot 2; Plan 1213696, Block 4, Lot 2) from Industrial – Business (I-B) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses contained in other industrial districts, with guidelines (Attachment 3);
2. Give three readings to Proposed Bylaw 143D2022 for the redesignation of 15.53 hectares \pm (38.37 acres \pm) located at 11061 and 10821 – 15 Street NE, and a portion of 10499 – 15 Street NE (Portion of E1/2 Section 23-25-1-5; Plan 0915074, OT) from Industrial – Business (I-B) District and Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional uses contained in other industrial districts, with guidelines (Attachment 4); and
3. Give three readings to Proposed Bylaw 144D2022 for the redesignation of 0.91 hectares \pm (2.25 acres \pm) located at 11120 – 14 Street NE (Plan 1810369, Block 2, Lot 12) from Industrial – Business (I-B) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 5).

For: (13): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Poetmans, Councillor Sharp, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

Against: (1): Councillor Wyness

MOTION CARRIED

That Bylaw 142D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 142D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 142D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 142D2022 be read a third time.

MOTION CARRIED

That Bylaw 143D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 143D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 143D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 143D2022 be read a third time.

MOTION CARRIED

That Bylaw 144D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 144D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 144D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 144D2022 be read a third time.

MOTION CARRIED

Council recessed at 3:18 p.m. and reconvened at 3:51 p.m. on 2022 September 13 with Mayor Gondek in the Chair.

Council recessed at 3:52 p.m. to the Call of the Chair due to technical difficulties and reconvened at 4:28 p.m. on 2022 September 13 with Mayor Gondek in the Chair.

Council recessed at 4:29 p.m. to the Call of the Chair due to technical difficulties and reconvened at 6:33 p.m. on 2022 September 13 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Wong, Councillor Wyness, and Mayor Gondek.

Absent from Roll Call: Councillor Walcott.

8.1.17 Land Use Amendment in Forest Lawn (Ward 9) at 1839 – 38 Street SE, LOC2022-0051, CPC2022-0895

The following documents were distributed with respect to Report CPC2022-0895:

- A presentation entitled "LOC2022-0051/CPC2022-0895 Land Use Amendment"; and
- A presentation entitled "F1839 September 13 Public Hearing LOC2022-0051, DP2022-02522, CPC2022-0895".

The Public Hearing was called and Zach Hoefs, CivicWorks, addressed Council with respect to Bylaw 145D2022.

Moved by Councillor Carra
Seconded by Councillor Chabot

That with respect to Report CPC2022-0895, the following be adopted:

That Council give three readings to Proposed Bylaw 145D2022 for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1839 – 38 Street SE (Plan 2335AH, Block 19, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate the additional use of rowhouse building, with guidelines (Attachment 2).

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 145D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 145D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 145D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 145D2022 be read a third time.

MOTION CARRIED

Council then dealt with Item 8.1.21.

8.1.18 Land Use Amendment in Beltline (Ward 8) at 1401 – 1 Street SE,
LOC2022-0017, CPC2022-0819

This Item was dealt with following Item 8.2.1.

A presentation entitled "LOC2022-0017/CPC2022-0819 Land Use Amendment" was distributed with respect to Report CPC2022-0819.

The Public Hearing was called and Jessica Karpat addressed Council with respect to Bylaw 140D2022.

Moved by Councillor Spencer

Seconded by Councillor Demong

That with respect to Report CPC2022-0819, the following be adopted:

That Council give three readings to Proposed Bylaw 140D2022 for the redesignation of 0.27 hectares \pm (0.67 acres \pm) located at 1401 – 1 Street SE (Plan 0311438, Block 106, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses within an existing building, with guidelines (Attachment 2).

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 140D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 140D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 140D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 140D2022 be read a third time.

MOTION CARRIED

8.1.19 Land Use Amendment in Britannia (Ward 8) at 4915 Elbow Drive SW, LOC2022-0073, CPC2022-0785

A presentation entitled "LOC2022-0073/CPC2022-0785 Land Use Amendment" was distributed with respect to Report CPC2022-0785.

The Public Hearing was called and David Pidgeon addressed Council with respect to Bylaw 118D2022.

Moved by Councillor Penner

Seconded by Councillor Spencer

That with respect to Report CPC2022-0785, the following be adopted:

That Council give three readings to Proposed Bylaw 118D2022 for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 4915 Elbow Drive SW (Plan 3700GO, Block 4, Lots 1 to 4) from Commercial – Corridor 1 f1.0h10 (C-COR1 f1.0h10) District to Commercial – Corridor 1 f1.2h10 (C-COR1f1.2h10) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 118D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 118D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 118D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 118D2022 be read a third time.

MOTION CARRIED

8.1.20 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2811 – 26 Street SW, LOC2022-0088, CPC2022-0794

A presentation entitled "LOC2022-0088/CPC2022-0794 Land Use Amendment" was distributed with respect to Report CPC2022-0794.

The Public Hearing was called and Sin Yee Fung addressed Council with respect to Bylaw 136D2022.

Moved by Councillor Spencer
Seconded by Councillor Penner

That with respect to Report CPC2022-0794, the following be adopted:

That Council give three readings to Proposed Bylaw 136D2022 for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2811 – 26 Street SW (Plan 5661O, Block 44, Lots 5 and 6) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 136D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 136D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 136D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 136D2022 be read a third time.

MOTION CARRIED

Council then dealt with Item 8.1.22.

8.1.21 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2734 Richmond Road SW, LOC2022-0033, CPC2022-0875

This Item was dealt with following Item 8.1.17.

The following documents were distributed with respect to Report CPC2022-0875:

- A presentation entitled "LOC2022-0033/CPC2022-0875 Policy and Land Use Amendment"; and
- A presentation entitled "R2734 September 13 Public Hearing LOC2022-0033, DP2022-02121, CPC2022-0875".

The Public Hearing was called and Zach Hoefs, CivicWorks, addressed Council with respect to Bylaws 49P2022 and 146D2022.

Moved by Councillor Carra
Seconded by Councillor Penner

That with respect to Report CPC2022-0875, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 49P2022 for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 146D2022 for the redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 2734 Richmond Road SW (Plan 5661O, Block 51, Lots 16 to 18) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of rowhouse building, with guidelines (Attachment 3).

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 49P2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 49P2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 49P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 49P2022 be read a third time.

MOTION CARRIED

That Bylaw 146D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 146D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 146D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 146D2022 be read a third time.

MOTION CARRIED

Council then dealt with Item 8.1.23.

8.1.22 Land Use Amendment in Willow Park (Ward 11) at 216 – 99 Avenue SE, LOC2021-0218, CPC2022-0766

This Item was dealt with following Item 8.1.20.

A presentation entitled "LOC2021-0218/CPC2022-0766 Land Use Amendment" was distributed with respect to Report CPC2022-0766.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 119D2022.

Moved by Councillor Penner
Seconded by Councillor Spencer

That with respect to Report CPC2022-0766, the following be adopted:

That Council give three readings to the Proposed Bylaw 119D2022 for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 216 – 99 Avenue SE (Plan 3035JK, Block 11, Lot 42) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R- C2) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 119D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 119D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 119D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 119D2022 be read a third time.

MOTION CARRIED

Council then dealt with Item 8.1.24.

8.1.23 Land Use Amendment in Shawnessy (Ward 13) at 30 Shannon Place SW, LOC2022-0019, CPC2022-0735

This Item was dealt with following Item 8.1.21.

The following documents were distributed with respect to Report CPC2022-0735:

- A presentation entitled "LOC2022-0019/CPC2022-0735 Land Use Amendment"; and
- A presentation entitled "Shawnessy Commons Proposed Expansion".

The Public Hearing was called and the following speakers addressed Council with respect to Bylaw 121D2022:

1. Dave White, CivicWorks
2. Arlene Adamson, Silvera for Seniors

Moved by Councillor McLean
Seconded by Councillor Demong

That with respect to Report CPC2022-0735, the following be adopted:

That Council give three readings to Proposed Bylaw 121D2022 for the redesignation of 1.52 hectares \pm (3.76 acres \pm) at 30 Shannon Place SW (Plan 8111812, Block 15, Lot 35) from Multi-Residential – Contextual Grade Oriented (M-CGd44) District to Multi-Residential – Contextual Medium Profile (M-C2f1.2) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 121D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 121D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 121D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 121D2022 be read a third time.

MOTION CARRIED

Council then dealt with Item 8.2.1.

8.1.24 Land Use Amendment and Outline Plan in Legacy (Ward 14) at multiple properties, LOC2021-0134, CPC2022-0693

This Item was dealt with following Item 8.1.22.

The following documents were distributed with respect to Report CPC2022-0693:

- A presentation entitled "LOC2021-0134/CPC2022-0693 Land Use Amendment and Outline Plan", and
- A presentation entitled "Legacy Land Use Redesignation 8.1.24/8.1.25"

The Public Hearing was called and Kathy Oberg, B&A Planning Group, addressed Council with respect to Bylaw 122D2022.

Moved by Councillor Demong
Seconded by Councillor Chabot

That with respect to Report CPC2022-0693, the following be adopted:

That Council give three readings to the Proposed Bylaw 122D2022 for the redesignation of 10.29 hectares \pm (25.43 acres \pm) located at 21200 and 21415 – 24 Street SE, 22200 – 28 Street SE and 2501 and 2801 – 210 Avenue SE (Portion of Section 7-22-29-4; Portion of E1/2 Section 12-22-1-5; Portion of W1/2 Section 8-22-29-4; Portion of Plan 0910756, Area B; Portion of Plan 1311380, Area 'D') from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 122D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 122D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 122D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 122D2022 be read a third time.

MOTION CARRIED

8.1.25 Land Use Amendment and Outline Plan in Legacy (Ward 14) at 250 and 280 Legacy Circle SE, LOC2021-0071, CPC2022-0692

The following documents were distributed with respect to Report CPC2022-0692:

- A presentation entitled "LOC2021-0071/CPC2022-0692 Land Use Amendment and Outline Plan", and
- A presentation entitled "Legacy Land Use Redesignation 8.1.24/8.1.25".

The Public Hearing was called and Kathy Oberg, B&A Planning Group, addressed Council with respect to Bylaw 123D2022.

Moved by Councillor Demong
Seconded by Councillor Chabot

That with respect to CPC2022-0692, the following be adopted:

That Council give three readings to Proposed Bylaw 123D2022 for the redesignation of 2.41 hectares \pm (5.96 acres \pm) located at 250 and 280 Legacy Circle SE (Plan 1712147, Block 10, Lots 19 and 20) from Multi-Residential – Low Profile Support Commercial (M-X1) District to Residential – Low Density Mixed Housing (R-Gm) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 123D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 123D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 123D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 123D2022 be read a third time.

MOTION CARRIED

8.1.26 Land Use Amendment and Outline Plan in Mahogany (Ward 12) at 18007 – 88 Street SE and 18080 – 72 Street SE, LOC2021-0162, CPC2022-0846

The following documents were distributed with respect to Report CPC2022-0846:

- A presentation entitled "LOC2021-0162/CPC2022-0846 Outline Plan and Land Use Amendment"; and
- A presentation entitled "Context Map Mahogany South - Outline Plan and Land Use"

The Public Hearing was called and Kathy Oberg, B&A Planning Group, addressed Council with respect to Bylaw 138D2022.

Moved by Councillor Spencer
Seconded by Councillor Demong

That with respect to Report CPC2022-0846, the following be adopted:

That Council give three readings to Proposed Bylaw 138D2022 for the redesignation of 10.83 hectares ± (26.75 acres ±) located at 18007 – 88 Street SE and 18080 – 72 Street SE (Portion of N1/2 Section 23-22-29-4) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85 and M-2d100) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 138D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 138D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 138D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 138D2022 be read a third time.

MOTION CARRIED

8.1.27 Road Closure, Land Use Amendment and Outline Plan in Aspen Woods (Ward 6) at 7651 - 14 Avenue SW, LOC2021-0193, CPC2022-0832

A presentation entitled "LOC2021-0193/CPC2022-0832 Road Closure, Land Use Amendment, and Outline Plan" was distributed with respect to Report CPC2022-0832.

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 7C2022 and 141D2022:

1. David Tidmarsh
2. Bela Syal

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Council suspended Section 79 of the Procedure Bylaw to finish the Public Hearing Items prior to recessing for the evening.

Moved by Councillor Pootmans
Seconded by Councillor Chabot

That with respect to Report CPC2022-0832, the following be adopted:

That Council:

1. Give three readings to Proposed Bylaw 7C2022 for the closure of 0.03 hectares \pm (0.08 acres \pm) of road (Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) adjacent to 7651 – 14 Avenue SW, with conditions (Attachment 9); and
2. Give three readings to Proposed Bylaw 141D2022 for the redesignation of 1.41 hectares \pm (3.48 acres \pm) located at 7651 – 14 Avenue SW and the closed road (Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot.

Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) from Direct Control District and Undesignated Road Right of Way to Residential – One Dwelling (R-1s) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 7C2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 7C2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 7C2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 7C2022 be read a third time.

MOTION CARRIED

That Bylaw 141D2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 141D2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 141D2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 141D2022 be read a third time.

MOTION CARRIED

Council then dealt with Item 8.2.2.

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

8.2.1 Policy and Land Use Amendment in Aspen Woods (Ward 6) at 7111 – 14 Avenue SW, LOC2021-0143, CPC2022-0544

This Item was dealt with following Item 8.1.23.

The following documents were distributed with respect to Report CPC2022-0544:

- A presentation entitled "LOC2021-0143/CPC2022-0544 Land Use Amendment";
- A presentation entitled "7111 14th Avenue Land Use Amendment"; and
- A presentation entitled "Nearby Neighbour's Feedback"

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 43P2022 and 116D2022:

1. Manfred Marofke, video presentation
2. Brian Horton, O2 Planning and Design
3. Linda Tamkee
4. Barbara Gregg
5. Todd Chukry
6. Zoe Hume
7. Kelly Hume

By General Consent, pursuant to Section 90(2) of the Procedure Bylaw 35M2017, Council recalled the applicant to ask additional questions of clarification.

Moved by Councillor Penner
Seconded by Councillor Spencer

That with respect to Report CPC2022-0544, the following be adopted, **after amendment:**

That Council:

1. Give three readings to Proposed Bylaw 43P2022 for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 116D2022 for the redesignation of 0.50 hectares \pm (1.23 acres \pm) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-storey building, with guidelines (Attachment 3); and

3. **Direct that Attachment 9 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.**

For: (7): Councillor Spencer, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Carra, and Mayor Gondek

Against: (7): Councillor Chu, Councillor Chabot, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, and Councillor McLean

MOTION DEFEATED

Moved by Councillor Sharp

Seconded by Councillor Pootmans

That with respect to Report CPC2022-0544, the following be adopted:

That Council:

1. Abandon Proposed Bylaw 43P2022 for the amendment to the East Springbank Area Structure Plan (Attachment 2);
2. Abandon Proposed Bylaw 116D2022 and refuse the application for the redesignation of 0.50 hectares \pm (1.23 acres \pm) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-storey building, with guidelines (Attachment 3); and
3. Direct that Attachment 9 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.

For: (10): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Sharp, Councillor Wyness, Councillor Demong, and Councillor McLean

Against: (4): Councillor Dhaliwal, Councillor Pootmans, Councillor Carra, and Mayor Gondek

MOTION CARRIED

Council then dealt with Item 8.1.18.

8.2.2 Proposed Transfer of Environmental Reserve - Ward 09 (1325 Deerfoot TR SE), IP2022-0808

This Item was dealt with following Item 8.1.27.

The Public Hearing was called; however, no speakers addressed Council with respect to Bylaw 26M2022.

Moved by Councillor Chabot
Seconded by Councillor Wong

That with respect to Confidential Report IP2022-0808, the following be adopted:

That Council:

1. Authorize the proposed transfer of Environmental Reserve in accordance with Administration's Recommendations as outlined in Attachment 3;
2. Give three readings to Proposed Bylaw 26M2022 outlined in Attachment 4; and
3. Direct that the Recommendations, Report and Attachments 1, 2a, 2c, 3 and 5 remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until the transaction has been closed.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 26M2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 26M2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 26M2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 26M2022 be read a third time.

MOTION CARRIED

Council then dealt with Item 9.3.1.

8.2.3 Citywide Growth Strategy - Five Growth Management Overlay Removals Arising from IP2022-0545, C2022-0964

This Item was dealt with following Item 9.3.1.

The following documents were distributed with respect to Report C2022-0964:

- A presentation entitled "Citywide Growth Strategy - Five Growth Management Overlay Removals Arising from IP2022-0545"; and
- A presentation entitled "Lewiston Business Case"

The Public Hearing was called and the following speakers addressed Council with respect to Bylaws 50P2022, 51P2022 and 52P2022:

1. Dave White, CivicWorks
2. Arnie Stefaniuk, Genesis
3. Kathy Oberg, B&A Planning Group
4. Nathaniel Schmidt
5. Greg Miller

Mayor Gondek left the Chair at 10:22 p.m. and Deputy Mayor Pootmans assumed the Chair on 2022 September 13.

Mayor Gondek resumed the Chair at 10:23 p.m. on 2022 September 13.

Moved by Councillor Chabot

Seconded by Councillor Chu

That with respect to Report C2022-0964, the following be adopted:

That Council

1. Give three readings to Proposed Bylaw 50P2022 (Attachment 2, Keystone Hills Area Structure Plan);
2. Give three readings to Proposed Bylaw 51P2022 (Attachment 3, Belvedere Area Structure Plan); and
3. Give three readings to Proposed Bylaw 52P2022 (Attachment 4, Ricardo Ranch Area Structure Plan).

For: (11): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, and Councillor McLean

Against: (3): Councillor Penner, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 50P2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 50P2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 50P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 50P2022 be read a third time.

MOTION CARRIED

That Bylaw 51P2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 51P2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 51P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 51P2022 be read a third time.

MOTION CARRIED

That Bylaw 52P2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 52P2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 52P2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 52P2022 be read a third time.

MOTION CARRIED

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

9.1.1 Street Name in Silverado (Ward 13), SN2022-0003, CPC2022-0818

Moved by Councillor McLean

Seconded by Councillor Spencer

That with respect to Report CPC2022-0818, the following be adopted:

That Council adopt, by resolution, the proposed street name: Silver Spruce.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

Council recessed at 10:24 p.m. on 2022 September 13 and reconvened at 1:03 p.m. on 2022 September 14 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Wyness, Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Wong, and Mayor Gondek.

Absent from Roll Call: Councillor Walcott

Moved by Councillor Sharp
Seconded by Councillor McLean

That Council add Item 14.3.1 Event Centre Update, ECC2022-0900 as Confidential Urgent Business.

MOTION CARRIED

Moved by Councillor Penner
Seconded by Councillor McLean

That Council add Item 13.3 Revision to the 2022 Deputy Mayor Roster and Related Duties (Verbal), C2022-1062 as Urgent Business.

MOTION CARRIED

Council then dealt with Item 7.12.

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

None

9.3 BYLAW TABULATIONS

9.3.1 Bylaw Tabulation 28P2022 and 29P2022, C2022-1015

This Item was dealt with following Item 8.2.2.

Moved by Councillor Mian
Seconded by Councillor Spencer

That with respect to Report C2022-1015, the following be adopted:

That Council give second and third readings to Proposed Bylaws 28P2022 and 29P2022.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 28P2022 be read a second time.

MOTION CARRIED

That Bylaw 28P2022 be read a third time.

MOTION CARRIED

That Bylaw 29P2022 be read a second time.

MOTION CARRIED

That Bylaw 29P2022 be read a third time.

MOTION CARRIED

Council then dealt with Item 8.2.3.

10. POSTPONED REPORTS

None

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

7.12 Council Community Fund Application - Coach Hill Patterson Heights Community Association Council Community Fund Application, EC2022-0689

11.2 OFFICER OF COUNCIL REPORTS

None

11.3 ADMINISTRATION REPORTS

11.3.1 Preview of the 2023-2026 Service Plans and Budgets, C2022-0942

This Item was dealt with following Item 14.3.1.

Mayor Gondek left the Chair at 4:31 p.m. and Deputy Mayor Pootmans assumed the Chair on 2022, September 14.

Mayor Gondek resumed the Chair at 5:04 p.m. on 2022 September 14.

Moved by Councillor Chabot
Seconded by Councillor McLean

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting, at 5:19 p.m. on 2022 September 14, to discuss confidential matters with respect to Item 11.3.1 Preview of the 2023-2026 Service Plans and Budgets, C2022-0942.

MOTION CARRIED

Administration in attendance during the Closed Meeting discussions with respect to Report C2022-0942:

Clerks: K. Martin and C. Nelson. City Manager: D. Duckworth. Law: J. Floen. Advice: S. Dalgleish, D. Morgan, C. Male, C. Arthurs, K. Black, M. Thompson, C. Stewart, E. Lee, C. Jacyk, and M. Jankovic.

Council reconvened in public meeting at 5:55 p.m. on 2022 September 14 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Wong, Councillor Wyness, Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, and Mayor Gondek.

Absent from Roll Call: Councillor Walcott

Moved by Councillor Mian
Seconded by Councillor Chabot

That Council rise and report.

MOTION CARRIED

Moved by Councillor Spencer
Seconded by Councillor Chabot

That with respect to Report C2022-0942, the following be adopted:

That Council:

1. Receive this Report for discussion; and
2. Direct that Attachment 3 and the Closed Meeting discussions be held as confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2037 September 13.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

Council then dealt with Item 17.

11.3.2 Establishment of a Council Services Committee, C2022-0975

This Item was dealt with following Item 7.12.

Moved by Councillor Sharp
Seconded by Councillor Chabot

That Council establish the Council Services Committee as a Standing Specialized Committee of Council by giving three readings to Bylaw 28M2022.

For: (13): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, and Mayor Gondek

Against: (1): Councillor Carra

MOTION CARRIED

That Bylaw 28M2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 28M2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 28M2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 28M2022 be read a third time.

MOTION CARRIED

11.4 COMMITTEE REPORTS

11.4.1 Calgary Downtown Association – Change in Boundaries Request, CD2022-0792

Moved by Councillor Wong
Seconded by Councillor Mian

That with respect to Report CD2022-0792, the following be adopted:

That Council give three readings to Proposed Bylaw 27M2022 to amend the Calgary Downtown Association Business Improvement Area Bylaw 38M2017 with respect to the identified boundaries.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 27M2022 be introduced and read a first time.

MOTION CARRIED

Council called upon current and would-be taxpayers in the area to make representations; however, no speakers addressed Council with respect to Bylaw 27M2022.

That Bylaw 27M2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 27M2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 27M2022 be read a third time.

MOTION CARRIED

11.4.2 Increasing Accessibility to and Safety of Affordable Child Care in Calgary, CD2022-0910

Moved by Councillor Penner
Seconded by Councillor Sharp

That with respect to Report CD2022-0910, the following be adopted, **after amendment**:

That Council:

1. Give three readings to the **Proposed Bylaw 29M2022** to amend the Business Licence Bylaw 32M98 with a proposed effective date of 2023 January 1;
2. Direct Administration to consider the land use planning and development tools referenced in Notice of Motion PFC2021-1129

to enable child care development as part of the broader Land Use Bylaw 1P2007 renewal project; and

3. Request the Mayor send a letter to the Government of Alberta asking for a status update on the points raised in Justice Hawke's fatality inquiry into the death of Mackenzy Woolfsmith, with a specific question on when the recommendations for unlicensed facilities will be enacted so The City of Calgary can ensure we are not duplicating effort.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

That Bylaw 29M2022 be introduced and read a first time.

MOTION CARRIED

That Bylaw 29M2022 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 29M2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 29M2022 be read a third time.

MOTION CARRIED

12. ITEMS DIRECTLY TO COUNCIL

12.1 BYLAW TABULATIONS

None

12.2 MISCELLANEOUS BUSINESS

None

13. URGENT BUSINESS

Moved by Councillor Penner

Seconded by Councillor McLean

That Council add an Item of Urgent Business, as follows:

13.3 Revision to the 2022 Deputy Mayor Roster and Related Duties (Verbal), C2022-1062

MOTION CARRIED

13.1 Update on Residential Parking Program Implementation, IP2022-0939

Moved by Councillor Spencer

Seconded by Councillor Sharp

That with respect to Report IP2022-0939, the following be adopted:

That Council:

1. Adopt proposed amendments to Calgary Parking Policies (Council Policy CP2021-04) as identified in Attachment 2; and
2. Give three readings to Proposed Bylaw 38M2022 to amend bylaw 26M96 "Calgary Traffic Bylaw".

For: (12): Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor Carra, and Mayor Gondek

Against: (2): Councillor Chu, and Councillor McLean

MOTION CARRIED

That Bylaw 38M2022 be introduced and read a first time.

Against: Councillor Chu

MOTION CARRIED

That Bylaw 38M2022 be read a second time.

Against: Councillor Chu

MOTION CARRIED

That authorization now be given to read Bylaw 38M2022 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 38M2022 be read a third time.

Against: Councillor Chu

MOTION CARRIED

13.2 Proposed Method of Disposition (Shawnessy) – Ward 13 (35 Shawville BV SE), IP2022-1002

Moved by Councillor McLean

Seconded by Councillor Mian

That with respect to Report IP2022-1002, the following be adopted:

That Council:

1. Authorize the Recommendations and direct Administration to proceed with Option 3, as outlined in Attachment 3;
2. Direct that Attachment 5 remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2032 October 9.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

13.3 Revision to the 2022 Deputy Mayor Roster and Related Duties (Verbal), C2022-1062

Moved by Councillor Chabot

Seconded by Councillor Pootmans

That with respect to Verbal Report C2022-1062, the following be adopted:

That Council reconsider its decision with respect to the 2021-2022 Deputy Mayor Roster and Related Duties for the Months of 2022 October and November.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

Moved by Councillor Chabot

Seconded by Councillor Pootmans

That with respect to Verbal Report C2022-1062, the following be adopted:

That Councillor Penner be moved from 2022 October to 2022 November and Councillor McLean be moved from 2022 November to 2022 October.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

14. CONFIDENTIAL ITEMS

Moved by Councillor Penner
Seconded by Councillor Mian

That pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting at 2:03 p.m. on 2022 September 14 to discuss confidential matters with respect to Item 14.3.1 Event Centre Update, ECC2022-0900.

MOTION CARRIED

Councillor Chu (Remote Member) left the meeting at 2:34 p.m. on 2022 September 14.

Council reconvened in public meeting at 3:16 p.m. on 2022 September 14 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Wong, Councillor Wyness, Councillor Carra, Councillor Chabot, and Mayor Gondek.

Absent from Roll Call: Councillor Walcott.

Moved by Councillor Chabot
Seconded by Councillor Penner

That Council rise and report.

MOTION CARRIED

14.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

14.3 URGENT BUSINESS

14.3.1 Event Centre Update, ECC2022-0900

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report ECC2022-0900:

Clerks: K. Martin and C. Nelson. City Manager: D. Duckworth. Law: J. Floen and L. Davies. Advice: S. Dalgleish, D. Morgan, C. Male, and M. Thompson.

Moved by Councillor Sharp
Seconded by Councillor McLean

That with respect to Confidential Report ECC2022-0900, the following be adopted:

That Council:

1. Adopt the recommendation contained in Confidential Report EC2022-0900; and
2. Direct that this Report, Attachments 2, 3, and 4, the Confidential Presentation, and Closed Meeting discussions remain confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2023 December 31

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Carra, and Mayor Gondek

MOTION CARRIED

Council recessed at 3:19 p.m. and reconvened at 3:52 p.m. on 2022 September 14 with Mayor Gondek in the Chair.

ROLL CALL

Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Wyness, Councillor Carra, Councillor Chabot, and Mayor Gondek.

Absent from Roll Call: Councillor Wong (Remote Member) joined the meeting at 3:54 p.m., Councillor Demong (Remote Member) joined the meeting at 3:58 p.m., and Councillor Walcott.

Council then dealt with Item 11.3.1.

15. ADMINISTRATIVE INQUIRIES

15.1 Administrative Response to Council Question Period - City of Calgary 311 Waits and Opportunities

16. BRIEFINGS

None

17. ADJOURNMENT

This Item was dealt with following Item 11.3.1.

Moved by Councillor Penner

Seconded by Councillor Sharp

That this Council adjourn at 5:58 p.m. on 2022 September 14.

MAYOR

CITY CLERK

UNCONFIRMED



MINUTES
STRATEGIC MEETING OF COUNCIL

September 20, 2022, 9:30 AM
IN THE COUNCIL CHAMBER

PRESENT:

Councillor S. Chu
Councillor E. Spencer
Councillor A. Chabot
Councillor K. Penner (Partial Remote Participation)
Councillor T. Wong
Councillor J. Mian
Councillor R. Dhaliwal (Partial Remote Participation)
Councillor R. Pootmans
Councillor S. Sharp
Councillor J. Wyness (Partial Remote Participation)
Councillor P. Demong
Councillor D. McLean
Councillor G-C. Carra
Councillor C. Walcott
Mayor J. Gondek

ALSO PRESENT:

City Manager D. Duckworth
City Solicitor and General Counsel J. Floen
General Manager C. Arthurs
General Manager K. Black
General Manager S. Dalglish
Chief Financial Officer C. Male
General Manager D. Morgan
General Manager M. Thompson
City Clerk K. Martin
Legislative Advisor S. Lancashire

1. CALL TO ORDER

Mayor Gondek called today's Meeting to order at 9:33 a.m.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

2. OPENING REMARKS

Mayor Gondek provided opening remarks and a traditional land acknowledgement.

3. QUESTION PERIOD

1. Councillor Wong

Topic: Reconciliation Bridge celebration protocols

2. Councillor Pootmans

Topic: 311 service delivery and improvements

3. Councillor Chabot

Topic: Offsite Levies for Greenfield development

4. CONFIRMATION OF AGENDA

Moved by Councillor Mian

Seconded by Councillor Walcott

That the Agenda for the 2022 September 20 Strategic Meeting of Council be confirmed.

MOTION CARRIED

Councillor Dhaliwal introduced a group of Grade 6 students from Manmeet Singh Bhullar School (Ward 5), along with their teacher, Andrew MacLellan.

5. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

5.1 Strategic Discussion - Motions Arising on IP2022-0545 Citywide Growth Strategy (Verbal), C2022-1057

Moved by Councillor Penner

Seconded by Councillor Chabot

That pursuant to Section 6(1) of Procedure Bylaw 35M2017, Council suspend Section 77(c) of the Procedure Bylaw to remove the time limit for questions of clarification from Members to Administration.

MOTION CARRIED

Mayor Gondek left the Chair at 11:12 a.m. and Deputy Mayor Pootmans assumed the Chair.

Mayor Gondek resumed the Chair at 11:15 a.m.

Council recessed at 12:02 p.m. and reconvened at 1:19 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

Mayor Gondek left the Chair at 2:14 p.m. and Deputy Mayor Pootmans assumed the Chair.

Mayor Gondek resumed the Chair at 2:16 p.m.

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Council suspended Section 78(1)(b) of the Procedure Bylaw to forego the afternoon recess.

Council recessed at 4:20 p.m. to the Call of the Chair and reconvened at 4:44 p.m. with Mayor Gondek in the Chair.

ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Mayor Gondek.

Moved by Councillor Mian

Seconded by Councillor Chabot

That with respect to Verbal Report C2022-1057, the following be adopted:

That Council direct Administration to:

1. Formalize the business case (or other future approach) review process as one that examines operating costs, capital costs, financial/environmental/social implications, and alignment with the Municipal Development Plan (MDP) in a criteria-based & city-wide contextual manner for any applications that are received for land use change within Area Structure Plans (ASPs) that had growth management overlays as of July 26, 2022;
2. Ensure that reports for Council decision regarding business cases and/or ASP applications provide full transparency by including business modelling, tax and spending assessments, and any other relevant empirical information that is agreed upon between Administration and applicants;
3. Ensure that business case and ASP reviews occur throughout the year when impacted applications are received, as opposed to a single intake cycle;
4. Develop a process for proactively identifying and evaluating city-wide growth opportunities, including city-initiated landowner outreach and engagement, in order to: a) better leverage existing amenities and infrastructure, b) manage capital and operating costs, c) protect natural areas, d) achieve other benefits, and e) report back no later than 2023 September 30;
5. Ensure that business case reviews and subsequent recommendations are presented to Council in an empirical manner for final decision;

6. Bring any operating or capital cost requirements that emerge as a result of business case or ASP approvals to the annual budget planning cycle of Council;
7. Explore bringing an omnibus motion to the Infrastructure and Planning Committee for removal of all growth management overlays (GMOs) as the administrative business case review process replaces the dated tool of GMOs no later than Q2 2023;
8. Provide Council with a project scoping report that undertakes a comprehensive approach toward more directly attributing the taxes and user fees paid to cover expenditures by community - with a focus on outcomes, project scope, budget, and timelines - to be considered as part of the 2023-2026 budgetary discussions; and
9. Bring a report to Council twice a year that summarizes the decisions and associated impacts as stated in the points above, once in spring as budget is planned and once in fall as budget is passed.

For: (14): Councillor Chu, Councillor Spencer, Councillor Chabot, Councillor Penner, Councillor Wong, Councillor Mian, Councillor Dhaliwal, Councillor Pootmans, Councillor Sharp, Councillor Wyness, Councillor Demong, Councillor McLean, Councillor Walcott, and Mayor Gondek

Against: (1): Councillor Carra

MOTION CARRIED

6. CONFIDENTIAL ITEMS

6.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

7. BRIEFINGS

None

8. ADJOURNMENT

Moved by Councillor Demong

Seconded by Councillor McLean

That this Council adjourn at 4:51 p.m.

MOTION CARRIED

MAYOR

CITY CLERK

DEFERRAL

Item # 7.1.1

**Planning & Development Deferral to
Community Development Committee
2022 September 27**

**ISC: UNRESTRICTED
CD2022-1060**

Deferral of the Status Updates on the Building Accountability Notice of Motion and the Growth and Development Climate Framework

RECOMMENDATION:

That the Community Development Committee defer the status updates from EC2021-1698 Building Accountability in the Declaration of a Climate Emergency and Call to Action, as well as PFC2021-0121 Growth and Development Climate Framework and Carbon Budget due Q3 2022, to return by end of Q1 2023.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022 SEPTEMBER 27:

That Council defer the status updates from EC2021-1698 Building Accountability in the Declaration of a Climate Emergency and Call to Action, as well as PFC2021-0121 Growth and Development Climate Framework and Carbon Budget due Q3 2022, to return by end of Q1 2023.

Background

Calgary City Council declared a Climate Emergency on 2021 November 15. On 2021 December 14, Council directed Administration to build accountability to the Declaration into future climate action and reporting through a Notice of Motion (EC2021-1698). Further, at the 2021 March 16 Meeting of Priorities and Finance Committee, Administration introduced the Growth and Development Climate Framework (PFC2021-0121) as well as the concept of a Carbon Budget.

Both of these items are due to report back to Council in Q3 2022 on the progress of the actions. Administration is seeking a deferral to return to Council by the end of Q1 2023.

Deferral

With the Climate Emergency Declaration and the July 2022 approval of the newly aligned *Calgary Climate Strategy – Pathways to 2050*, Council and Administration recognize the need for enhanced accountability and transparency around climate action and reporting. During the 2022 July 05 Council Meeting, Administration committed, as the next step in delivering action on the Declaration and Climate Strategy, to develop a Climate Implementation Plan in alignment with the 2023-2026 Service Plans and Budgets.

This deferral of the progress reports on both the accountability and growth and development climate frameworks provides the information to Council in the following revised sequence: [a] strategy aligned to the new net zero by 2050 target (2022 June/July), [b] implementation plan and budget (2022 November), and [c] progress report on accountability and development climate frameworks (2023 Q1). Further benefits of this staged approach are a leveling of the volume of information provided at each stage, and improved Administration capacity to focus and work on deliverables at each stage.

As Administration has advanced the building accountability and growth and development climate framework work over the past year, some deliverables will be included as part of the implementation plan and budget stage.

Planning & Development Deferral Report to
Community Development Committee
2022 September 27

ISC: UNRESTRICTED
CD2022-1060

**Deferral of the Status Updates on the Building Accountability Notice of Motion
and the Growth and Development Climate Framework**

To accommodate this sequencing of information, Administration is requesting deferral until 2023 Q1 of the progress report on the actions within the Accountability Notice of Motion (EC2021-1698) and Growth and Development Climate Framework (PFC2021-0121).

DEFERRAL

Item # 7.1.2

Deferral to
Community Development Committee
2022 September 27

ISC: UNRESTRICTED
CD2022-1013

Deferral request North Central Calgary Strategy Model Project

RECOMMENDATION:

That the Community Development Committee approve the deferral request for the North Central Calgary Strategy Model Project due Q4 2022, to return by Q2 2023.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022 SEPTEMBER 27:

That Council approve the deferral request for the North Central Calgary Strategy Model Project due Q4 2022, to return by Q2 2023.

Parks Foundation Calgary and Vivo For Healthier Generations submitted a Council Innovation Fund application in September 2021 (PFC2021-1349) that was approved for \$100,000 to fund a grassroots engagement initiative in north central Calgary led by the two organizations. A condition of the funding was to report back to council by Q4 2022, but the project requires more time to complete the initiatives undertaken. The project team anticipates completion of the project and ability to report to council by Q2 2023.

DEFERRAL

Item # 7.1.3

Community Services Deferral to
Community Development Committee
2022 September 27

ISC: UNRESTRICTED
CD2022-1052

Deferral Request – Vehicle-for-Hire Public Safety’s plan to support net-zero goals from Q3 2022 to Q1 2023

RECOMMENDATION:

That the Community Development Committee recommends that Council defer the plan to assess whether to add more city-wide taxi stands from Q3 2022 to end of Q1 2023.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022 SEPTEMBER 27:

That Council defer the plan to assess whether to add more city-wide taxi stands from Q3 2022 to end of Q1 2023.

On 2022 May 10 via a Motion Arising, Council directed Administration to report back with a plan for how Livery Transport Services (now called Vehicle-for-Hire Public Safety) will support The City of Calgary’s goal of reaching zero emissions by 2050. The Motion Arising included three items:

1. An assessment on reducing the daily number of vehicles that rely on ‘on the move’ circuits for fares no later than Q1 2023;
2. An understanding of the number of Transportation Network Companies (TNC) licenses versus taxi licenses to create a competitive balance and an equitable environment in the livery market; and,
3. A plan whether to add more city-wide taxi stands by Q3 2022.

Administration is requesting a deferral for the third item to the end of Q1 2023 to align with the timeline given for the first two items. Furthermore, a deferral request regarding progress reports for *Building Accountability into Climate Action and the Growth and Development Climate Framework* has also been proposed for return at the end of Q1 2023. Administration recognizes the need to ensure consistency with the recently-approved *Calgary Climate Strategy – Pathways to 2050*. The revised timeline will allow Administration additional time to develop a more fulsome plan for how to support The City of Calgary’s 2050 goal of reaching net-zero emissions.

DEFERRAL

Item # 7.1.4

Community Services Deferral to
Community Development Committee
2022 September 27

ISC: UNRESTRICTED
CD2022-1069

Deferral Request: Richmond Green Project Update Due Q3 2022, to return by Q1 2023

RECOMMENDATION:

In January 2021 (CPC2021-0799), Council directed Administration *'to work with the community and stakeholders to develop a revised plan and program for the expanded park at Richmond Green, returning with an update to the Standing Policy Committee on Community and Protective Services (or its successor committee) no later than Q3 2022'*. The engagement for this project with the aforementioned stakeholders has been performed but the results are not yet available, and these results will inform the report back to council. Administration requests a deferral to report back to Council no later than Q1 2023.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022 SEPTEMBER 27:

That Council approve the deferral request to report back to Council no later than Q1 2023.

Regional Water Allocation Report

RECOMMENDATION:

That the Intergovernmental Affairs Committee recommend that Council direct Administration to:

Allocate 11,300 million litres of water for the 2023-2026 business cycle within The City of Calgary's Annual Water Licence capacity to provide water services to existing customers outside The City in accordance with their Master Servicing Agreements.

RECOMMENDATION OF THE INTERGOVERNMENTAL AFFAIRS COMMITTEE, 2022 SEPTEMBER 7:

That Council direct Administration to allocate 11,300 million litres of water for the 2023-2026 business cycle within The City of Calgary's Annual Water Licence capacity to provide water services to existing customers outside The City in accordance with their Master Servicing Agreements.

HIGHLIGHTS

- In alignment with The City's *Policy on Regional Water, Wastewater and Stormwater Servicing* (CP2018-01) which indicates that The City of Calgary (The City) will continue to provide water servicing to regional customers consistent with existing Master Servicing Agreements (Agreements), the purpose of this report is to secure Council approval for the use of City water licences to support the provision of regional water service for the 2023-2026 business cycle.
- What does this mean to Calgarians? Regional water servicing demonstrates The City's commitment and obligation to being a regional partner by providing safe, reliable potable water servicing to its regional customers.
- Why does this matter? The City's been providing water services outside of its municipal boundaries since 1961. Regional water servicing aligns with several Council policies and supports efficient growth and development of the Calgary Metropolitan Region. The City manages its water licences diligently given the Bow River Basin is closed to new water licence applications.
- Water use by regional customers accounts for 2.5 per cent of Calgary's total annual water licence capacity in 2026. The proposed 11,300 million litres (ML) for 2023-2026 is almost the same as regional customer allocations for 2019-2022 (11,400 ML).
- Regional water servicing aligns with provincial mandates and policies, supports public health in the region, and helps reduce The City's water security risks by promoting water conservation, protecting source water in the Bow River Basin, supporting a regional integrated watershed management approach, and contributing to the efficient use of land and water in the region.
- Previous Council Direction: Council approved the allocation of 11,400 ML of water per year for the 2019-2022 period within The City's annual water licence capacity to provide water services to existing regional customers in accordance with their Agreements (UCS2018-1050). Council also approved, in principle, proposed regional water licence allocations from 2019-2034, including 16,500 ML per year in 2023-2026.

Regional Water Allocation Report

- Strategic Alignment to Council's Citizen Priorities: A healthy and green city.
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

The City is committed to ensuring reliable water servicing for Calgary and its regional customers. It has been providing water services outside of its boundaries since 1961. The *Policy on Regional Water, Wastewater and Stormwater Servicing* (CP2018-01) states that The City of Calgary is dedicated to achieving the Province's *Water for Life Strategy*, will ensure regional planning efforts align with an integrated watershed management approach, and will continue to provide regional water servicing to existing customers as per existing agreements subject to Council approval.

Currently, water services are provided to seven customers outside The City's municipal boundary: Airdrie, Chestermere, China National Offshore Oil Corporation (CNOOC) Gas Plant, CNOOC Balzac Power Plant, Strathmore, Foothills County, and the Tsuut'ina First Nation (Attachment 2). Airdrie and Chestermere draw upon The City's water licence capacity for their service. Tsuut'ina Nation holds its own water rights sufficient to meet all of its water supply needs. Strathmore holds its own water licence sufficient to meet their current needs. CP2018-01 states that The City will continue to retain full ownership of its water licences to accommodate future growth and will not transfer its water licences to any entity.

The Utility's *Cost of Service Study* for 2023-2026 (EC2022-0861) confirmed the annual water servicing volumes requested by regional customers for the upcoming business cycle to be 11,300 ML, representing a 32 per cent decrease from the 16,500 ML per year that was previously proposed in 2018 for 2023-2026 (Attachment 3). This decrease for 2023-26 is due to improved regional customer demand forecasting. This continues to align with Council's direction in C2014-0790 to reserve, in principle, up to 27,200 ML of water from the City's water licence capacity to provide water services to Airdrie, Strathmore and Chestermere for 20 years in accordance with their Agreements (2015 to January 1, 2035), subject to confirmation and Council approval every four year business cycle.

The City has Agreements in place with CNOOC gas plant and power plant until December 2038 and July 2047 respectively, and with Foothills County until February 2040. These Agreements also rely on The City's water licences (Attachment 2).

The proposed 11,300 ML accounts for 2.5 per cent of The City's total water licence allocation in 2026 (Attachment 3). This may increase by 2034, which is the end of the current term of Agreements with Airdrie, Chestermere, and Strathmore. Administration will continue to report to Council prior to each four year business cycle for approval of the use of City licences for regional customer servicing.

Following Council's approval of this report's recommendation, Administration would amend the Agreements with each regional customer to reflect the approved contracted capacities for 2023-2026.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Public/Stakeholders were informed

Regional Water Allocation Report

Regional customers were engaged through the 2023-2026 Cost of Service Study. Each regional customer provided their projected volume requirements which were used to inform regional customer class rates.

Administration also works closely with regional customers on a regular basis on the servicing provisions identified in the Agreements.

IMPLICATIONS

Social, Environmental and Economic Implications

Regional water servicing supports the Province of Alberta's *Water for Life Strategy* goals, particularly a "Safe, secure drinking water supply" and "Reliable, quality water supplies for a sustainable economy." The City of Calgary supports the Calgary Metropolitan Region Board and its Growth and Servicing Plans. Regional water servicing demonstrates Calgary's commitment to being a regional partner.

Regional water servicing supports The City's *Social Wellbeing Policy* by fostering the distribution of safe, reliable drinking water now and in the future. Providing safe, reliable drinking water to surrounding municipal communities' advances Council's vision, as reaffirmed in The City's *Triple Bottom Line Policy* (LUP003), to "create and sustain a vibrant, healthy, safe and caring community."

The City's *Policy on Regional Water, Wastewater and Stormwater Servicing* (CP2018-01) states that regional servicing supports fiscally responsible regional planning that balances economic and social development with environmental protection. Regional water servicing is consistent with The City's *Environmental Policy* (UEP001) by promoting water conservation, minimizing water and land consumption, and partnering with other governments to enhance environmental sustainability.

The *One Calgary One Water Framework* (USC2019-1539) states that careful management of Calgary's water supply and demand is necessary to ensure there is a secure water supply for The City's customers now and in the future. Working with the Province and regional stakeholders on an adaptive long term water supply strategy is vital to achieving the Water Security Framework's priority action number 3: "Ensure collaboration on a regional solution for water security."

Service and Financial Implications

No anticipated financial impact

This report recommendation has no financial implications to The City's capital budget. CP2018-01 indicates that The City will fully recover the water treatment and transmission costs through regional fixed and variable rates recommended by the Cost of Service Study (EC2022-0861) and approved by Council. The City operates on a 100 per cent cost recovery basis with regional customers.

RISK

Not approving the recommended allocation within The City's annual water licence capacity for 2023-2026 to service existing regional customers would result in The City being in breach of its contractual obligations as outlined in the various Agreements.

**Planning and Development Services Report to
Intergovernmental Affairs Committee
2022 September 7**

**ISC: UNRESTRICTED
IGA2022-0877
Page 4 of 4**

Regional Water Allocation Report

A perceived risk associated with approving the allocation might be overextending The City's water licence capacities thus not having that volume available to Calgarians during peak demand periods. Water use requests by current regional customers, however, account for a small portion of Calgary's total annual water licence capacity, 2.5 per cent by 2026.

Long term risks to The City's future water security include increasing growth, water licence limits, and climate change. These are outlined in *One Calgary One Water Framework* (USC2019-1539) and continue to be actively managed by Administration through a suite of current and future actions including taking steps to increase the City's maximum instantaneous water diversion rate, studying how a changing climate affects water yields from the Bow River watershed, and investing in and developing programs such as The City's *Source Water Protection Plan and Policy* and *Drought Resilience Plan*.

ATTACHMENTS

1. Attachment 1 – Background and Previous Council Direction
2. Attachment 2 – Regional Water and Wastewater Servicing Summary
3. Attachment 3 – Regional Water Licence Allocations Figures
4. Attachment 4 – Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Carolyn Bowen	PDS – Climate and Environment	Approve
Josh White	PDS – City and Regional Planning	Consult
Stuart Dalgleish	PDS – GMO	Approve
Doug Morgan	OS - GMO	Consult

Background and Previous Council Direction

Background

Regional water servicing and regional customers

Calgarians value healthy rivers and clean drinking water. The City of Calgary (The City) is committed to supporting a healthy, resilient watershed that provides reliable, clean water for current and future generations. Watersheds are interconnected and water is an essential resource that is shared between multiple and diverse users in the Calgary Metropolitan Region. Providing reliable, safe, and affordable treatment and delivery of drinking water to surrounding municipalities contributes to public health and long-term sustainability in the Calgary Metropolitan Region.

The City has been providing water services outside its corporate boundaries since 1961. The City operates a regulated bulk water service to some customers outside The City's municipal boundaries delivered through bi-lateral Master Servicing Agreements (MSAs) and per City Council policies. City Council holds authority for approving new servicing agreements and for setting regional customer rates.

The City's *Policy on Regional Water, Wastewater and Stormwater Servicing* (CP2018-01) is meant to manage cumulative effects on the watershed, protect The City's water licences and provide direction on new and expanded regional servicing applications. CP2018-01 indicates that Council will only consider potable water servicing on a case-by-case basis to new customers outside The City's boundaries that either: have their own water license capacity; or could be accommodated under The City's licence and are aligned with The City's future growth plans. Any extension of regional water servicing must be done in a fiscally responsible manner, be based on regional planning and sustainable growth principles, and maintain service reliability, high quality treatment, effective service disruption response, and affordability for existing and future customers.

Regional Water Master Servicing Agreements and Rate Setting

The City has a MSA with each regional customer to establish the legal obligations associated with the provision of regional water and wastewater servicing by The City. The MSAs are designed to be updated with each business cycle to update the annual contracted volumes to be provided by The City to each customer for the upcoming four years. These contracted volumes are a critical input into the Utility's Cost of Service Study that attributes utility costs to each customer class to inform customer rates, including the regional customer rate class. Rates charged by The City to regional customers are designed to recover 100% of the cost of providing the regional service. Rates must align with The City of Calgary's Guiding Principles for Utility Rates: financial sustainability; fairness and equity to customers; and water resource management.

Following Council approval of the COSS, Administration is required to obtain Council approval for the use of specific amounts of The City's water licences to provide potable water services to regional customers for the upcoming four year business cycle. Once approved, the Master Servicing Agreements with each regional customer are amended to document the contracted flow rates agreed upon and approved by Council for the upcoming business cycle.

Water Security and Water Licence Pressures

The allocation of 11,300 million litres of water for 2023-2026 within The City of Calgary's Annual Water Licence capacity to provide water services to existing customers represents a low risk to The City's current licence portfolio. However, water security and water licence pressures are important

considerations in the broader management of water supply and demand and will continue to be carefully managed for future infrastructure and growth.

Water security is having enough safe water for human well-being, ecosystem resilience, and economic opportunities now and in the future. The *One Calgary One Water Framework* (USC2019-1539) states that careful management of Calgary's water supply and demand is necessary to ensure there is a secure water supply for The City's customers now and in the future. The City will achieve water security by protecting its source water, reducing demand through water conservation, and investing in operational efficiencies in the water treatment and distribution system.

The City's water supply is changing. Flows in the Bow River seen in the past, on which current water licence/diversion allocations are based, will be different in the future due to climate change. Changes to the timing of river flows and increasing drought conditions are expected as temperatures increase and shifts in seasonal weather patterns occur. The risk of drought in summer or early fall when daily demand tends to peak is likely to increase. Population and economic growth in the region increase water demand and can decrease water quality. This creates uncertainties for all water licence holders in the region.

The Bow River Basin has been closed to new water licence applications since 2006. While The City holds relatively large and senior licences compared with smaller municipalities on the Bow and Elbow Rivers, municipalities in the Bow River Basin hold only about 20 per cent of the total water allocations. Most of The City's water allocation is held in relatively junior licences compared with non-municipal holders. This priority is important during water shortages when The City's access to water through its licences may be constrained.

The City's water licences have annual and instantaneous withdrawal limits. One risk to The City's future water security is the maximum instantaneous water withdrawal limit on its licences, particularly during times of peak water demand. Another risk is that the Province has wanted The City's historical water licences updated to delineate specific geographical boundaries. Initiating such an update could open the water licences to other requested changes from the Province beyond specifying geographical boundaries. The process to amend a water licence is public and resource intensive for The City but will be necessary in specific instances to improve operational efficiencies and support future water infrastructure required for growth.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2001 November 22	N/A	Water and sanitary services agreement between City of Calgary, Nexen and Calpine signed for the Nexen Gas Plant.
2009 May 18	C2009-35	Council endorsed the proposed regional water and wastewater servicing approach.
2010 June 21	C2010-37	Council directed Administration to pursue bilateral servicing agreements with Chestermere, Okotoks and Strathmore.
2011 June 20	C2011-57	Council directed Administration to pursue an updated Master Servicing Agreement with the Tsuut'ina First Nation for water and wastewater servicing and return to Council with the terms of a proposed agreement prior to the expiry of the current servicing agreement.

2012 June 25	C2012-0299	<p>Council directed Administration to:</p> <ul style="list-style-type: none"> • Approve the term sheet for a Master Servicing Agreement for regional servicing as the basis to commence negotiations of individual Master Servicing Agreements with existing regional customers including Airdrie, Chestermere, Strathmore, Cochrane and the Tsuut'ina First Nation. • Maintain an interim agreement with the Tsuut'ina First Nation which extends current terms and conditions of City water and wastewater services to Buffalo Run. • Report to SPC on Utilities and Corporate Services no later than Q4 2012 with a policy on water licence allocations, prior to finalizing Master Servicing Agreements with existing regional customers.
2013 February 4	C2013-0126	<p>Council directed Administration to:</p> <ul style="list-style-type: none"> • Continue to provide water and wastewater services to Airdrie, Chestermere, Strathmore and Cochrane under interim servicing agreements pending implementation of Master Servicing Agreements in 2015. • Develop a Water Resource Plan for Council approval prior to 2015, which addresses a long term sustainable approach to sharing Calgary's water licences with the region in alignment with the Calgary Metropolitan Plan, that would inform finalization of Master Servicing Agreements for Council approval prior to 2015. • Negotiate Master Servicing Agreement term sheets for Airdrie, Chestermere, Strathmore and Cochrane for Council approval prior to 2015, based on Cost of Service and a Council approved Water Resource Plan.
2013 June 24	C2013-0536	Council directed Administration to extend the interim agreements with Airdrie, Cochrane, Chestermere and Strathmore to 2014 December 31.
2013 December 16	C2013-0850	Council directed Administration to provide an update to Council on regional customer water usage under contract and overall security of water supply prior to each business cycle and commencing in 2014 for the 2015-2018 business cycle.
2014 February 24	C2014-0160	Council approved an amendment of the proposed term of the Master Servicing Agreement with the Tsuut'ina Nation from 20 years to 25 years, and authorized Administration to execute it based on the revised term sheet.

2014 May 26	C2014-0353	<p>Council directed Administration to:</p> <ul style="list-style-type: none"> • Reserve, for 2015 – 2018, 10,410 ML of water from Calgary's Water Licence capacity to provide water services to Airdrie, Strathmore and Chestermere in accordance with their Master Servicing Agreements. • Negotiate and execute MSAs with Airdrie, Strathmore; Chestermere and Cochrane based on the term sheets. • Report to Council prior to each business cycle for approval of regional customer water allocation under contract and overall security of water supply.
2014 July 21	C2014-0564	Council amended the 2015-2018 annual water allocation for Airdrie, Strathmore and Chestermere to 11,000 ML.
2014 October 27	C2014-0790	Council directed Administration to reserve, in principle, up to 27,200 ML of water from the City of Calgary's Water Licence capacity to provide water services to Airdrie, Strathmore and Chestermere for 20 years in accordance with their new Master Servicing Agreements from 2015 to 2035, subject to confirmation and Council approval every four year business cycle.
2017 June 26	IGA2017-0463	Council directed Administration to, once it is confirmed that the City of Calgary's existing wastewater system has capacity, enter into an updated Master Servicing Agreement with the MD of Foothills for the provision of water and wastewater servicing to Spruce Meadows based on the approved term sheet.
2018 February 26	IGA2018-0089	Council adopted a new Policy on Regional Water, Wastewater and Stormwater Servicing (CP2018-01) and directed Administration to return to Council, through the SPC on Utilities and Corporate Services, in Q2 2018 on the 2019-2022 Regional Water Allocations.
2018 February 28	N/A	Signed a new Master Servicing Agreement with Nexen Energy ULC, who later legally changed their name to CNOOC Petroleum North America ULC on January 2, 2019. The original agreement to supply water to this plant was between The City and Petrogas and dated September 11, 1961.
2018 October 10	UCS2018-1050	Council approved the allocation, for 2019-2022, of 11,400 ML of water within The City of Calgary annual water licence capacity to provide water services to existing regional customers in accordance with their Master Servicing Agreements. Council also approved, in principle, proposed regional water licence allocations from 2019-2034, specifically 16,500 ML in 2023-2026, 18,800 ML in 2027-2030, and 21,200 ML in 2031-2034.
2021 November 1	N/A	Rockyview County consents to The City to continue to provide water and wastewater servicing to Balzac Power Plant service area through a Master Service Agreement between the City and CNOOC Balzac Power Station. The original water and sanitary

		agreement between The City, Nexen and Calpine dated November 22, 2001.
--	--	--

Council Policies

Regional water servicing aligns with or supports several Council Policies, including the following:

Triple Bottom Line Policy (LUP003, EM003, CS003)

Regional water servicing is consistent with the following themes of The City's *Triple Bottom Life Policy Framework*:

- provides affordable and cost-effective infrastructure
- supports sports/leisure activities (e.g., Spruce Meadows)
- supports efficient land use
- conserves and protects The City's water resources
- promotes collaboration with neighbouring municipalities to ensure effective delivery of services and shared responsibility for future sustainability
- supports the long-term viability of The City and the region by collaborating with its regional partners on servicing and watershed issues

Source Water Protection Policy (CP2020-04)

Regional water servicing aligns with The City's Source Water Protection Policy (CP2020-04), which states that The City is committed to delivering safe, clean, high quality drinking water to our city and regional customers.

The City of Calgary's Environmental Policy (UEP001)

Regional water servicing is consistent with The City's *Environmental Policy* (UEP001) by promoting water conservation, minimizing water and land consumption, and partnering with other governments to enhance environmental sustainability.

Policy on Regional Water, Wastewater and Stormwater Servicing (CP2018-01)

Regional water servicing aligns with The City's *Policy on Regional Water, Wastewater and Stormwater Servicing* (CP2018-01) which states that regional servicing supports fiscally responsible regional planning that balances economic and social development with environmental protection.

Regional Water and Wastewater Servicing Summary

A high-level summary of The City's regional water and wastewater servicing customers is provided below.

Table 1: Existing Regional Water and Wastewater Customers					
Customer	Type of Existing Service	2023-2026 Flow Rate Amendments Required in 2022 ¹	Master Servicing Agreement ² Expiry Date	CMRB Member	Servicing Since
City of Airdrie	Water & Wastewater	✓	MSA • 2035 JAN 1	Yes	1976
City of Chestermere	Water & Wastewater	✓	MSA • 2035 JAN 1	Yes	1982
CNOOC Gas Plant	Water		Agreement • 2038 DEC	N/A	1961
CNOOC Balzac Power Plant	Water & Wastewater		MSA • 2047 JUL	N/A	2002
Town of Cochrane	Wastewater	✓	MSA • 2035 JAN 1	Yes	1998
Foothills County – Only Spruce Meadows	Water		Agreement • 2040 FEB 27	Yes	1986
Rocky View County (RVC) - Only: • Bearspaw School & Rec Centre • Highway 8 Corridor	Wastewater		MSA • 2038 OCT 1	Yes	1998
Town of Strathmore	Water	✓	MSA • 2035 JAN 1	No	2009
Tsuut'ina Nation	Water & Wastewater	✓	MSA • 2039 MAR 19	No	1972

¹ Cost of Service Studies establish recommendations for the utility rates as set out in the Water and Wastewater Bylaws that are based upon a consultative review with regional customers in alignment with The City's business cycle.

² Master Servicing Agreement or "MSA" is the duly executed contract between The City and a regional customer with respect to the supply of potable water and wastewater servicing to the regional customer through the works of The City.

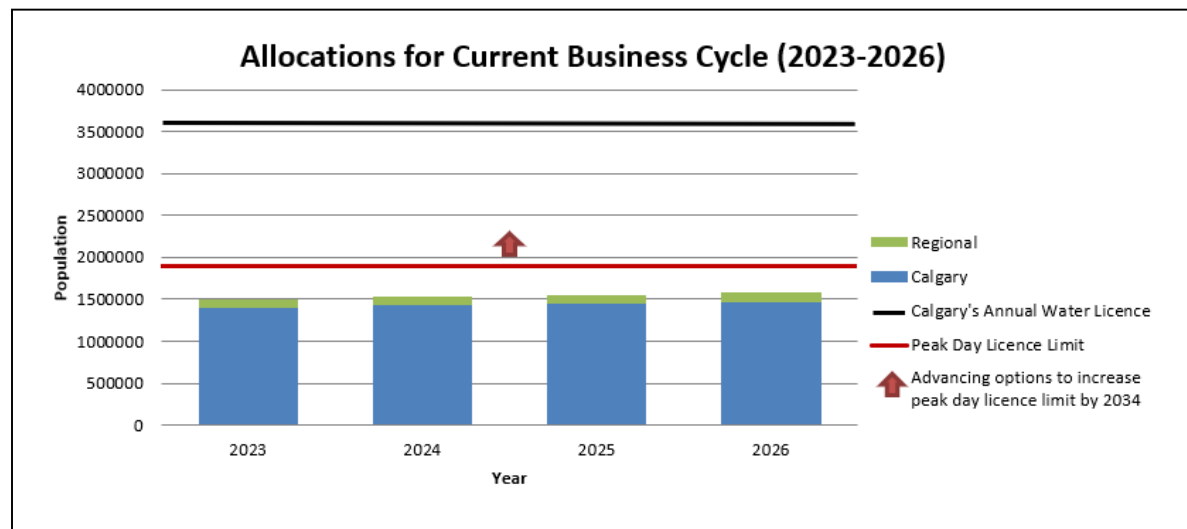
Regional Water Licence Allocations Figures

Figure 1: Proposed Water Licence Allocations for Existing Customers (2023-2026)

	2019 - 2022 (approved)*	2021 (actual consumption)	2023 - 2026 (proposed)*
BUSINESS CYCLE YEAR	2022	2021	2026
CITY OF CALGARY - ANNUAL WATER USAGE (ML)	170,000	177,000	188,149
WATER SUPPLIED USING CALGARY'S LICENSES (ML)			
Airdrie	8,000	6,500	7,800
Chestermere	2,500	1,940	2,400
CNOOC Gas Plant	15	4	200**
CNOOC Balzac Power Plant	800	540	800
Foothills County (Spruce Meadows)	35	33	145
Total Water Supplied	11,400	9,000	11,300
% of Total Annual License	2.5%	2.0%	2.5%
WATER PRODUCED (ML) THROUGH THE WORKS OF THE CITY (ML) - CUSTOMERS HAVE THEIR OWN RIGHTS			
Strathmore	2,220	2,220	2,220
Tsuut'ina Nation	500	500	500
Total Water - Customers Have Their Own Rights	2,720	2,720	2,720
* Column only shows the maximum annual allocation which occurs in the last year of business cycle			
** Actual usage is expected to be significantly lower because the gas plant is currently being reclaimed			

Figure 2: Total and Regional Water Licence Allocations (Proposed 2023-2026)

This figure shows the regional water allocation request (green bars) in addition to the projected city customer water need (blue bars) expressed in population serviced. The lines show The City's total annual water licence allocation (black line) and current peak day water diversion limit (red line). Work is underway to raise the red line (red arrow) to support near-term and long-term city and regional customer



needs.

Calgary



Regional Water Allocation Report

IGA2022-0877 Attachment 4

September 7, 2022

Unrestricted

Regional Water Allocation Report IGA Presentation

Calgary



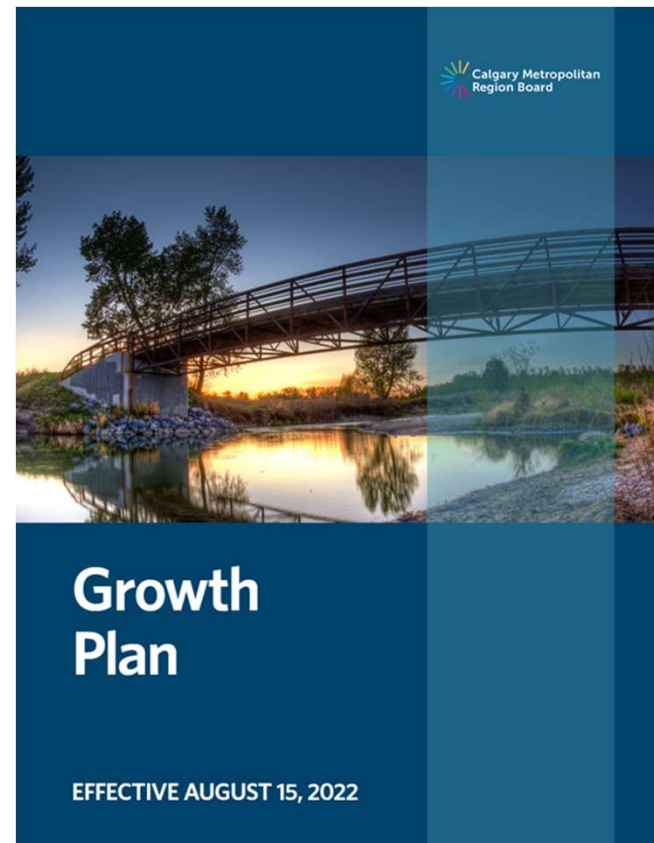
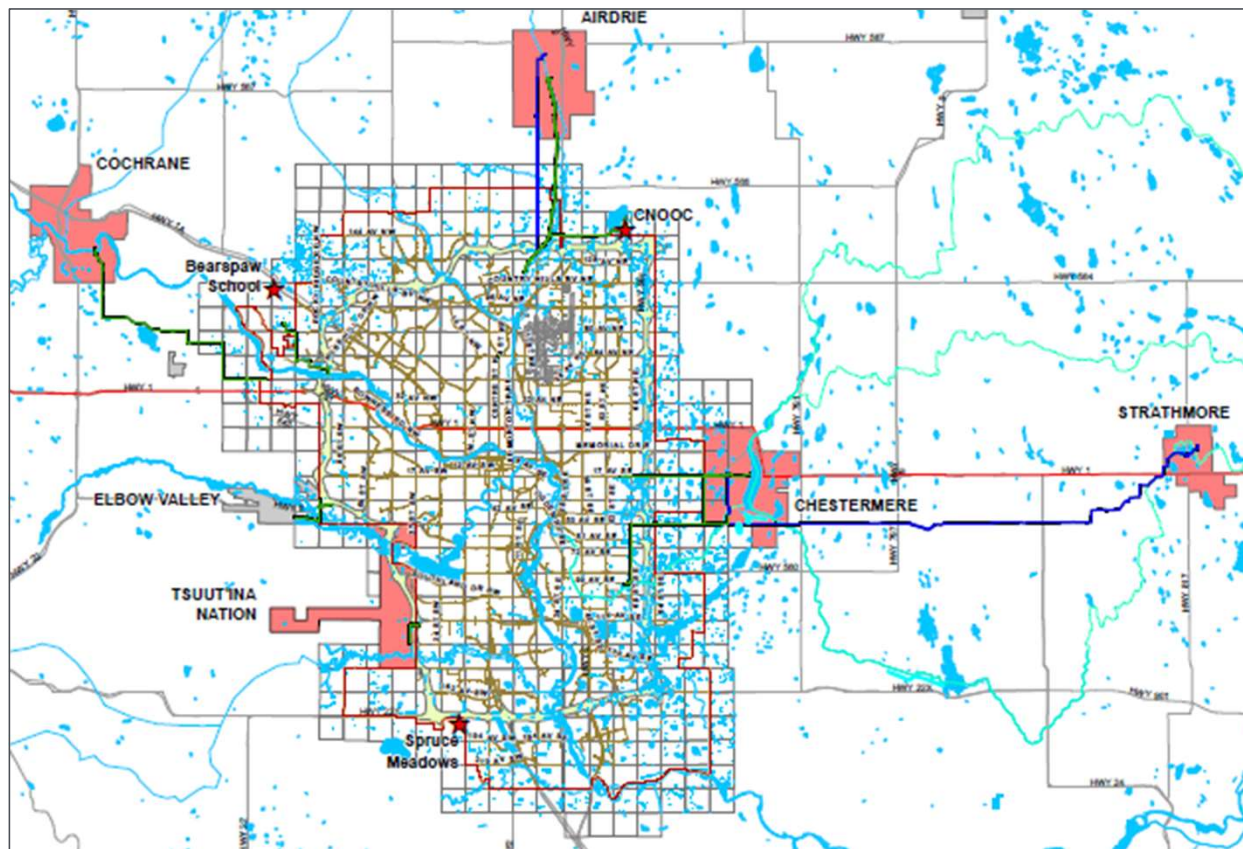
Administration Recommendation:

That the Intergovernmental Affairs Committee recommend that Council direct Administration to:

Allocate 11,300 million litres of water for the 2023-2026 business cycle within The City of Calgary's Annual Water Licence capacity to provide water services to existing customers outside The City in accordance with their Master Servicing Agreements.

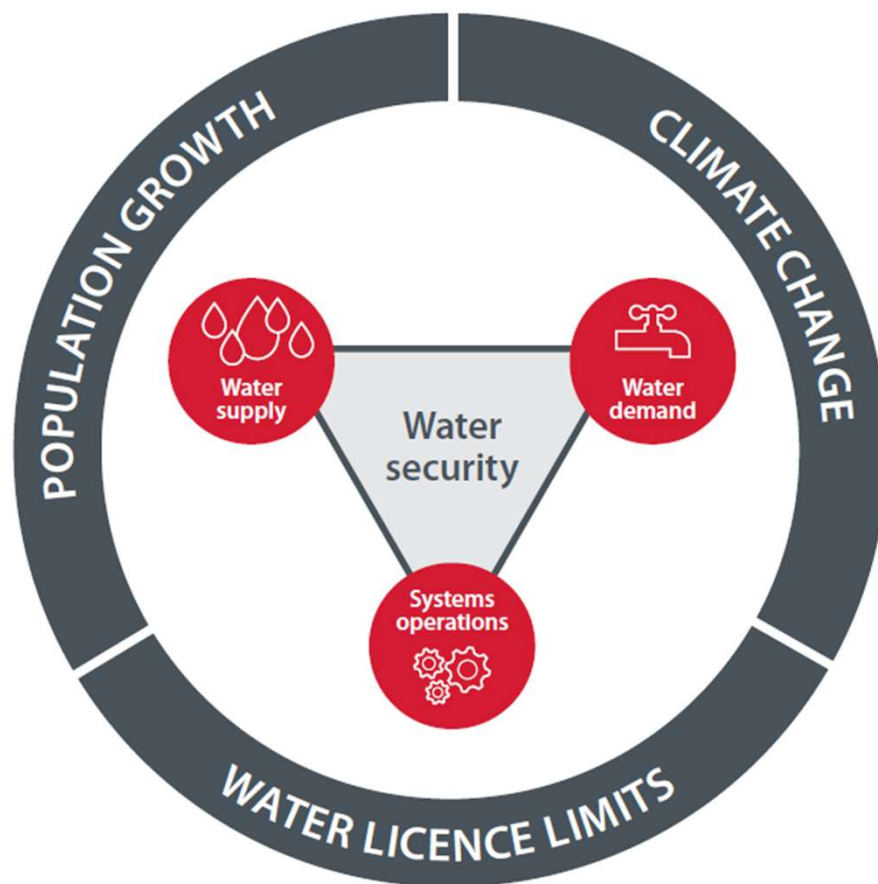


City provides water service to six regional customers





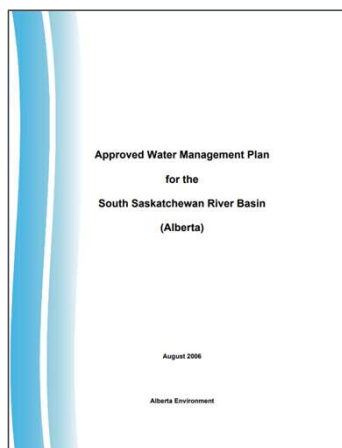
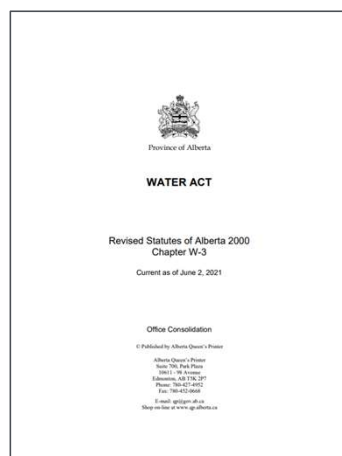
The City actively manages water security



One Calgary One Water
**Water Security Risks (Outer Rings)
& Mitigation Levers (Inner Circles)**



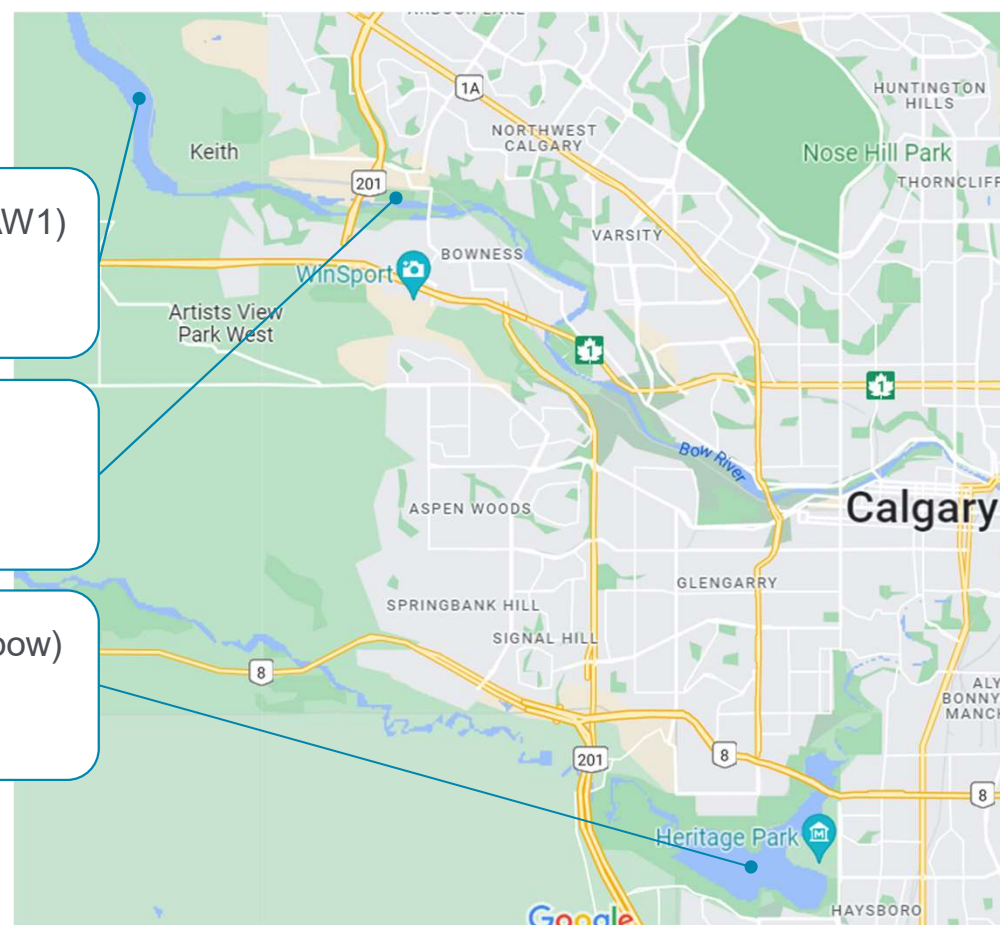
Water licences are scarce in closed river basin



Bearspaw Reservoir (RAW1)
140.6M m³/year
1895, 1971

Bow River (RAW2)
210.9M m³/year
1981

Glenmore Reservoir (Elbow)
108.6M m³/year
1929, 1971





Today's ask: Regional licence allocation for 2023-26

Master
Servicing
Agreements
in place to
2035

Utility
completes
Cost of
Service Study
2023-26

Council
approves
regional water
licence
allocation
2023-26

Council
approves
regional
customer
rates
2023-26

Administration
updates Master
Servicing
Agreements
for 2023-26

Future dialogue: Council Policy on Regional Water, Wastewater and Stormwater Servicing

Calgary



Administration Recommendation:

That the Intergovernmental Affairs Committee recommend that Council direct Administration to:

Allocate 11,300 million litres of water for the 2023-2026 business cycle within The City of Calgary's Annual Water Licence capacity to provide water services to existing customers outside The City in accordance with their Master Servicing Agreements.

Clerks Note to
Combined Meeting of Council
2022 October 04

ISC: UNRESTRICTED
IGA2022-0982

RE: Provincial Update (Verbal), IGA2022-0982

**RECOMMENDATION OF THE INTERGOVERNMENTAL AFFAIRS COMMITTEE, 2022
SEPTEMBER 7:**

That Council:

1. Receive the confidential distribution for the Corporate Record; and
2. Direct that the confidential distribution and Closed Meeting discussions remain confidential pursuant to Sections 16 (Harmful to business interests of a third party), 21 (Disclosure harmful to intergovernmental relations), and 24 (Advice from officials) of *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2023 September 9.

ATTACHMENT:

1. CONFIDENTIAL Attach 1- Confidential Distribution

**Infrastructure Services Report to
Infrastructure and Planning Committee
2022 September 9**

**ISC: UNRESTRICTED
IP2022-0988
Page 1 of 3**

Quarterly Summary of Real Estate Transactions – Q1 2022

RECOMMENDATIONS:

That the Infrastructure and Planning Committee recommends that Council direct that the Recommendations, Report and Attachments remain confidential pursuant to Sections 23, (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, until the report is published in the Council agenda.

Review by: 2022 December 31

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022
SEPTEMBER 9:**

That Council receive this report and attachments for the Corporate Record.

HIGHLIGHTS

- Pursuant to Real Property Bylaw 52M2009 and LAS2011-17, Administration must report quarterly to Council on closed transactions approved through delegated authority. This includes:
 - Remnant land sales less than \$5,000,000.00;
 - Stand alone sales;
 - Other dispositions;
 - Land exchanges;
 - Acquisitions less than \$5,000,000.00;
 - Occupations less than \$500,000.00 – City as Licensor
 - Occupations less than \$500,000.00 – City as Licensee; and
 - Options to purchase and housing agreements
- What does this mean to Calgarians? This report to Council demonstrates accountability and ensures the appropriate oversight for the delegated authority for transactions.
- Why does this matter? This report ensures that the City's real estate transactions align with the City's role in developing and selling City-owned land to create vibrant communities, attract diverse and quality employers, support the development of affordable housing, and acquire land for future infrastructure.
- Previous Council direction is pursuant to Real Property Bylaw 52M2009 and LAS2011-17.
 - On 2017 September 11, Council approved Bylaw 32M2017 to amend Real Estate Property Bylaw 52M2009, which grants delegated authority to the City Manager, who further delegates to those offers as set out in the Delegation of Authority by the City Manager.
 - On 2011 March 21, Council approved LAS2011-17 and directed Administration to report quarterly only on closed transactions approved through Delegated Authority.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

- Pursuant to Bylaw 52M2009 Section 18 (5) *"The City Manager must prepare and submit to Council a report listing all Transactions approved pursuant to the Bylaw every three (3)*

Approval: **Thompson, Michael** concurs with this report. Author: **Halfyard, Jason**
City Clerk's: **D. Williams/ J. Clement**

Quarterly Summary of Real Estate Transactions - Q1 2022

months, or as otherwise directed by Committee or Council, commencing January 2010.”

Further to Section 18 (5) of Bylaw 52M2009, Administration was directed to report quarterly only on closed transactions approved through delegated authority through LAS2011-17.

- Real Property Bylaw 52M2009 is supported by a business process review that established well-defined real estate processes in a consistent, accountable, and effective manner. The redesigned processes, procedures and forms ensure the necessary due diligence and documentation to support Bylaw 52M2009. Delegated authority was only exercised as defined in the Bylaw.
- All of the attached remnant land sales are less than \$5,000,000.00 and are to the adjoining property owner(s).
- All of the attached stand-alone sales have been the subject of method of disposition reports and have been approved by either Land and Asset Strategy Committee or Infrastructure and Planning Committee and Council.
- All of the attached acquisitions are requirements of Council approved projects or otherwise authorized by Council and less than \$5,000,000.00.
- All of the attached leases/licenses have an annual base rent or fee less than \$500,000.00, the term does not exceed five (5) years and there are no more than two (2) options to renew, as per Bylaw 52M2009 Section 8(1)(a).

The negotiated prices of the real estate transactions referenced in the Attachments are either based on internal valuations or independent appraisals which were endorsed by Administration's Valuation Review Committee or are based on set rates and fees. One exception is for real estate transactions that are for nominal consideration. Valuations or appraisals have not been completed for nominal consideration real estate transactions.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder or customer dialogue/relations were undertaken

IMPLICATIONS

Social

Bylaw 52M2009 provides a single point of reference for Council, Administration and the public concerning the authorities and responsibilities for real estate transactions to be undertaken by Real Estate & Development Services. Staff members are provided with training and are supported in implementing business processes and the Bylaw for all real estate transactions.

Environmental

The real estate processes are in accordance with The City of Calgary's Sales, Acquisitions and Leases Environmental (S.A.L.E.) Policy effective 2020 January 14.

**Infrastructure Services Report to
Infrastructure and Planning Committee
2022 September 9**

**ISC: UNRESTRICTED
IP2022-0988
Page 3 of 3**

Quarterly Summary of Real Estate Transactions - Q1 2022

Economic

Where applicable, the changes to the processes and authorities for real estate transactions will streamline the transaction timeline by four to six weeks, thus reducing the time and financial costs associated with finalizing the transaction.

Service and Financial Implications

No anticipated financial impact

RISK

The approval processes place additional decision-making responsibility on Administration for The City's real estate transactions. The potential risks associated with giving Administration greater authority, are mitigated in several ways:

- Increased due diligence and documentation achieved by the clearly defined business processes for all real estate transactions;
- All proposed real estate transactions documented by a land report or land authorization form will be reviewed by the Management Real Estate Review Committee or authorized delegated authority position;
- Administrative approvals will only be exercised where the established guidelines are met;
- The General Manager for the Deputy City Manager's Office can opt to forward any proposed sale, lease, or acquisition under their authority on to the Infrastructure and Planning Committee and Council for approval; and
- Quarterly reporting to the Infrastructure and Planning Committee and Council regarding closed transactions approved by Administration.

ATTACHMENTS

1. Previous Council Direction
2. Summary of Stand-Alone Sales - Q1 2022
3. Summary of Acquisitions less than \$5,000,000.00 – Q1 2022
4. Summary of Occupations less than \$500,000.00 – City as Licensor – Q1 2022
5. Summary of Occupations less than \$500,000.00 – City as Licensee – Q1 2022

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Michael Thompson, General Manager	Infrastructure Services	Approve
Campbell Berry, Director	Real Estate & Development Services	Approve

Background

Pursuant to Bylaw 52M2009 Section 18 (5) *“The City Manager must prepare and submit to Council a report listing all Transactions approved pursuant to the Bylaw every three (3) months, or as otherwise directed by Committee or Council, commencing January, 2010.”* Further to Section 18 (5) of Bylaw 52M2009, Administration was directed to report quarterly only on closed transactions approved through delegated authority through LAS2011-17.

Real Property Bylaw 52M2009 is supported by a business process review that established well-defined real estate processes in a consistent, accountable, and effective manner. The redesigned processes, procedures and forms ensure the necessary due diligence and documentation to support Bylaw 52M2009. Delegated authority was only exercised as defined in the Bylaw.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2021 September 13	C2021-1201	Amendments to Council's Procedure Bylaw and Council Committee Governance Council approved C2021-120, which approved Bylaw 55M2021, which disbands the Standing Policy Committee on Utilities and Corporate Services, and directed Administration to forward upcoming reports to the new Council Committee deemed most appropriate.
2017 September 11	Bylaw 32M2017	Delegation of Authority Council approved Bylaw 32M2017 to amend Real Property Bylaw 52M2009, which grants delegated authority to the City Manager who further delegates to those officers as set out in the Delegation of Authority by the City Manager.
2011 March 21	LAS2011-17	Delegated Authority Quarterly Report Council approved LAS2011-17 and directed Administration to report quarterly only on closed transactions approved through Delegated Authority.
2009 November 16	Bylaw 52M2009	Real Property Bylaw Council approved Real Property Bylaw 52M2009, which granted delegated authority to the City Manager who further delegated to those officers as set out in the Confirmation of Delegation of Authority by the City Manager.

2005 March 07	Bylaw 12M2005	Bylaw 12M2005 Consolidation of Authorities Council approved LAS2005-27 which consolidated and updated real estate transaction authorities for Corporate Properties & Buildings into one bylaw, Bylaw 12M2005.
2004 November 22	LAS2004-256	Direction to Develop Bylaw for Approval Process Council approved LAS2004-256 that directed Administration to develop a bylaw incorporating the proposed changes to the approval process for general land sales, and business rules for deposits and forfeitures, and any other house-keeping items which may be identified as being beneficial to include in the bylaw.
2004 June 07	LAS2004-110	Direction to Develop Bylaw for Approval Process Council approved LAS2004-110 which directed Administration to develop a bylaw authorizing changes to the approval processes for acquisitions transactions.
2003 July 28	LA2003-187	Corporate Properties & Buildings Process Review Phase Two Council approved LA2003-187 which outlined a plan for Phase Two of the Corporate Properties & Buildings Review, a review of the business processes for acquisitions followed by sales and then leasing.
2003 May 26	LA2003-103	Corporate Properties & Buildings Process Review Phase One Council approved LA2003-103 which outlined recommendations for Phase One of the Corporate Properties & Buildings Review, detailing the use of appraisals and valuations and an interim method of disposition process for general land.
2003 March 03	LA2003-45	Overview of Corporate Properties & Buildings Review Council approved Land Report 2003-45 which provided an overview of the proposed multi-phased approach to the review of the Corporate Properties Business Unit.
1998 March 03	Bylaw 10M98	Bylaw 10M98 Council approved LAND98-31 for Bylaw 10M98, delegating authorization for real property transactions.

Summary of Stand Alone Sales

Q1 2022

1. Municipal Address 2412 36 ST SE

Transaction Summary	Sale of property in the community of Forest Lawn to Ka Man Ng to redevelop the site in the near future.			
Report Number	MRER2021-142	Ward	9	Current Councillor Gian-Carlo Carra
Sale Price	\$214,000.00	Area	±5,324.34 sq.ft.	Price per sq.ft. \$40.19
Closing Date	2022 January 25			
Previous Council Direction	On 2021 June 21 Council adopted the recommendations contained in UCS2021-0798 Proposed Method of Disposition, authorizing Administration to publicly market the Property and negotiate a sale with the successful applicant.			
Delegated Authority	Authorized by Director, Real Estate & Development Services pursuant to Bylaw 52M2009 Section 7.(1)(a)			

2. Municipal Address 2223 36 ST SE

Transaction Summary	Sale of property in the community of Southview to Ashokkumar Rohit & Ravikumar Pugashetti for private redevelopment.			
Report Number	MRER2021-168	Ward	9	Current Councillor Gian-Carlo Carra
Sale Price	\$260,000.00	Area	±5,285.95 sq.ft.	Price per sq.ft. \$49.19
Closing Date	2022 March 15			
Previous Council Direction	On 2021 June 21 Council adopted the recommendations contained in UCS2021-0798 Proposed Method of Disposition, authorizing Administration to publicly market the Property and negotiate a sale with the successful applicant.			
Delegated Authority	Authorized by General Manager for the Deputy City Manager's Office pursuant to Bylaw 52M2009 Section 7.(1)(a)			

Total Stand Alone Sales for Q1 2022: \$474,000.00

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)
- ISC: UNRESTRICTED

LAF - Land Authorization Form (e.g. LAF2022-XX)

Summary of Acquisitions Less Than \$5,000,000.00

Q1 2022

1. Municipal Address	390 Piita RI SW			
Transaction Summary	Acquisition of Property in the community of Cougar Ridge from William G. Hawes and Jeanie A. Hawes to provide an extension to the Paskapoo Slopes park area, and facilitate a broader scope for development for education, preservation, and protection of ecologically pertinent lands.			
Report Number	MRER2021-118	War d	Current Councillor	Richard Pootmans
Purchase Price	\$3,140,000.00	Area	±6.45 acres	Price per acre \$486,821.71
Closing Date	2022 February 28			
Delegated Authority	Authorized by Director, Real Estate & Development Services pursuant to Bylaw 52M2009 Section 6.(1)(a)			

Total Acquisitions for Q1 2022: \$3,140,000.00

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)
- ISC: UNRESTRICTED

LAF - Land Authorization Form (e.g. LAF2022-XX)

Summary of Occupations Less Than \$5,000,000.00 – City as Licensor

Q1 2022

1. Municipal Address 1001 Barlow TR SW

Transaction Summary	Lease of property in the community of Albert Park / Radisson Heights to Jeno Ex Hospitality Inc. to operate the concession within the Max Bell Centre.			
Report Number	MRER2019-14	Ward	9	Current Councillor Gian-Carlo Carra
Annual Rent & Operating Costs	\$39,737.50	Commencement Date	2019 January 01	Term 3 years
Delegated Authority	Authorized by Acting Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

2. Municipal Address 390 Piita RI SW

Transaction Summary	Lease of Property in the community of Cougar Ridge to The Highland Scottish Gift Shoppe Ltd. to be used as a private residence and to operate a retail business.			
Report Number	MRER2021-118	Ward	6	Current Councillor Richard Pootmans
One-Time Fee	\$10.00	Commencement Date	2022 February 28	Term 7 months
Delegated Authority	Authorized by Director, Real Estate & Development Services pursuant to Bylaw 52M2009 Section 8.(1)(a)			

3. Municipal Address 8945 14 ST SW

Transaction Summary	License of property in the community of Bayview to RioCan Management Inc. to place a business identification sign.			
Report Number	LAF2021-197	Ward	11	Current Councillor Kourtney Penner
Annual Fee	\$4,775.33	Commencement Date	2022 January 01	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)
*subject to termination on thirty (30) days written notice
ISC: UNRESTRICTED

LAF - Land Authorization Form (e.g. LAF2022-XX)

4. Municipal Address 1227 Colgrove AV NE

Transaction Summary	License of property in the community of Bridgeland/Riverside to Shirley and Lance Lo for the purpose of landscaping and fencing.			
Report Number	LAF2021-203	Ward	9	Current Councillor Gian-Carlo Carra
One-Time Fee	\$1,500.00	Commencement Date	2021 December 01	Term Ongoing*
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 9.(1)(a-d)			

5. Municipal Address 1951 69 AV SE

Transaction Summary	License of property in the community of Ogden to Geoffrey, Jessica and Judith Macay for the purpose of landscaping and fencing.			
Report Number	LAF2021-213	Ward	9	Current Councillor Gian-Carlo Carra
One-Time Fee	\$1,500.00	Commencement Date	2022 January 01	Term Ongoing*
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

6. Municipal Address 2240 24 AV NW

Transaction Summary	License of property in the community of Banff Trail to BT YYC Ltd. for the purpose of landscaping and fencing.			
Report Number	LAF2022-008	Ward	7	Current Councillor Terry Wong
One-Time Fee	\$1,500.00	Commencement Date	2022 February 01	Term Ongoing*
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

7. Municipal Address 450 71 AV SE

Transaction Summary	License of property in the community of Fairview to ENMAX POWER CORPORATION for a period of three months to use as a storage site for wooden power poles for the repair and replacement of a powerline.			
Report Number	LAF2022-017	Ward	11	Current Councillor Kourtney Penner
One-Time Fee	\$4,500.00	Commencement Date	2022 January 26	Term 3 months
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)

LAF - Land Authorization Form (e.g. LAF2022-XX)

*subject to termination on thirty (30) days written notice

ISC: UNRESTRICTED

8. **Municipal Address 15304 1 ST SE**

Transaction Summary	License of property in the community of Midnapore to Jaime Ward for the purpose of landscaping and fencing.			
Report Number	LAF2022-018	Ward	14	Current Councillor Peter Demong
One-Time Fee	\$1,500.00	Commencement Date	2022 February 15	Term Ongoing*
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 9.(1)			

9. **Municipal Address #110 5211 Macleod TR SW**

Transaction Summary	Lease of property in the community of Windsor Park to Synergy Massage Corp. to run a registered massage therapy business.			
Report Number	MRER2022-019	Ward	11	Current Councillor Kourtney Penner
Rent	Year 1: \$11,520 Year 2: \$12,160 Year 3: \$12,800 Year 4: \$13,440 Year 5: \$13,440"	Commencement Date	2022 January 01	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

10. **Municipal Address #102 5211 Macleod TR SW**

Transaction Summary	Lease of property in the community of Windsor Park to 2225967 Alberta Ltd. to run a nail and esthetics salon.			
Report Number	MRER2022-020	Ward	11	Current Councillor Kourtney Penner
Rent	Years 1-3: \$18,260 Years 4-5: \$19,137"	Commencement Date	2022 January 01	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

11. **Municipal Address 2201 Cliff ST SW**

Transaction Summary	Lease of property in the community of Cliff Bungalow to Montessori School of Calgary to provide private primary and elementary educational services with before and after school care to the local community.			
Report Number	MRER2022-028	Ward	8	Current Councillor Courtney Walcott
Annual Rent	\$36,014.00	Commencement Date	2022 January 01	Term 5 years

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)

LAF - Land Authorization Form (e.g. LAF2022-XX)

*subject to termination on thirty (30) days written notice

ISC: UNRESTRICTED

Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			
<hr/>				
12. Municipal Address	2201 Cliff ST SW			
Transaction Summary	Lease of property in the community of Cliff Bungalow to Cliff Bungalow-Mission Community Association to be used for the Community Association and ancillary purposes			
Report Number	MRER2022-030	Ward	8	Current Councillor Courtney Walcott
Annual Rent	\$9,000.00	Commencement Date	2022 January 01	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			
<hr/>				
13. Municipal Address	616 Macleod TR SE			
Transaction Summary	License of property in the community of Downtown Commercial Core to Calgary Municipal Land Corporation for a period of six months for the purpose of the installation and display of a decorative awning on the west façade of the City Building Design Lab.			
Report Number	LAF2022-036	Ward	7	Current Councillor Terry Wong
One-Time Fee	\$700.00	Commencement Date	2022 January 02	Term 6 months
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			
<hr/>				
14. Municipal Address	Multiple Locations			
Transaction Summary	Eight Licenses of sites in the communities of Downtown Commercial Core, Lower Mount Royal, Beltline and Sunalta to Rogers Communications Canada Inc. to install small cell (5G) antennas and other wireless infrastructure on designated streetlight poles.			
Report Number	LAF2022-047	Ward	7 & 8	Current Councillor Terry Wong & Courtney Walcott
Annual Fee	\$4,000.00	Commencement Date	2021 December 1, 2, 8, 9 & 21	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 10.(1)(a)-(g)			

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)

LAF - Land Authorization Form (e.g. LAF2022-XX)

*subject to termination on thirty (30) days written notice

ISC: UNRESTRICTED

15. Municipal Address 327 Hawthorn DR NW

Transaction Summary	License of property in the community of Thorncliffe to Tristan Sbrizzi and Cathleen Gasca to allow for the existing fence and landscaping within road right of way adjacent to the Licensee's property.			
Report Number	LAF2022-049	War d	4	Current Councillor Sean Chu
One-Time Fee	\$1,500.00	Commencement Date	2021 September 01	Term Ongoing*
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 9.(1)			

16. Municipal Address Multiple Locations

Transaction Summary	81 licenses of sites in the communities of Calgary International Airport, Stoney 2, Country Hills Village, Coventry Hills, Harvest Hills, Westwinds, Saddle Ridge, Martindale & Shawnessy to Telus Communications Canada Inc. to install small cell antennas and other wireless infrastructure on designated streetlight poles.			
Report Number	LAF2022-050	War d	3, 5 & 13	Current Councillor Jasmine Mian, Raj Dhaliwal & Dan Mclean
Annual Fee	\$40,500.00	Commencement Date	2022 February 02	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 10.(1)(a)-(g)			

17. Municipal Address 1705 Broadview RD NW

Transaction Summary	License of property in the community of Hillhurst to Rahim Bharmal and Safiya Karim for the purpose of landscaping, concrete steps and a brick retaining wall.			
Report Number	LAF2022-055	War d	7	Current Councillor Terry Wong
One-Time Fee	\$1,500.00	Commencement Date	2022 February 15	Term Ongoing*
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 9.(1)			

18. Municipal Address 9860 44 AV NW and 9861 46 AV NW

Transaction Summary	License of property in the community of Greenwood/Green Briar to Greenbriar Development Corporation to conduct due diligence prior to purchase.			
Report Number	MRER2022-063	War d	1	Current Councillor Sonya Sharp
One-Time Fee	\$10.00	Commencement Date	2022 March 24	Term 30 days
Delegated Authority	Authorized by Acting General Manager, Deputy City Manager's Office pursuant to Bylaw 52M2009 Section 8.(1)(a)			

19. Municipal Address 2539 33 AV SW**LEGEND / NOTES**

MRER - Management Real Estate Review (e.g. MRER2022-XX)

LAF - Land Authorization Form (e.g. LAF2022-XX)

*subject to termination on thirty (30) days written notice

ISC: UNRESTRICTED

Transaction Summary	License of property in the community of Richmond to Calgary Horticultural Society to be used for office space and gardens.			
Report Number	LAF2022-069	Ward	8	Current Councillor Courtney Walcott
One-Time Fee	\$25.00 and portion of operating costs	Commencement Date	2022 March 01	Term 1 year
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

20. **Municipal Address 2604 Glencastle ST SW**

Transaction Summary	License of property in the community of Glendale to Sharon Fehr and Lyndon Janiskevich to allow for fencing that is encroaching into portions of adjacent road right of way.			
Report Number	LAF2022-089	Ward	6	Current Councillor Richard Pootmans
One-Time Fee	\$1,500.00	Commencement Date	2022 March 01	Term Ongoing*
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 9.(1)			

21. **Municipal Address Multiple Locations**

Transaction Summary	Three licenses of sites in the communities of Beltline to Rogers Communications Canada Inc. to install small cell (5G) antennas and other wireless infrastructure on designated streetlight poles.			
Report Number	LAF2022-099	Ward	8	Current Councillor Courtney Walcott
Annual Fee	\$1,500.00	Commencement Date	2022 January 13 & 17	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 10.(1)(a)-(g)			

22. **Municipal Address 852 8 ST SW**

Transaction Summary	License of property in the community of Downtown Commercial Core to Graham Construction and Engineering LP, by its General Partner Graham Construction and Engineering Inc. And Graham Construction and Engineering Inc. to be fenced to restrict public access while demolition and construction occurs on adjacent properties.			
Report Number	MRER2022-100	Ward	7	Current Councillor Terry Wong
One-Time Fee	\$10.00	Commencement Date	2022 March 24	Term 3 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a), 9.(1)			

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)

LAF - Land Authorization Form (e.g. LAF2022-XX)

*subject to termination on thirty (30) days written notice

ISC: UNRESTRICTED

23. Municipal Address 10000, 10600 & 10800 84 ST SE

Transaction Summary	License of property in the community of East Shepard to Flight Insight Inc. to launch, operate and retrieve an unmanned aircraft, commonly known as a drone.			
Report Number	LAF2022-101	Ward	12	Current Councillor Evan Spencer
One-Time Fee	\$500.00	Commencement Date	2022 March 01	Term 1 year
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

24. Municipal Address Multiple Locations

Transaction Summary	22 License of sites in the communities of Country Hills Village, Saddle Ridge, Shawnessy & Midnapore to Telus Communications Inc to install small cell (5G) antennas and other wireless infrastructure on designated streetlight poles.			
Report Number	LAF2022-119	Ward	3, 5, 13 & 14	Current Councillor Jasmine Mian, Raj Dhaliwal, Peter Demong & Dan Mclean
Annual Fee	\$11,000.00	Commencement Date	2022 February 02	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 10.(1)(a)-(g)			

25. Municipal Address Multiple Locations

Transaction Summary	Four Licenses of sites in the communities of Chinatown, Sulalta & Beltline to Rogers Communications Canada Inc. to install small cell (5G) antennas and other wireless infrastructure on designated streetlight poles.			
Report Number	LAF2022-127	Ward	7 & 8	Current Councillor Terry Wong & Courtney Walcott
Annual Fee	\$2,000.00	Commencement Date	2022 February 23	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 10.(1)(a)-(g)			

26. Municipal Address 2622 7 AV NW

Transaction Summary	License of property in the community of West Hillhurst to Bernadette Churchill for the purpose of landscaping and fencing.			
Report Number	LAF2022-150	Ward	7	Current Councillor Terry Wong
One-Time Fee	\$500.00	Commencement Date	2019 May 24	Term Ongoing*
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)

LAF - Land Authorization Form (e.g. LAF2022-XX)

*subject to termination on thirty (30) days written notice

ISC: UNRESTRICTED

27. Municipal Address Multiple Locations

Transaction Summary	Two Licenses of sites in the communities of Chinatown & Sunalta to Rogers Communications Canada Inc. to install small cell (5G) antennas and other wireless infrastructure on designated streetlight poles.			
Report Number	LAF2022-154	Ward	7 & 8	Current Councillor Terry Wong & Courtney Walcott
Annual Fee	\$1,000.00	Commencement Date	2022 February 23	Term 5 years
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 10.(1)(a)-(g)			

Total Occupations – City as Licensor for Q1 2022: \$196,061.83

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)

*subject to termination on thirty (30) days written notice

ISC: UNRESTRICTED

LAF - Land Authorization Form (e.g. LAF2022-XX)

Summary of Occupations Less Than \$5,000,000.00 - City as Licensee

Q1 2022

1. Municipal Address 285 Manitou RD SE

Transaction Summary	License of property in the community of Manchester Industrial from Hyatt Auto Sales Ltd. for a laydown area in the repair of a sanitary line.			
Report Number	LAF2022-086	Ward	9	Current Councillor Gian-Carlo Carra
One-Time Fee	\$10.00	Commencement Date	2022 March 01	Term 4 months
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(a)			

2. Municipal Address 615 Macleod TR SE

Transaction Summary	Sublease of property in the community of Downtown Commercial Core from Cenovus Energy Inc. to add a further option to extend the term of the sublease and subsequently exercise the option to extend the sublease of office space for the City of Calgary Green Line team.			
Report Number	LAF2022-107	Ward	7	Current Councillor Terry Wong
Annual Rent	\$35,990.70	Commencement Date	2021 November 07	Term 1 year, 7 months, 20 days
Delegated Authority	Authorized by Manager, Land & Asset Management pursuant to Bylaw 52M2009 Section 8.(1)(b), 8.(1)(c)			

Total Occupations – City as Licensee for Q1 2022: \$36,000.70

LEGEND / NOTES

MRER - Management Real Estate Review (e.g. MRER2022-XX)
ISC: UNRESTRICTED

LAF - Land Authorization Form (e.g. LAF2022-XX)

Modernization of the Joint Use and Planning Agreement

RECOMMENDATIONS:

That the Infrastructure and Planning Committee recommends that Council:

1. Direct Administration to execute the Joint Use & Planning Agreement with the Calgary Board of Education, Calgary Roman Catholic Separate School District and Southern Francophone Education Region based upon the attached draft agreement (Attachment 1).

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022 SEPTEMBER 9:

That Council direct Administration to execute the Joint Use & Planning Agreement with the Calgary Board of Education, Calgary Roman Catholic Separate School District and Southern Francophone Education Region based upon the attached draft agreement (Attachment 1).

Opposition to Recommendation: Councillor McLean

HIGHLIGHTS

- The City of Calgary (The City), Calgary Board of Education (CBE), Calgary Roman Catholic Separate School District (CRCSSD) and the Southern Francophone Education Region (FrancoSud) have collaborated for 16 months to draft a new Joint Use and Planning Agreement (Agreement) to utilize new authorities granted through the City Charter and align with new policies adopted since the original approval of the Agreement in 1985.
- **What does this mean to Calgarians?** This modernized Joint Use and Planning Agreement improves progress towards complete communities by providing a framework for the allocation, planning, development, use, and maintenance of municipal reserve, open space, and school sites to address the diverse and evolving needs of Calgarians. These spaces provide social and environmental benefits for all Calgarians in the communities in which they live, work and play.
- **Why does this matter?** It is important to have an Agreement that reflects the current legislative environment and uses the allowable authorities to support the development of joint use sites that are adaptable, integrated, multi-purpose and flexible components of complete communities. Complete communities are key elements to delivering social, economic and environmental equity by providing accessible services, recreation and natural infrastructure to local residents within their communities.
- This report is intended to outline the provisions contained within the Agreement and identify the unique opportunities included in this new Agreement.
- Preparation of the new Agreement has involved members of City Administration and all three school boards, as well as elected officials from all four parties involved.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 2.

DISCUSSION

The new Joint Use Planning Agreement has been agreed to by all four partners. It is flexible and provides tools and guidance required to achieve complete communities and address the

Modernization of the Joint Use and Planning Agreement

evolving needs of the partners and Calgarians. This modernized Agreement creates efficiencies in delivering land use, recreation, parks, and mobility options; and allows for multiple uses on Municipal and School Reserve lands to further the role of school sites as key activity nodes within communities.

This modernized Agreement addresses how The City and the school boards plan, develop, utilize, dispose of and service school sites. The general themes of significant changes to the Agreement include:

- promoting the role of school sites in creating complete communities that can respond to the evolving and diverse needs of Calgarians;
- reflecting current City policy including the Municipal Development Plan;
- establishing a framework to identify uses which are for public benefit and compatible to school board purposes – enabling multiple uses on joint use sites;
- identifying/sharing maintenance and operational costs of multi-use buildings;
- updating the use of the reserve fund; and
- modernizing the disposition of surplus school sites.

This Agreement does not address the design or delivery of any individual joint use site within Calgary. Rather, it delivers the policies to enable improved land use and planning on joint use sites across the city. The creation of one single Agreement with all three school boards is an important outcome for equity and consistency. Additional detail outlining more specific updates to this Agreement can be found in Attachment 3.

Collaboration

This project uses two layers of collaboration with the school boards; an elected officials coordinating committee and an administrative advisory team. The administrative advisory team collaborated on policy creation, provided updates and made recommendations to the elected officials advisory committee at key milestones. The elected officials coordinating committee set the strategic direction of the project, directed the administrative advisory team to produce policy, and provided the following final recommendation on 2022 July 28:

“That the Elected Officials Coordinating Committee recommend the Calgary Board of Education, the Calgary Roman Catholic Separate School Division, the Francophone Regional Authority of Southern Francophone Education Region, and the City of Calgary execute the Joint Use & Planning Agreement based upon the attached draft agreement.”

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Engagement for this project included English and French versions of a City Engage Portal page, targeted engagement with the development industry (BILD Calgary Region) and targeted

Modernization of the Joint Use and Planning Agreement

surveys of the development industry and recreation groups. Public engagement through a survey for residents was open in the spring of 2021.

In general, respondents to our engagement highlighted the importance of green space within communities, as well as space for outdoor recreation opportunities, and wanted to ensure that any joint-use facilities (school sites with associated recreational play fields) maintained or maximized available green space. Of all the possible additional uses for joint-use facilities, both with or without schools, respondents were most in favor of including recreation centres, libraries, community association facilities and daycare facilities.

An engagement workshop with representatives from the BILD Calgary Region was held on 2021 May 19. BILD was continuously updated throughout the project and provided written feedback on two occasions, in 2021 October and 2022 May. The project team provided responses to both of BILD's feedback letters and facilitated further meetings to discuss the concerns highlighted.

The 2022 May letter from BILD was in response to the formal circulation of the draft Agreement at which time three concerns were highlighted. Administration in partnership with the School Boards dealt with the concerns that were in scope of the Agreement.

While the opportunity to address the concerns with BILD was appreciated throughout the project, on 2022 August 26 BILD provided a final letter of feedback which is included in this report as Attachment 4. The partners have previously addressed the raised concerns that are in scope of the Agreement such as the inclusion of interim and public benefit compatible uses. Many of the concerns contained within this letter are out of scope of this Agreement. These concerns will be considered however, in the next update to the School Site Design Standards which is done on an ongoing basis by the Site Planning Team as new trends emerge. Furthermore, the Province and the school boards collaborate on building design, which is also not within scope of this Agreement.

The partners have engaged with the Province of Alberta throughout the process to include the most viable policies and guidance into the Agreement.

IMPLICATIONS

Social

This modernized Agreement will assist in fostering complete communities, and promote development on surplus, unused, closed or underutilized joint use sites to support a diverse city. This Agreement addresses the potential for multiple uses on school sites providing inclusive spaces for community members to gather, build relationships and play to maintain long-term health and create positive community links.

Environmental

This modernized Agreement provides for the potential of multiple uses on school sites which could reduce both transportation and building emissions as well as play an important role in achieving efficient land use within the city.

Economic

This modernized Agreement allows for cost savings and innovation in terms of uses on school sites. Allowing for additional uses on joint use sites will provide for new public and private development opportunities that could not be realized without this new Agreement.

Modernization of the Joint Use and Planning Agreement

Service and Financial Implications

No anticipated financial impact

There are no operating or capital budget requests associated with this report.

RISK

This report recommends that Council direct Administration to execute the attached Agreement. The Agreement enables the utilization of public benefit compatible uses on school sites. The risk of not entering into this Agreement is that all parties would be unprepared if or when requests for public benefit compatible uses were proposed on these sites.

The modernized Agreement indicates the process to be undertaken where school sites are closed and/or deemed surplus by the affected school board. Defining this process in a current framework will ensure future situations are managed in a mutually agreed upon way.

There is a risk that allowing other uses on reserve lands will diminish the open space availability in the community. However, the Agreement provides checks and balances along with policies to ensure access to open space is maintained for all Calgarians.

ATTACHMENTS:

1. Draft Joint Use and Planning Agreement
2. Background & Previous Council Direction
3. Detailed Updates to the Agreement
4. BILD Calgary Region Response
5. Administration Presentation
6. **Public Submission**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development Services	Approve
Kyle Ripley	Operational Services	Inform
Hannah Oh	Law	Inform

Draft Joint Use and Planning Agreement

Joint Use and Planning Agreement





Calgary Board of Education



DRAFT

THIS AGREEMENT made as of the _____ day of _____ 202 ____ (“Effective Date”).

THE CITY of CALGARY (“The City”)

- and -

THE CALGARY BOARD OF EDUCATION (“CBE”)

- and -

THE BOARD OF TRUSTEES OF THE CALGARY ROMAN CATHOLIC SEPARATE SCHOOL DIVISION (“CRCSSD”)

- and -

THE FRANCOPHONE REGIONAL AUTHORITY OF SOUTHERN FRANCOPHONE EDUCATION REGION (“FrancoSud”)
(Each a “Party” and together “the Parties”)

This agreement represents a partnership between The City, CBE, CRCSSD, and FrancoSud. The partners work together to enrich communities with impactful educational, park, and recreational opportunities that foster vibrant inclusive communities. Each partner brings an individual perspective to the table to build a collective strength and a better Calgary, while realizing their unique yet aligned mandates. This agreement strives to provide the tools and guidance required to achieve complete communities. It also outlines the coordinated approach to the allocation, use, planning and development, maintenance, and ownership of Municipal Reserve, School Reserve, Municipal and School Reserve, open space and school sites to address the evolving needs of Calgarians.



PREAMBLE:

- A. The City, CBE, and CRCSSD entered into a Joint Use Agreement March 4, 1985, with amendments executed on June 18, 1993 and February 23, 2012.
- B. The City and the Regional Authorities of Greater Southern Public Francophone Education Region No. 4 and the Greater Southern Separate Catholic Francophone Education Region No. 4 entered into a separate Joint Use Agreement on February 23, 2012 and the Regional Authorities were dissolved and succeeded by the FrancoSud in 2013.
- C. On September 30, 2016, The City signed a memorandum of understanding with the CBE and CRCSSD outlining a commitment to work with one another to expand the uses allowed on municipal and school reserve lands and to modernize the Joint Use Agreement.
- D. The Parties intend to replace the Previous Agreements with this agreement to meet the requirements of section 670.1(3) of the *Municipal Government Act*, section 670.01(3) of the *Municipal Government Act* as modified by the City of Calgary Charter, 2018 Regulation, Alta Reg 40/2018 ("Calgary Charter"), and section 53.1 of the *Education Act* and to use the new authority provided in *Municipal Government Act* through the Calgary Charter, to provide for additional uses of municipal reserves that are or have been in use for school board purposes, school reserves and municipal and school reserves, that the parties agree provide a public benefit that is compatible with school board purposes.

NOW THEREFORE THIS AGREEMENT WITNESSETH that the parties hereto covenant and agree as follows:

1. DEFINITIONS

In addition to those terms defined parenthetically, in this agreement the following terms have the following meanings:

- 1.1 "Cash-In-Lieu Monies" means those monies held jointly or severally, with or without restriction, by the parties to this agreement, or by any of them, being monies which are or have been required to be provided as "money in place" of Municipal Reserve, School Reserve, or Municipal and School Reserve by the subdivision authority under the provisions of the *Municipal Government Act* or Previous Planning Legislation;
- 1.2 "Community Services Reserve" means land designated as Community Services Reserve under the *Municipal Government Act*;
- 1.3 "Education Act" means the *Education Act*, SA 2012, c E-0.3;
- 1.4 "Disposal of Reserve Lands" means the sale, lease or other disposal of Reserve Lands in accordance with the *Municipal Government Act*;
- 1.5 "Disposition of Property Regulation" means the Disposition of Property Regulation, Alta Reg 86/2019;
- 1.6 "Dispute" means a disagreement between two or more of the Parties as to their respective rights or obligations under this agreement;
- 1.7 "Incremental Operating Costs" mean those additional operating costs incurred by one Party by virtue of the use of the facility by another Party;
- 1.8 "Joint Trust" means the trust created in the Joint Use Agreement between The City, CBE, and CRCSSD, executed March 4, 1985, as administered by The City, for the use and benefit of the Parties, as is in the best interests of the citizens of Calgary, and as further described in Article 4.4.
- 1.9 "Joint Use Coordinating Committee" means the committee referred to in Article 5.1 of this agreement;

- 1.10 “Joint Use Facilities” means those facilities designated by the Parties to be available for Joint Use Purposes and may be on Reserve Land or Non-Reserve Land;
- 1.11 “Joint Use Purposes” means those varied activities or programs conducted by The City or the School Boards in each other’s facilities for the benefit of the citizens of Calgary;
- 1.12 “Joint Use Reserve Fund” means those funds held in the Joint Trust prior to the Effective Date, and also include the following funds:
1. all Cash-In-Lieu Monies;
 2. all proceeds from the Disposal of Reserve Lands;
 3. all income earned by and accruing to the Joint Use Reserve Fund; and
 4. monies which the parties mutually agree in writing to be designated as Joint Use Reserve Funds;
- 1.13 “Joint Use Site” means those Reserve Lands that contain or are intended to contain a School Building Envelope operated by a School Board and the Playing Field that is contiguous to the School Building Envelope, and that may contain other compatible uses including Public Benefit Compatible Uses;
- 1.14 “Municipal Government Act” means the *Municipal Government Act* being R.S.A. 2000, chapter M-26, as amended by the City of Calgary Charter, 2018 Regulation, A.R. 40/2018;
- 1.15 “Municipal Reserve” means the land designated as Municipal Reserve under the *Municipal Government Act* or Previous Planning Legislation;
- 1.16 “Municipal and School Reserve” means the land designated as Municipal and School Reserve under the *Municipal Government Act* or Previous Planning Legislation;
- 1.17 “Non-Reserve Lands” means those lands that are owned by the Parties that are not Reserve Lands;
- 1.18 “Playing Field” means that portion of the Joint Use Site which is allocated for parks and recreational activities;
- 1.19 “Previous Agreements” means:
1. The Joint Use Agreement between The City, CBE, and CRCSSD, executed March 4, 1985, with amendments executed on June 18, 1993 and February 23, 2012; and
 2. The Joint Use Agreement between The City and the Regional Authorities of Greater Southern Public Francophone Education Region No. 4 and the Greater Southern Separate Catholic Francophone Education Region No. 4 which Regional Authorities were dissolved and succeeded by the FrancoSud, executed February 23, 2012;
- 1.20 “Previous Planning Legislation” means:
1. The Planning Act, RSA 1980 cP-9;
 2. The Planning Act, 1977, SA 1977 c89;
 3. The Planning Act, R.S.A. 1970, c. 276;
 4. The Planning Act, S.A. 1963, c. 43;
 5. The Surveys and Expropriation Act, S.A. 1955, c. 328;
 6. The Town and Rural Planning Act, R.S.A. 1955, c. 337; and
 7. The Subdivision Regulation, Alta. Reg. 88/57;

1.21 “Public Benefit Compatible Uses” means uses the Parties agree through this agreement provide a public benefit that are compatible with school board purposes;

1.22 “Reserve Lands” means:

- (1) lands that are designated as Municipal Reserve, School Reserve, Municipal and School Reserve, or Community Services Reserve;
- (2) lands that are designated as reserved for use as parks, recreation areas, or schools, pursuant to Previous Planning Legislation;
- (3) lands purchased with Joint Use Reserve Funds; and
- (4) lands specified to be Reserve Lands by agreement;

Excepting thereout from this definition of “Reserve Lands” all lands dedicated or designated as Reserve Lands which have been or which may be removed from Reserve Land status pursuant to the planning legislation then in force, and disposed of;

1.23 “School Boards” mean CBE, CRCSSD, and FrancoSud;

1.24 “School Building Envelope” mean those lands upon which school buildings, related ornamental lawn areas, sidewalks, parking lots and paved, gravel, or chipped play areas, and playgrounds are located;

1.25 “School Development” means the school facilities and buildings including related ornamental lawn areas, sidewalks, parking lots and paved, gravel or chipped play areas, and playgrounds; and

1.26 “School Reserve”, means the land designated as School Reserve under the *Municipal Government Act* or Previous Planning Legislation.

2. VISION

2.1 The Parties will support the creation of great communities by optimizing Joint Use Sites that are well planned, adaptable, sustainable and allow students to attain their full potential.

3. GOALS

3.1 This agreement supports:

1. the provision of safe, inclusive and engaging places to learn in Calgary;
2. the delivery of integrated mixed-use sites that provide public spaces, recreation, community services, cultural and public facilities for the public good;
3. the role of schools and Reserve Lands as anchors in creating community hubs and neighbourhood gathering places;
4. the delivery and use of a high-quality public park system and recreational amenities; and
5. an integrated planning and administrative approach for Reserve Lands between the School Boards and The City.



4. PRINCIPLES OF AGREEMENT

4.1 Optimal Use of Land

Joint Use Sites should be planned and delivered in a flexible manner to provide the optimal use of Reserve Lands throughout their lifecycle.

4.2 Collaboration and Transparency

The Parties will collaborate and coordinate to achieve the vision and implement the policies of this agreement by sharing information and coordinating planning efforts in a transparent and inclusive manner.

4.3 Decision-making

Decisions arising within the context of this agreement will be made in the best interests of the citizens of Calgary in an equitable, sustainable, and financially responsible manner.

4.4 The Joint Trust

1. The Previous Agreements established the Joint Trust for all Reserve Lands and the Joint Use Reserve Fund. The Parties hereby continue the Joint Trust and agree that their rights and obligations under the Joint Trust as well as the terms and conditions of the Joint Trust shall be as amended and restated in this agreement.
2. The Parties agree that FrancoSud shall be added as a trustee of the Joint Trust and the Parties further agree that each Party is a trustee of the Joint Trust as described in this agreement.

3. All Reserve Lands and the Joint Use Reserve Fund will be held or allocated in the Joint Trust, for the use and benefit of the Parties, as is in the best interest of the citizens of Calgary. The Parties shall hold the Joint Trust with none of the Parties in a senior position relative to the other Parties, as hereinafter set forth. The Parties will govern and manage the Joint Trust through the Joint Use Coordinating Committee as set forth in this agreement.
4. The main assets of the Joint Trust are the Reserve Lands and the Joint Use Reserve Fund. The principles governing the Joint Trust also encompass considerations relating to facilities, amenities, use, development and maintenance which are peripheral to the Reserve Lands and the Joint Use Reserve Fund as well as considerations relating to planning, programs, services and people, arising from the Reserve Lands and the Joint Use Reserve Fund.
5. This agreement sets forth flexible principles and considerations for the Joint Trust so that the Joint Trust assets can be optimally allocated based upon need at various points in time. This agreement provides a set of rules to guide the administration of the Joint Trust.

5. Governance

5.1 Joint Use Coordinating Committee

The Joint Use Coordinating Committee is established to ensure that the vision, goals, and principles of this agreement as described in Articles 2 to 4 are upheld and will consist of one representative from each School Board administration and two from The City administration all of whom will have decision-making authority to implement this agreement within their respective organizations.

5.2 Responsibilities of the Joint Use Coordinating Committee

The Joint Use Coordinating Committee is responsible for:

1. implementing this agreement,
2. creating awareness of this agreement within their respective organizations,
3. recommending amendments to this agreement,
4. evaluating the effectiveness of this agreement,
5. evaluating Public Benefit Compatible Uses,
6. evaluating proposals for accepting Cash-In-Lieu Monies,
7. oversight of the Joint Trust including making recommendations on the use of the Joint Use Reserve Fund,
8. reporting to the Parties on the Joint Use Reserve Fund and Joint Use Coordinating Committee annually,
9. holding an annual information session open to the public,
10. creating sub-committees with terms of references when needed,
11. providing advice to the subdivision authority on the allocation of Reserve Lands, and
12. planning, managing and optimizing the use of Joint Use Sites.

5.3 Decision-making

The Joint Use Coordinating Committee will make decisions as is in the best interest of the citizens of Calgary and by consensus, with each representative having a vote, in an equitable, sustainable, and financially responsible manner.

5.4 Information Sharing

Subject to applicable freedom of information and protection of privacy legislation, the Parties will share information as required to implement this agreement and support decision-making. The Parties will negotiate data sharing agreements on an as-needed basis.

5.5 Annual Reporting

The Joint Use Coordinating Committee shall provide an annual report to the Parties that includes:

1. the status of the Joint Use Reserve Fund;
2. Joint Use Reserve Fund contributions and expenditures over the last year; and
3. anticipated and estimated Joint Use Reserve Fund revenue and expenditures over the next five years.

5.6 Sub-committees

1. The Joint Use Coordinating Committee may establish sub-committees to address issues or perform delegated functions of the Joint Use Coordinating Committee.
2. The Joint Use Coordinating Committee shall approve, and may terminate or change, the terms of reference of any subcommittee it creates.

5.7 Costs

The Parties shall share the costs of administering this agreement equally.

5.8 Dispute Resolution

If there is a Dispute between two or more of the Parties as to their respective rights or obligations under this agreement and not relating to the purchase of Non-Reserve Land under Schedule “A”, not relating to a Party’s internal process, and not relating to the exercise of authority, power and duties vested in such Parties pursuant to the *Municipal Government Act* and the *Education Act*, such Dispute will be resolved in accordance with Schedule “C” of this agreement.

6. PREVIOUS AGREEMENTS, TERMINATION, AMENDMENT, AND REVIEW

- 6.1 Upon the Effective Date, the Previous Agreements will terminate and be of no further force and effect and will be superseded and replaced in their entirety by this agreement.
- 6.2 The Parties may terminate or amend this agreement upon written consent of all of the Parties.
- 6.3 The Parties shall review the terms of this agreement every ten (10) years from the Effective Date. Any Party may at any time request an earlier review of this agreement and the Parties may agree to a review at that time.

7. RESERVE LANDS

7.1 Protection of All Reserve Lands

All Reserve Lands will be dealt with according to this agreement.

7.2 Planning of Joint Use Sites

1. The Parties recognize that the School Boards will determine their present and future needs for School Developments to meet their obligations to deliver educational programs in accordance with the *Education Act* and associated regulations.



2. The Parties shall consider Public Benefit Compatible Uses at the time The City is drafting Area Structure Plans, Area Redevelopment Plans, or other relevant statutory plans authorized in the *Municipal Government Act*.
3. Determining the number, size, and composition of Joint Use Sites required for school-aged children in the 5 to 14 years of age cohort will be undertaken jointly by The City and the School Boards as part of the drafting of an Area Structure Plan using the document titled “Joint Use Site Calculation Methodology, Principles and criteria for determining the number of Joint Use Sites required for school-age children (5 to 14) in area structure plans” dated February 18, 2016, as amended and replaced from time to time by the Joint Use Coordination Committee.
4. Determining the number, size and composition of Joint Use Sites required for senior high schools will be undertaken jointly by The City and the School Boards as part of drafting an Area Structure Plan.
5. Possible Public Benefit Compatible Uses, site layout including location of School Building Envelopes and Playing Fields, Playing Fields design, and infrastructure details should be determined during the Outline Plan/ Land Use Amendment process and considered by the Joint Use Coordinating Committee or relevant sub-committee.
6. The City will solicit input from and involve the School Boards in the development of Area Redevelopment Plans to support schools and student transportation in the advancement of the goals and vision of this agreement.
7. Where The City acquires lands that will form part of a School Building Envelope through dedication or use of the Joint Use Reserve Fund, the lands shall be designated Municipal and School Reserve in the name of The City and the appropriate School Board.
8. The City shall be responsible for the assembly of Joint Use Sites as is practicable using the relevant provisions of the *Municipal Government Act* and this agreement for: dedication and deferral of Reserve Land; accepting of Cash-in-Lieu Monies; spending of the Joint Use Reserve Fund as recommended by the Joint Use and Coordinating Committee; and Disposal of Reserve Land as endorsed by the Joint Use and Coordinating Committee.

7.3 Priority for location and allocation of Reserve Land at subdivision

The following are the priorities for the location and allocation of Reserve Lands at the time of subdivision dedication;

1. Priority #1: Neighbourhood needs, which may include School Board operated elementary schools or elementary/junior high schools, and neighbourhood parks;
2. Priority #2: Community needs, which may include School Board operated junior high schools, community associations, open space linkages and priority environmentally significant lands;
3. Priority #3: Regional needs, which may include School Board operated high schools, regional parks and regional recreation areas such as athletic parks.

These priorities are not equivalent to school catchments.

7.4 Development Responsibility for Joint Use Sites

1. Through development agreements with developers, the City shall develop Joint Use Sites without a School Development in accordance with current City of Calgary technical and design specifications and will endeavour to have off-site infrastructure required for a Joint Use Site installed.



2. The School Boards are responsible for developing School Developments on Joint Use Sites.
3. Responsibility for the development of Public Benefit Compatible Uses on Joint Use Sites will be determined on a site-by-site basis and in accordance with Article 7.7 paragraph 2.
4. The relevant School Board shall rehabilitate Playing Fields that are damaged as a result of the construction of a School Development.
5. To the extent that any such Public Benefit Compatible Uses impact School Development on the intended site of the School Building Envelope. The City shall be responsible for returning the site to its original condition prior to the scheduled start date of the relevant School Development

7.5 Maintenance Responsibilities for Joint Use Sites

1. Maintenance responsibilities for Joint Use Sites and associated facilities, designated or acquired before the Effective Date, will remain as in existence at the Effective Date.
2. If a Joint Use Site is declared permanently surplus to school needs and legal title is transferred to The City, The City will assume responsibility for the maintenance of the Joint Use Site.
3. The City shall maintain Joint Use Sites designated or acquired after the Effective Date until a School Development has commenced. Once a School Development has commenced on a Joint Use Site, The City will maintain the Playing Field and the School Board operating the school will maintain the School Building Envelope unless otherwise agreed to by The City and the relevant School Board.



7.6 Licenses of Occupation

1. The Parties shall obtain consent from the Joint Use Coordinating Committee prior to granting Licenses of Occupation of Reserve Lands that they have title to on terms and conditions acceptable to the Joint Use Coordinating Committee, unless the Joint Use Coordinating Committee has already agreed to the proposed Public Benefit Compatible Use under Article 7.7 or the license of occupation is in a School Development.
2. Any revenue from a License of Occupation of Reserve Lands will be retained by the licensor in recognition of their liability for operating and maintenance costs.

7.7 Public Benefit Compatible Uses

1. The Parties agree that uses that meet the following criteria are Public Benefit Compatible Uses:
 - a. the use aligns with or supports the School Board's educational goals and objectives to deliver quality educational services to students in a safe and responsible manner, and does not impact or interfere in any manner with the ability of students to receive educational services from the School Board, and does not impact the School Board's personnel, including teachers and support staff, from delivering educational services to students;
 - b. the use creates, supports, or sustains inclusive, vibrant, safe and healthy communities that improves the quality of life for the community;
 - c. the design, development and ongoing operations of a use established prior to a school must not negatively affect the establishment of a school or its operations; and



- d. the use supports the function of a Joint Use Site as a key activity node in a community, supports the open space network, and complements surrounding uses.
2. Public Benefit Compatible Uses may be allowed on Reserve Land if they meet the following criteria:
 - a. the Joint Use Coordinating Committee agrees to the proposed Public Benefit Compatible Uses;
 - b. The City and the School Board that is on title to the subject land agree to all proposed uses and enter into an agreement regarding the uses if necessary. If no School Boards are on title to a site, The City will determine the Public Benefit Compatible Uses;
 - c. the uses are proposed on Municipal Reserves that are or have been in use for school board purposes, School Reserves, or Municipal and School Reserves, as required by the Calgary Charter; and
 - d. the proposed uses may be considered whether or not a school building is located on the subject land.

7.8 Joint Use Facility

Subject to Article 7.7, where a new Joint Use Facility that includes a Public Benefit Compatible Use is being considered by the Parties, the Parties should complete a joint feasibility study and execute all relevant agreements, including but not limited to construction, operation, maintenance, access, and potential future school closure, prior to construction commencing.

7.9 Consideration Upon Transfer of Reserve Lands

All transfers of legal title to Reserve Lands, as between Parties will be for consideration of \$1.00, subject to Article 9.1 (Improvements on School Sites Declared Surplus).

7.10 Disposal of Reserve Land

The City shall obtain Joint Use Coordinating Committee endorsement prior to taking any steps for the sale, lease or other disposal of any Reserve Lands, so as to ensure that the future needs of the School Boards are taken into consideration.

7.11 Reserve Land Declared Surplus to School Board Needs

1. When a School Board intends to close a school that is on Reserve Land, it will advise the Joint Use Coordinating Committee.
2. Subject to the *Municipal Government Act*, the *Education Act*, and the Disposition of Property Regulation, if a School Board intends to declare that Reserve Land is surplus to the School Board's needs, the School Board will advise the Parties and the Joint Use Coordinating Committee of their intention.
 - a. The Parties will have ninety (90) days after receiving notice to notify the School Board and the Joint Use Coordinating Committee in writing if they have an interest in the surplus school.
 - b. If none of the School Boards notifies the School Board and the Joint Use Coordinating Committee that they are interested in the surplus school, the School Board will facilitate a transfer of legal title to the Reserve Land to The City in accordance with the Disposition of Property Regulation and the *Municipal Government Act*.
 - c. If more than one School Board notifies the School Board and the Joint Use Coordinating Committee that it has an interest in the surplus school, the Parties will resolve the Dispute considering the following priority of uses:
 - i. Priority #1: School Board interest to accommodate a school operated by a School Board;
 - ii. Priority #2: City interest to accommodate parks or recreation uses; and
 - iii. Priority #3: any Party interest in accommodating Public Benefit Compatible Uses.

7.12 Community Services Reserve

The City shall obtain Joint Use Coordinating Committee endorsement prior to The City taking any steps for the designation of the whole or any portion of Reserve Land that was previously declared surplus by a School Board as Community Services Reserve.



8. JOINT USE RESERVE FUND

8.1 Source of Funds

1. All Cash-In-Lieu Monies and proceeds from the Disposal of Reserve Lands must be allocated and paid into the Joint Use Reserve Fund, which will be administered by The City, in trust and used as further specified in this agreement.
2. The Joint Use Reserve Fund shall be invested in accordance with the *Municipal Government Act* and the income earned shall be accrued to the Joint Use Reserve Fund. Correspondingly any investment losses will be borne by the Joint Use Reserve Fund.
3. The Parties may agree in writing to designate other monies as Joint Use Reserve Funds.

8.2 Use of the Joint Use Reserve Fund

1. The Joint Use Reserve Fund must be used in accordance with sections 671 and 675 of the *Municipal Government Act*.
2. Subject to Article 8.3, the Joint Use Reserve Fund may be used for:
 - a. the purchase of land so that Reserve Lands can be optimally located and used;
 - b. the purchase of land for School Board purposes or public parks and public recreational purposes where Reserve Land dedication is insufficient;
 - c. the purchase of School Board owned Non-Reserve Lands, which the School Board intends to sell, when such land is required as Reserve Land, in accordance with Article 10.2 (Disposal of School Board Owned Non-Reserve Lands);
 - d. the purchase of land for other Joint Use Purposes as determined and recommended by the Joint Use Coordinating Committee;
 - e. servicing land purchased with Joint Use Reserve Funds to current City of Calgary technical and design specifications;
 - f. demolition and site rehabilitation costs when a surplus school site on Reserve Land is transferred from a School Board to The City or when land is purchased with Joint Use Reserve Funds; or
 - g. costs associated with purchases, transfers, issuance of titles, and disposition of Reserve Lands, including the cost of surveys, appraisals, registrations, and land use redesignations.

8.3 The Joint Use Coordinating Committee will review and make recommendations for the use of, and expenditures from, the Joint Use Reserve Fund in accordance with the following priorities:

1. Priority #1: Regional needs, which includes School Board operated high schools, regional parks and regional recreation areas such as athletic parks.
2. Priority #2: Community needs, which include School Board operated junior high schools, community associations; open space linkages and priority environmentally significant lands;
3. Priority #3: Neighbourhood needs, which include School Board operated elementary schools, elementary/junior high schools, and neighbourhood parks;
4. Priority #4: servicing land purchased with Joint Use Reserve Funds to current City of Calgary technical and design specifications;
5. Priority #5: Demolition and site rehabilitation costs when a surplus school site on Reserve Land is transferred from a School Board to the City.
6. Priority #6: Demolition and site rehabilitation costs when land is purchased with Reserve Funds.

These priorities are not equivalent to school catchments.

8.4 Minimum balance

The Joint Use Reserve Fund will at all times maintain a minimum balance of fifteen million dollars (\$15,000,000) unless the Parties agree to an expenditure that is critical to meet the needs of Calgarians.

8.5 Authority for Expenditures

1. Any land purchases identified in Article 8.2 paragraphs 2(a), 2(b), 2(c), and 2(d) using the Joint Use Reserve Fund will be subject to approval by the Council of The City, upon the recommendation of the Joint Use Coordinating Committee, having regard to the needs of the Parties, the priorities identified in Article 8.3, and the appropriateness of the proposed future use, with respect to the terms of this agreement and the *Municipal Government Act*.
2. Expenditures from the Joint Use Reserve Fund identified in Article 8.2 paragraph 2(g) relating to costs associated with purchases, transfers, issuance of titles, and disposition of Reserve Lands, including the cost of surveys, appraisals, registrations, and land use redesignations, will be on the basis of an annual program and budget, established by the Joint Use Coordinating Committee and approved by the Council of The City.
3. Expenditures from the Joint Use Reserve Fund identified in Article 8.2 paragraph 2(f) relating to demolition and site rehabilitation costs when a surplus school site on Reserve Land is transferred from a School Board to The City or when land is purchased with Joint Use Reserve Funds, and expenditures from the Joint Use Reserve Fund identified in Article 8.2 paragraph 2(e) relating to servicing land purchased with Joint Use Reserve Funds to current City of Calgary technical and design specifications must be subject to written confirmation from the Joint Use Coordinating Committee and authorization by the Council of The City.

9. STRUCTURES ON RESERVE LAND**9.1 Improvements on School Sites Declared Surplus**

1. If a school building or improvement on Reserve Land that has been declared by the appropriate School Board to be surplus to school needs, is to be demolished:
 - a. subject to Article 8.2 paragraph 2(e) and Article 8.5 paragraph 3, the demolition and site rehabilitation costs may be borne by the Joint Use Reserve Fund; and
 - b. the School Board must pay all the outstanding debt related to the building.
2. If a school building or improvement on Reserve Land that has been declared by the appropriate School Board to be surplus to school needs, can and is to be transferred to and used by The City, The City must pay all the outstanding debt related to the building or improvements.

10. NON-RESERVE LAND**10.1 Principle**

Non-Reserve Lands acquired by the Parties in their own right are outside the Joint Trust but included within this agreement to facilitate Joint Use Purposes.



10.2 Disposal of School Board Owned Non-Reserve Land

1. Subject to the *Education Act*, and the Disposition of Property Regulation, each School Board will give The City and the other School Boards a right of first refusal as set out in Schedule “A” over Non-Reserve Land that a School Board intends to sell, unless otherwise agreed to by the Joint Use Coordinating Committee and documented as an exception and listed in Schedule “B” (excluded sites) without requiring an amendment to this agreement.
2. The School Boards have not conferred upon the Parties, a right of first refusal over those lands that are listed in Schedule “B”.
3. If the lands that the School Board intends to sell were originally obtained from The City for a nominal sum or under some special arrangement, the site will be returned to The City for similar consideration or The City will be otherwise compensated as agreed to by The City and the relevant School Board.
4. If a Party exercises the right of first refusal conferred upon it pursuant to this agreement, the transfer value of the Non-Reserve Land, together with buildings, improvements and facilities, will be determined on equitable principles, taking into account the fair market value of the property and the conditions and circumstances under which such land was acquired, if it was acquired from The City.
5. When entering into a lease or license for Non-Reserve Land for a school with a School Board, The City should grant the relevant School Board a right of first refusal to acquire the lands, such grant and the exercise of any right of first refusal to be subject to the lands being required by The City for a municipal purpose, as determined by The City.



11. PROGRAMMING COORDINATION & FACILITY USE – JOINT USE FACILITIES

11.1 Programming Coordination

The Parties will collaborate to develop and advance strategies, deliver effective programs and services, and construct and manage assets to support students and their families, connect communities, and offer a wide range of sport, recreation, and arts and cultural opportunities. Other partners or agencies may be included to support and participate in these efforts to improve outcomes.

11.2 Enhanced Amenities

If The City determines a community need for enhanced amenities associated with a school, including but not limited to libraries, gymnasias, and fields, the Parties will collaborate to determine mutually beneficial design, operations and maintenance of the enhanced amenity. The City will be responsible for all increased construction, maintenance, operating or other costs arising in respect of the enhanced amenity.

11.3 Facility Sharing and Booking

The Parties shall contribute to a common pool of facilities that includes but is not limited to gymnasias, fields, and other recreation amenities on the following basis:

1. each Party agrees to access Joint Use Facilities through a common booking agency administered by The City;
2. each Party shall exchange or charge for the use of its Joint Use Facilities on an Incremental Operating Cost basis;
3. Incremental Operating Costs are to be reviewed annually so as to enhance the equitable distribution of costs between The City and the School Boards.

12. LIABILITY AND INDEMNIFICATION

- 12.1 In addition to any other form of insurance as the Parties may reasonably require against risks, which a prudent owner under similar circumstances and risk would insure, the Parties shall at all times carry and continue to carry comprehensive general liability insurance in the amount of not less than FIVE MILLION (\$5,000,000) DOLLARS per occurrence in respect to bodily injury, personal injury or death. The comprehensive general liability insurance shall have an endorsement for occurrence property damage, contingent employer's liability and broad form property damage. The insurance to be maintained by each Party herein shall list each of the other Parties as an additional insured. The amount and type of insurance to be carried by the Parties may be varied from time to time by written agreement of the Parties. The insurance carried by the Parties shall contain, where appropriate, a severability of interests' clause and a cross liability clause. On Joint Use Sites that contain a school, the comprehensive general liability insurance of the School Board shall be primary and The City's insurance shall not contribute to any occurrence insured by the School Board's comprehensive general liability insurance.
- 12.2 Each Party (the "Indemnifying Party") agrees to indemnify and hold harmless the other Parties (the "Non-Indemnifying Parties"), their servants, volunteers, agents and employees from and against losses, claims, demands, payments, suits, judgments or expenses of every nature and description arising out of or in consequence of any breach or non-performance of any covenants or conditions in this agreement to be fulfilled, observed or performed by the Indemnifying Party, except for claims arising out of the sole negligence of one or more of the Non-Indemnifying Parties, its employees, agents, servants or volunteers.

13. GENERAL

- 13.1 The headings in this agreement have been inserted for convenience of reference only.
- 13.2 Each of the Parties are subject to legislation and bylaws that they must abide by and they will abide by such legislation and bylaws. To the extent that the provisions of legislation applicable to a Party contradict the terms of this agreement, the provisions of the legislation prevail.
- 13.3 The attached schedules form part of this agreement.
- 13.4 Any Party may excuse a violation of this agreement without losing any right to insist on and enforce compliance with this agreement in the future, however any term of this agreement or right created under it may not be waived or varied, except in writing signed by each Party.
- 13.5 This agreement is governed by and construed under the laws of Alberta and the applicable laws of Canada. The Parties attorn to the Alberta courts for any Disputes arising herein.
- 13.6 If any provision of this agreement is found to be invalid or unenforceable, it will be deemed to be severable herefrom and the remainder of this agreement will remain in effect.
- 13.7 This agreement may be executed in counterpart original copies that together constitute one and the same agreement.
- 13.8 Where this agreement refers to legislation, the reference is to the legislation as amended and replaced from time to time.

13.9 NOTICES AND COMMUNICATIONS

1. Notices and communications made in connection with this agreement must be in writing and provided by delivery, or facsimile transmission (or if authorized by the receiving party, by e-mail) at the addresses provided for by each party as follows:
 - a. CBE
The Calgary Board of Education
3610 - 9 Street SE
Calgary AB T2G 3C5
Attention: Superintendent, Facilities and Environmental Services
 - b. CRCSSD
The Board of Trustees of the Calgary Roman Catholic Separate School Division
1000 - 5 Avenue SW
Calgary, AB T2P 4T9
 - c. FrancoSud
The Francophone Regional Authority of Southern Francophone Education Region
Deerfoot Atria South
Suite 295, 6715 8 Street NE
Calgary, Alberta T2E 7H7
 - d. The City
The City of Calgary
5th Floor, Public Building
205 - 8th Avenue S.E.
Calgary, Alberta
T2P 2M5
2. Any Party may change its address for service of notices by delivering notice of such new address to the other parties in accordance with Article 13.9.

The Parties execute this agreement by the signatures of the properly authorized officers signing.

The Parties execute this agreement by the signatures of the properly authorized officers signing below.

APPROVED	
AS TO CONTENT	
AS TO FORM SOLICITORS	

THE CITY OF CALGARY

Per: _____

Per: _____

THE CALGARY BOARD OF EDUCATION

Per: _____

Per: _____

**THE BOARD OF TRUSTEES OF THE CALGARY ROMAN CATHOLIC
SEPARATE SCHOOL DIVISION**

Per: _____

Per: _____

**THE FRANCOPHONE REGIONAL AUTHORITY OF SOUTHERN
FRANCOPHONE EDUCATION REGION**

Per: _____

Per: _____

SCHEDULE "A"

PROCEDURES FOR PURCHASING SCHOOL BOARD OWNED NON-RESERVE LANDS

1. The selling School Board shall give notice, in writing, to the Joint Use Coordinating Committee of Non-Reserve school sites and facilities (hereinafter referred to as "Property") that they intend to sell.
2. Each of The City and the other School Boards shall advise the selling School Board, in writing, whether or not they are interested in acquiring the Property. If the response is negative or if no response is received by the selling School Board within 90 days of the date the notice is sent, the selling School Board may dispose of such Property in any manner it deems appropriate subject to the provisions of the *Education Act* and Disposition of Property Regulation.
3. If one or more than one School Board and/or The City notifies the Joint Use Coordinating Committee that it has an interest in the Property, the priority to purchase the Property will be as follows:

#1 FRANCOSUD;
#2 CBE or CRCSSD and Disputes will be resolved in accordance with Article 5.8 and Schedule "C";
#3 The City.
4. The procedures set out in Clauses 5 through 11 hereafter will apply to purchases of Non-Reserve Lands pursuant to the right of first refusal.
5. The relevant Parties shall forthwith explore the possibility of an exchange of properties, having regard to the land use designation (zoning) of such properties.
6. If agreement cannot be reached on the exchange, Clauses 7 through 11 will apply.
7. The Property or Properties will be appraised forthwith by two accredited appraisers, one selected by each of the relevant Parties.
8. The purchaser shall submit to the selling School Board within 90 days of receipt of appraisals, a proposal to purchase based on such appraisals.
9. If the selling School Board accepts such proposal, the Property will be transferred at the agreed price.
10. Appraisals and other costs related to these procedures will be shared equally.
11. If the selling School Board does not accept the proposal, the purchase price for the Property will be the market value for the Property, based on its highest and best use (or such lesser use as agreed to by the Parties in writing) as determined by a qualified, independent AACI (or then equivalent designation) real estate appraiser, who will be agreed to and appointed by the Parties, acting reasonably. If the Parties cannot agree on a real estate appraiser, then upon the application of either Party, the Court of Queen's Bench will appoint a panel of three arbitrators and the market value will be determined by binding arbitration in accordance with the Arbitration Act, RSA 2000, c A-43 and with reference to the principles identified in Article 10.2 of the Joint Use and Planning Agreement. In all cases, if the highest and best use of the Property is a use other than the current use of the Property at the time the proposal is made, then all development, servicing, and any other costs that could reasonably be expected to be incurred by a person to achieve such highest and best use will be deducted from the purchase price for the Property. Each Party shall be responsible for any costs incurred by it related to participating in the arbitration process, but both Parties shall equally share any costs incurred related to the panel of arbitrators.

SCHEDULE "B"
EXCLUDED SITES

Name	Address
Our Lady of Lourdes School	2 Street & 19 Avenue S.W.
St. Mary's High School	111 - 1R Avenue S.W.
St. Monica School	19 Avenue & 2 Street S.W.
École de la Rose Sauvage	2512 4 St NW
Dr. Carl Safran Centre	930 13 Ave SW
Bowness Maintenance Depot	3600 - 69 Street NW
Midnapore Maintenance Depot	14725 Bannister Road SE
NE Maintenance Depot	2120 - 22 Street NE
Highfield Building	3610 - 9 Street SE

SCHEDULE "C"

DISPUTE RESOLUTION PROCEDURE

1. The City and the School Boards shall use their best efforts to resolve any Disputes arising between them as efficiently and cost effectively as possible. The Parties shall:
 - a. make bona fide efforts to resolve all Disputes by conciliatory discussions; and
 - b. provide frank, candid and timely disclosure of all relevant facts, information and documents to facilitate those discussions.
2. Once a Dispute has been identified, conciliatory discussions must commence within thirty (30) calendar days of the identification of the issue(s) in dispute.
3. If the Dispute has not been resolved within three (3) months of the commencement of discussions, the Party that originally identified or complained of the matter(s) underlying the Dispute shall send written notice of the Dispute (the "Dispute Notice") to the Joint Use Coordinating Committee that includes the details, nature, and extent of the Dispute and the remedy or resolution sought by the Party issuing the Dispute Notice. The Party issuing the Dispute Notice shall provide sufficient information in the Dispute Notice such that the other Party understands the specifics of the dispute and shall include any documentation or other information so as the other Party will understand the issues in Dispute.
4. Upon receipt of the Dispute Notice, the Joint Use Coordinating Committee will meet and use their best efforts to resolve the Dispute. If the Dispute is resolved by the Joint Use Coordinating Committee, the resolution will be formalized in writing and signed by the Parties.
5. If the Dispute cannot be resolved by the Joint Use Coordinating Committee, the Parties will refer the Dispute to their respective Chief Administrative Officers or Chief Superintendents to consider and attempt to achieve consensus between themselves. If the Dispute is resolved by the Chief Administrative Officers or Chief Superintendents, the resolution will be formalized in writing and signed by the Parties.
6. If the Chief Administrative Officers and/or Chief Superintendents cannot come to a consensus within three (3) months of being consulted, the Parties will refer the Dispute to the Mayor of The City of Calgary and the Chairs of the Board of Trustees of the School Boards to consider and attempt to achieve consensus between themselves. If the Dispute is resolved by the Mayor and the Board Chairs, the resolution will be formalized in writing and signed by the Parties.
7. If the Mayor and the Board Chairs cannot come to a consensus within three (3) months of being consulted, the Parties will refer the Dispute to an arbitrator chosen by the Parties to the Dispute. If the Parties to the Dispute cannot agree on an arbitrator, any Party on notice to the other Party (Parties) may apply to the Court of Queen's Bench of Alberta to appoint an arbitrator.
 - a. The arbitrator will have the power to obtain the assistance, advice or opinion of such engineer, architect, surveyor, appraiser, valuer or other expert as they may think fit and will have the discretion to act upon any assistance, advice or opinion so obtained; and
 - b. The Party initiating the arbitration shall bear the costs incurred by each Party involved in the Dispute as a result of the arbitration if the initiating Party is unsuccessful at the arbitration; otherwise, each Party shall bear its own costs and equally share any costs incurred related to the arbitrator.
 - c. The decision of the arbitrator will be subject to the ratification and adoption by the respective Parties.
 - d. Each of the Parties shall do all acts and things and execute all deeds and instruments necessary to give effect to any resolution reached under this Part.
 - e. Except as modified herein, the provisions of the Arbitration Act, R.S.A. 2000, c.A-43 shall apply.

Dated: _____

BETWEEN:

THE CITY of CALGARY

- and -

THE CALGARY BOARD OF EDUCATION

- and -

**THE BOARD OF TRUSTEES OF THE CALGARY ROMAN CATHOLIC SEPARATE
SCHOOL DIVISION**

- and -

**THE FRANCOPHONE REGIONAL AUTHORITY OF SOUTHERN FRANCOPHONE
EDUCATION REGION**

JOINT USE AND PLANNING AGREEMENT

JILL FLOEN
CITY SOLICITOR
the City of Calgary
Law Department (8053)
12th Floor, Calgary Municipal Building
800 Macleod Trail S.E.
P. O. Box 2100, Station "M"
Calgary, Alberta
T2P 2M5

Solicitor: Hanna Oh
File No.: P9372

Background

Context

The City of Calgary Administration, Calgary Board of Education (CBE), Calgary Roman Catholic Separate School District (CRCSSD) and the Southern Francophone Education Region (FrancoSud) have a long history of working collaboratively to provide joint use sites to serve Calgarian's educational and recreational needs throughout the city. The most recent Joint Use and Planning Agreement was signed between the City of Calgary and the CBE and CRCSSD in 1985. Since this time, an agreement was signed between the City of Calgary and the FrancoSud in 2011. These two agreements have influenced joint use sites throughout the city since the time of their signing.

Finally, in 2016, a memorandum of understanding between The City, CBE, and CRCSSD was signed to agree to work together to fulfill any provisions within a City Charter regarding Municipal and School Reserves and the Joint Use Agreement. Calgary City Council directed Administration to begin work to draft a new and modern Joint Use and Planning Agreement in 2020 December.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2020 December 14	PUD2020-1314	Council Direction Council directed Administration to partner with school boards to draft a modernized Joint Use and Planning Agreement

Detailed Updates to the Agreement

As noted in the body of the report, the following outlines more details of the changes to the Agreement. The new Agreement is a complete rewrite of the previous agreement from 1985. As such, direct comparisons are not always available. However, to better understand the changes presented this provides a general breakout of sections and descriptions of changes.

Vision, Goals and Principles

This new Agreement introduces aspirational guiding lights through the introduction of the vision and goals of the document. The new Agreement intends to realize joint use sites as inclusive, and efficient community hubs within communities. These community hubs will strengthen community connection and sense of place while maintaining accountability to Calgarians.

Establishment and Use of the Joint Trust

While the previous agreement established the Joint Trust for all Reserve Lands and the Joint Use Reserve Fund, this modernized Agreement continues this practice and re-establishes the Parties rights and obligations to this practice. Notably, this Agreement adds the FrancoSud as a trustee of the Joint Trust. The Agreement also provides a set of rules to guide the administration of the Joint Trust.

JUCC Roles and Responsibilities

This section identifies a clear and concise outline of the responsibilities of the Joint Use Coordinating Committee (JUCC), which was not previously included. It makes clear that decisions made by JUCC will be collaborative, equitable, sustainable, financially responsible and in the best interest of all Calgarians.

Annual Reporting and Information Sharing

The Parties of this Agreement have a history of collaboration. This formalizes the collaboration and sharing of data between the Parties. The Parties agree to the annual reporting of the status of the Joint Use Reserve Fund as well as the contributions and expenditures over the last year.

Framework for Planning Joint Use Sites

Many policies and procedures have changed since the creation of the previous agreement in 1985. This section references many of the best practices that the JUCS has used over the past several years and formalizes them in the Agreement. This portion of the new Agreement also references current policy such as using the *Joint Use Site Calculation Methodology* to determine locations and quantity of joint use sites within Calgary communities. The development and maintenance responsibility of different elements of joint use sites has been further delineated in the new Agreement. Licenses of occupation on joint use sites is a tool that has been used by the Parties without reference in the previous agreement. This is now included in this modern Agreement with references to procedures and allocation of revenue from these tools.

Public Benefit Compatible Uses

Entirely new to the Agreement, this section outlines the criteria for which these uses may qualify as a public benefit compatible use as well as the implementation of such uses on joint use sites. In short, these uses must create, support, and sustain inclusive, vibrant, safe and healthy communities that improves the quality of life for the community members. These uses must be approved by the JUCS and agreed to by both The City and the School Board that is on title of the subject parcel. These uses may only be implemented on sites which are or have been in use for school board purposes as required by the Calgary Charter.

Declaration of Surplus School Sites

This section of the Agreement covers the process for declaring a surplus school site in greater detail than the previous agreement. The intent of the Parties of this Agreement is to be proactive in future decision making. Outlined in the Agreement is the directive to grant a right of first refusal on Non-Reserve Lands leased by a School Board. The new Agreement also further clarifies the process for the disposal of School Board owned non-reserve land.

Programming Coordination and Facility Sharing

Finally, this section modernizes the language and reflects current procedures for sharing of facilities and program coordination. Where enhanced facilities such a library or playfields are required, the new Agreement lays out the process for enhancements to be completed on joint use sites and collectively shared by the Parties.

BILD Calgary Region Response



August 26, 2022

Delivered by Email

The City of Calgary
P. O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Attention: Members of Infrastructure and Planning Committee

Dear Committee Members:

Subject: JOINT USE and PLANNING AGREEMENT – 2022 Review

BILD Calgary Region (BILD) provided a letter regarding the Joint Use and Planning Agreement (JUPA) to the Elected Officials Coordinating Committee at the end of July for their consideration. Although BILD recognizes that some of our issues span both the JUPA and the technical standards, without a clear direction within the JUPA it is unclear how the review will have the ability to be innovative and creative when reviewing the School Site Design Standards, or how our concerns will be addressed within the standards.

Although the JUPA supports "the delivery of integrated mixed-use sites that provide public spaces, recreation, community services, cultural and public facilities for the public good," it is our perception that the school boards effectively have absolute authority over "public benefit compatible uses." The current model will not enable many of these "public benefit compatible uses" to be approved. To be relevant, the JUPA needs to provide parameters of acceptable uses with an approval process. BILD believes that this is necessary to ensure that the resources of the City and school boards are efficiently used for the maximum benefit of the community.

As stated in our July letter, the proposed modernized JUPA has very modest changes or improvements. It is very disappointing that we have missed an opportunity for meaningful improvements. Our members have experienced many challenges related to School Site Design Standards and the delivery of school sites and schools in the City of Calgary.

Present practices requiring developers to give 10- and 12- acres of land for elementary and junior high school building envelopes and the associated playing fields are impeding innovative, sustainable community development. It can be difficult to meet the targeted sizes when road layouts, grading and the community vision are taken into consideration. With limited ability to modify the current technical standards for the school envelope and playfields, land in excess of the 10- and 12-acre requirement is often required. Industry believes that the JUPA update must include direction for the technical standards to support innovation and facilitate more complete community designs (i.e., utilize reserve land for additional parks, greenspaces, trails).

In addition, regional needs such as high schools and recreation facilities are considered a priority for the use of, and expenditures from, the Joint Use Reserve Fund. In cases where reserves are also allocated toward these

We encourage you to visit bildcr.com for industry updates

212 Meridian Road NE • Calgary, AB • T2A 2N6
p: 403.235.1911 • e: info@bildcr.com • w: bildcr.com



uses to reduce the expenditure from the Fund, consideration needs to be given to reducing future school reserve requirements to enable non-school reserve lands to be used for the needs of the complete community.

Industry believes in innovative solutions such as residents' association sites that provide a benefit to the community. It is quite reasonable to assume that there should be a way for residents' and community associations to use some common facilities, to meet both the needs of the public and community. Given the current needs for efficiency in cost and land utilization, the JUPA should provide framing to facilitate these types of innovation and corresponding increase in efficiencies.

Through several initiatives, the City is looking at better ways to address climate, land efficiency, community needs, etc. similarly the JUPA should identify the process and conditions for revisiting the JUPA e.g., provincial funding, requirements.

We expected the JUPA update would provide directions to guide improvements to School Site Design Standards. To ensure that the JUPA will support and enable the results of the School Site Design Standards review, BILD respectfully asks that the approval of the JUPA be **deferred until after the School Site Design Standard review is completed**.

Lastly, we would like to thank Administration for inviting us to participate in their review of the JUPA and we look forward to working with Administration in the coming months to engage in discussions relating to the School Site Design Standards to see where modifications can be made to address Industry concerns. As previously stated, we appreciate the time and effort that has gone into this work, but we believe there should be more direction within the JUPA. We respectfully request that our concerns be considered and that the JUPA update be placed on hold until the standards are reviewed and updated.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,
BILD Calgary Region

Brian Hahn, Chief Executive Officer BILD CR

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p: 403.235.1911 • e: info@bildcr.com • w: bildcr.com



Modernizing the Joint Use and Planning Agreement

September 9, 2022

Recommendation:

The City enter into the Joint Use & Planning Agreement with the Calgary Board of Education, Calgary Roman Catholic Separate School District and Southern Francophone Education Region based upon the attached draft agreement.

What is a Joint Use and Planning Agreement

- **Framework** for collaborations
- **Processes** for planning, development and maintenance of joint use sites
- **Use** of school facilities, municipal facilities and playing fields
- **Reserve Fund** to purchase school sites and open space
- **Transfer and disposition** of reserve and non-reserve lands



How did we get here?



City Charter approved to allow compatible uses on Joint Use Sites



Council and Board of Trustee direction to develop a modernized Agreement



Joint Administrative Meetings



Communications and Engagement



Recommendation from Elected Officials Coordinating Committee

What has changed?

- **Role of school sites** in creating complete communities;
- Reflect current **policy and planning** practices;
- Potential for **multiple uses** on joint use sites;
- Maintenance and operational **responsibilities**;
- Update the use of the **reserve fund**; and
- Modernize disposal of **surplus school sites**.



Recommendation:

That the Infrastructure and Planning Committee recommends that Council:

1. Direct Administration to execute the Joint Use & Planning Agreement with the Calgary Board of Education, Calgary Roman Catholic Separate School District and Southern Francophone Education Region based upon the attached draft agreement (Attachment 1).



PUBLIC SUBMISSION FORM

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S E P O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Leanne

Last name (required) Ellis

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment





PUBLIC SUBMISSION FORM

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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 9, 2022

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

(required - max 75 characters)

IP2022-0533

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Any changes to JUPA need to specifically focus on maintaining the green space that is provided on the school sites. School grounds are the largest contributors to community open space, and the green space MUST be maintained even if the building use changes. This is especially significant as the City looks to densify the established communities.

The FIRST priority for the building should always be a school. The City is adding massive density to established communities, and MUST maintain the schools to encourage families to stay in the area rather than move to the suburbs.

Redevelopment on the site should NEVER exceed the lot coverage of the existing building, and absolutely NO to developing these sites into mixed use residential. The sites should improve the quality of life for residents, not overwhelm the community with massive density.

Calgarians need to know what these changes mean and what impact they will have in their communities, especially with declining enrollment in a number of inner city schools. Don't decommission the schools when you are making sweeping changes to add density at the same time.

Thank you for your time.

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 September 9
Citywide Growth Strategy – Analysis on Three New Community Business Cases**

**ISC: UNRESTRICTED
IP2022-0986
Page 1 of 6**

RECOMMENDATIONS:

That Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to bring amending bylaws to remove Growth Management Overlays associated with the three business cases (or partials, as applicable) directly to a Combined meeting of Council, following approval of the 2023-2026 Service Plans and Budgets; and
2. Endorse Administration's approach to mitigating the risks noted within this report.

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022
SEPTEMBER 9:**

That Council:

1. Direct Administration to bring amending bylaws to remove Growth Management Overlays associated with the three business cases (or partials, as applicable) directly to a Combined meeting of Council, following approval of the 2023-2026 Service Plans and Budgets; and
2. Endorse Administration's approach to mitigating the risks noted within this report.

HIGHLIGHTS

- The Citywide Growth Strategy in the 2023-2026 Service Plans and Budgets (IP2022-0545) report identified eight new community growth business cases for consideration in the next four-year budget cycle. The City uses a Growth Management Overlay to indicate where there is a need for City infrastructure and services to be funded before land development can occur. On 2022 July 26, through IP2022-0545, Council directed Administration to bring forward Growth Management Overlay removals for five of the business cases. On the three that Administration identified as could be considered with caution, direction was given to further analyze and report back with a more comprehensive recommendation. This report addresses the second part of this direction.
- What does this mean to Calgarians? The Citywide Growth Strategy delivers balanced growth for Calgarians. This is an opportunity to help realize Council's objectives for economic, climate and social resiliency, which support a sustainable future. Responsible growth in new communities is an important part of citywide growth, and business cases are evaluated on balance with risks.
- Why does this matter? Calgarians should understand how The City makes new community growth decisions – by considering Municipal Development Plan/Calgary Transportation alignment, market demand, financial impacts and capacity. This report demonstrates the evaluation for three new community business cases and includes a path forward to development.
- Following an assessment, Administration's recommendation is that the business cases (or partials, as applicable) be supported, acknowledging the risks and issues, which are mitigated by strategies detailed in this report.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city
- Background and Previous Council Direction is included as Attachment 1.

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 September 9
Citywide Growth Strategy - Analysis on Three New Community Business Cases**

**ISC: UNRESTRICTED
IP2022-0986
Page 2 of 6**

DISCUSSION

On 2022 July 26, Council directed Administration to undertake further analysis on three new community business cases and to report back with an updated recommendation. These three business cases were reviewed as part of the Citywide Growth Strategy in the 2023-2026 Service Plans and Budgets report (IP2022-0545). Further background and details on the new community growth component of the Strategy can be found in Attachments 2, 5, and 6 of the report.

The three business cases are: Rangeview Trafford WestCreek within the Rangeview Area Structure Plan, and the Glacier Ridge C Qualico and Glacier Ridge D Cabana Brookfield in the Glacier Ridge Area Structure Plan (a map can be found in Attachment 2).

Opportunities, Issues, and Risks

In IP2022-0545, Administration identified opportunities associated with enabling these areas to start growth in 2023-2026, including:

- Increasing supply in two of Calgary's fastest growing new community market sectors;
- Increasing competition and choice, potentially supporting affordability;
- Leveraging existing infrastructure capacity;
- Realizing development along key streets; and
- Attracting new people to support local private and public amenities.

IP2022-0545 also identified that these three business cases "may be supportable if risks around servicing, operating cost efficiency and absorption can be mitigated". To this end, Administration identified two issues and two risks, and has identified mitigation strategies for each.

#	Issue	Mitigation Strategy
11	Status of supporting infrastructure and operating investments in the 2023-2026 budget	Hold growth approvals until certainty is achieved when the 2023-2026 operating and capital budgets are finalized
12	Operating costs in the business cases exceed revenue collection at different points in time as services are introduced	Explore potential flexibility in how City services are introduced into new communities, particularly transit service

For Issue 1, the three business cases do not trigger any new infrastructure investments; however, they do depend on two investments that have already been triggered by growth in the vicinity. Administration considers these investments necessary for development in the two Glacier Ridge business cases to proceed (Glacier Ridge C Qualico and Glacier Ridge D Cabana Brookfield):

- i. **144 Ave NW Extension between Symons Valley Road and Panorama Road / 24 St NW, including the West Nose Creek crossing** (remaining requirement \$24M)
- ii. **Mountain View Pump Station Upgrades** (\$5M)

It is recommended to wait to remove associated Growth Management Overlays until after the 2023-2026 Service Plans and Budgets are approved by Council in 2022 November to confirm that funds for those projects are available. This also gives time to discuss and finalize overlay

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 September 9**

**ISC: UNRESTRICTED
IP2022-0986
Page 3 of 6**

Citywide Growth Strategy - Analysis on Three New Community Business Cases

removal areas with proponents, conduct circulations with regional municipalities, and complete required public hearing advertising. A definitive decision on the removal of Growth Management Overlays could then occur quickly following budget decisions.

For Issue 2, Administration found in the financial impact analysis that operating costs may exceed revenue collection in later years, primarily attributed to public transit operating costs. Approving new community business cases carry risk with respect to the pace of growth and the related servicing costs to The City, particularly services with higher and less flexible costs. The City endeavours to introduce partial transit service in year five and full service in year eight from the start of development. If growth is slower than anticipated, population (and ridership revenue) may not align with City-funded servicing costs at those points in time. In terms of the three business cases, strategies were identified to help mitigate this risk, however they carry implications for The City, proponents and transit riders.

- i. **Link service to number of existing homes rather than community age:** This could better balance cost with population, property tax, and fare revenue. This is a transit operational decision that would balance efficiency with expectations and service goals.
- ii. **Phase development to enhance transit efficiency:** Phasing development near existing or pending transit service can enable access for new residents. However, other factors related to land development (e.g., drainage catchments) may outweigh transit service efficiency for phasing decisions; it may not be possible in all cases.
- iii. **On-demand transit service:** Calgary Transit is currently piloting on-demand service in both new and developed communities (see C2022-0831 Calgary Transit On Demand Update for more information). Like option (i) this would be a transit operational decision made separately from Growth Management Overlay removal or development approvals.

#	Risk	Mitigation Strategy
R1	Growth approvals and available existing infrastructure capacity are unaligned	<u>In Glacier Ridge:</u> Align Growth Management Overlay removal areas to the existing total remaining water service capacity through the use of partial approvals
R2	Increased pressure to fund infrastructure investments for new community growth when needed given overall capital budget constraints	Monitor and report on growth progress and costs related to approvals, and the commitments made by The City, outlined annually through the Citywide Growth Strategy

For Risk 1, Water infrastructure network capacity limits further growth for both Glacier Ridge C Qualico and Glacier Ridge D Cabana Brookfield to a total population of 4,000, or ~1,350 homes – or approximately one third of the proposed development in the business cases. This led Administration to recommend that this capacity be split between the two business cases and that only a portion of the proposed growth be approved at this time. Further growth can be considered once the North Water Servicing Option (\$460M in infrastructure investment, anticipated by 2029) provides more capacity. This would help realize the vision for growth along

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 September 9**

**ISC: UNRESTRICTED
IP2022-0986
Page 4 of 6**

Citywide Growth Strategy - Analysis on Three New Community Business Cases

144 Avenue NW between 14 Street NW and West Nose Creek, help increase market access in the sector, and provide greater choice for home buyers.

Administration worked with the Glacier Ridge C proponent (Qualico) to identify the areas where partial Growth Management Overlay removal could enable development given the existing capacity constraint. Administration also worked with the Glacier Ridge D proponent (Brookfield) to discuss options. These conversations are ongoing.

For Risk 2, the infrastructure required to support new community growth citywide beyond 2027 are estimated to be \$4.4B. This important context as it demonstrates how new community areas will require significant infrastructure investment as they grow and change. When revenue is insufficient to match costs, shortfalls occur and timelines are impacted. Administration will continue to monitor infrastructure requirements and report to Council as necessary.

Conclusion and Next Steps

Administration supports approval of the business cases (or partials, as applicable) under these circumstances based on a commitment to monitoring and mitigating these risks. Support from Council on the report recommendations would indicate an endorsement of these mitigation strategies. The success of mitigation is dependent on the pace of growth through 2023-2026 and beyond and accepting flexibility in the introduction of leading services such as transit.

As per the issue regarding infrastructure approvals in the 2023-2026 Service Plans and Budgets, Administration is recommending that Growth Management Overlay removals be considered following the approval of budget when there is certainty of infrastructure funding. The time between can be used to address other unresolved or incomplete items, including setting Growth Management Overlay removal areas, information sharing with proponents, regional circulations, and public hearing advertising.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Discussions were held with proponents in 2022 July and August to discuss Growth Management Overlay removal areas and explore mitigation strategies.

IMPLICATIONS

Social

This work supports a balanced, citywide growth strategy through evaluating new growth opportunities using a holistic set of evaluation factors. Any business cases approved for new

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 September 9
Citywide Growth Strategy - Analysis on Three New Community Business Cases**

**ISC: UNRESTRICTED
IP2022-0986
Page 5 of 6**

growth are expected to offer housing choices that facilitate a diversity of lifestyle options, while helping support affordability for Calgarians.

Environmental

Future growth in these business case areas would increase citywide GHG emissions, increasing climate risk through exposure of developed lands and assets to climate hazards, and remove a wide range of natural assets and ecosystem services. Specific measures to support the Calgary Climate Strategy Pathways to 2050 will be considered at future stages of development, in collaboration with stakeholders. These may include the protection of remaining natural assets, deployment of climate risk reduction measures to future built and natural assets, transit-supportive community design, or green building technology.

Economic

Investments in growth and development are an important economic driver for Calgary. Regulatory certainty for these three business case areas helps initiate private investment and drive job creation in alignment with the Municipal Development Plan goal of a creating a prosperous and diverse economy [Part 2.1], while providing places to live, work and play for Calgarians.

Service and Financial Implications

Other:

225K

All growth requires funding and investment. The 2023-2026 operating budget requirements for these three business cases is estimated to be \$225K. However, total operating funding may not be required if growth is slower than anticipated. There will be increasing operating cost requirements beyond the 2023-2026 budget cycle.

Analysis on these lands as part of IP2022-0545 concluded that no capital infrastructure investments are triggered by these business cases in order to initiate development. They will, however, benefit from previous, current, and future City infrastructure investments.

RISK

There is one other notable risk associated with this report beyond the risks identified above:

Climate: Removal of Growth Management Overlays in these and other business case areas is not well aligned with the Climate Strategy and will make it more difficult to achieve mitigation and adaptation goals. Development of the business case areas will increase greenhouse gas emissions and increase climate risk by removing natural assets that enhance resilience and increasing the exposure of infrastructure assets to climate hazards.

ATTACHMENTS

1. Attachment 1 - Background and Previous Council Direction
2. Attachment 2 - Business Case Location Map
3. **Presentation**
4. **Public Submissions**

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 September 9
Citywide Growth Strategy - Analysis on Three New Community Business Cases**

**ISC: UNRESTRICTED
IP2022-0986
Page 6 of 6**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development Services	Approve
Michael Thompson	Infrastructure Services	Consult
Les Tochor	Corporate Planning & Financial Services	Consult
Doug Morgan	Operational Services	Consult

Background & Previous Council Direction

The purpose of this attachment is to provide a summary of the background and previous Council decisions that led to this report.

Background

Citywide Growth Strategy in the 2023-2026 Service Plans and Budgets (IP2022-0545)

On 2022 July 26, as an outcome of Council's decisions on IP2022-0545, Council directed Administration to report back with an updated, more comprehensive recommendation to Council through the 2022 September 9 Infrastructure and Planning Committee for the following new community business cases:

1. Rangeview Area Structure Plan – Trafford (WestCreek)
2. Glacier Ridge Area Structure Plan – Community C (Qualico)
3. Glacier Ridge Area Structure Plan – Community D Cabana (Brookfield)

The Citywide Growth Strategy in the 2023-2026 Service Plans and Budgets (IP2022-0545) report included a Citywide Growth Investment Portfolio (Attachment 2), which identified growth investments citywide and new community business cases that warranted further consideration in the 2023-2026 capital and operating budget development process.

Ahead of the development of the portfolio, proponents submitted 19 new community business cases and these were evaluated by Administration for inclusion in the portfolio. Three business cases were indicated as “may be supportable if risks around servicing, operating cost efficiency and absorption can be mitigated”. This report contains the results and conclusions of this risk analysis.

Previous Council Direction

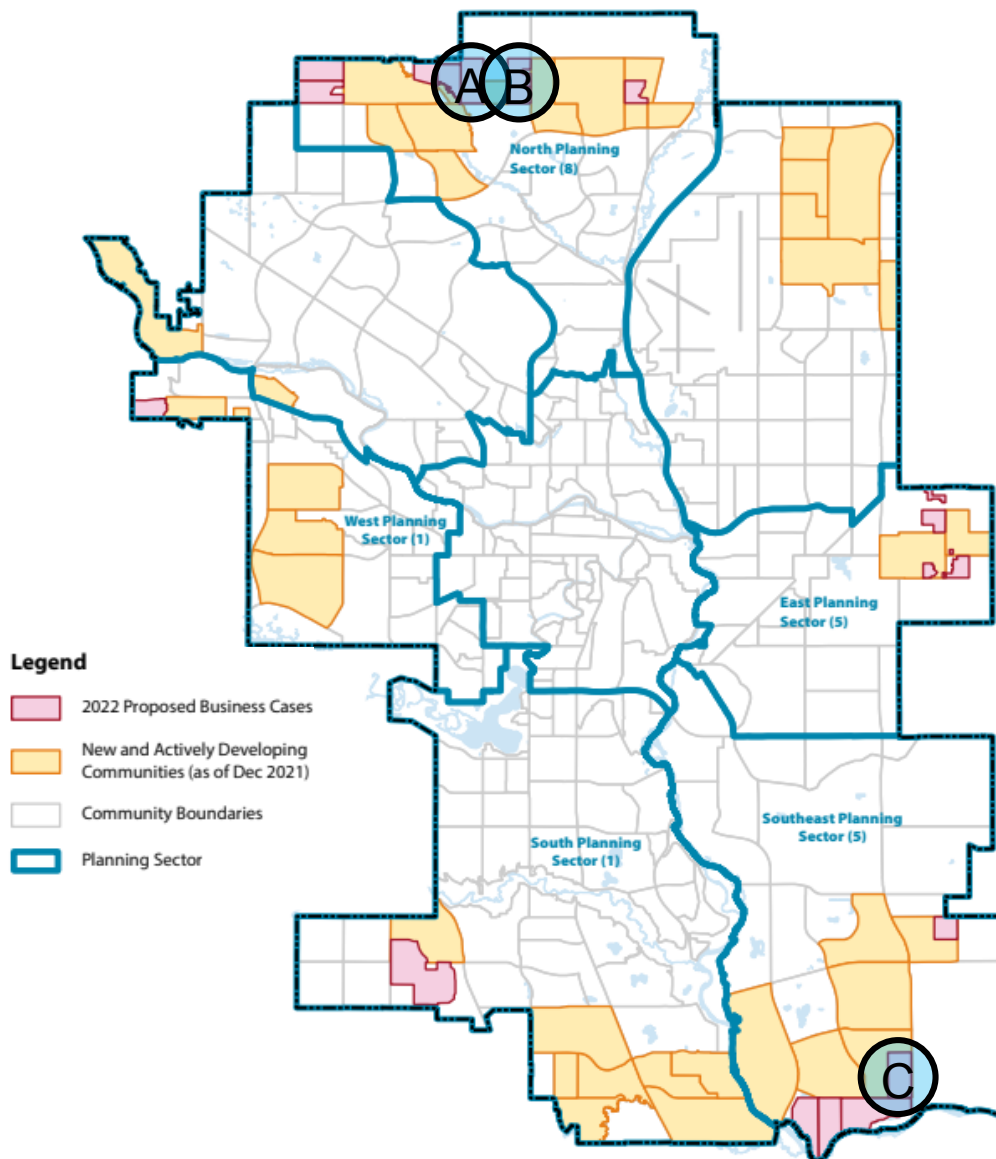
DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 July 26	IP2022-0545	<p>Citywide Growth Strategy</p> <p>An amendment to the main motion was approved by Council at this meeting (emphasis added):</p> <p>4. <i>Direct Administration to prepare Bylaws to remove Growth Management Overlays for Council's consideration on the five (5) recommended Proposed New Community business cases identified in Attachment 2; and, undertake an analysis of the three (3) business cases identified for consideration in advance of the November 2023-2026 Business Plan and Budget deliberations and report back with an updated, more comprehensive, recommendation to Council through the September 9, 2022 Infrastructure and Planning Committee.</i></p>

Note: An in depth listing of previous direction related to the broader Citywide Growth Strategy can be found in Attachment 1 of report IP2022-0545.

Business Case Location Map

This attachment provides an approximate location of the three business cases under review as part of this report. The three business cases are:

- A. Glacier Ridge C Qualico in the Glacier Ridge Area Structure Plan;
- B. Glacier Ridge D Cabana Brookfield in the Glacier Ridge Area Structure Plan; and
- C. Rangeview Trafford WestCreek within the Rangeview Area Structure Plan.





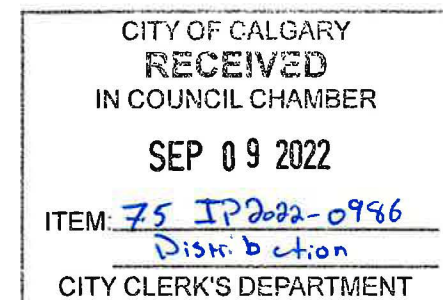
Citywide Growth Strategy - Analysis of Three New Community Business Cases

Infrastructure and Planning Committee 2022 September 9

Administration Recommendation

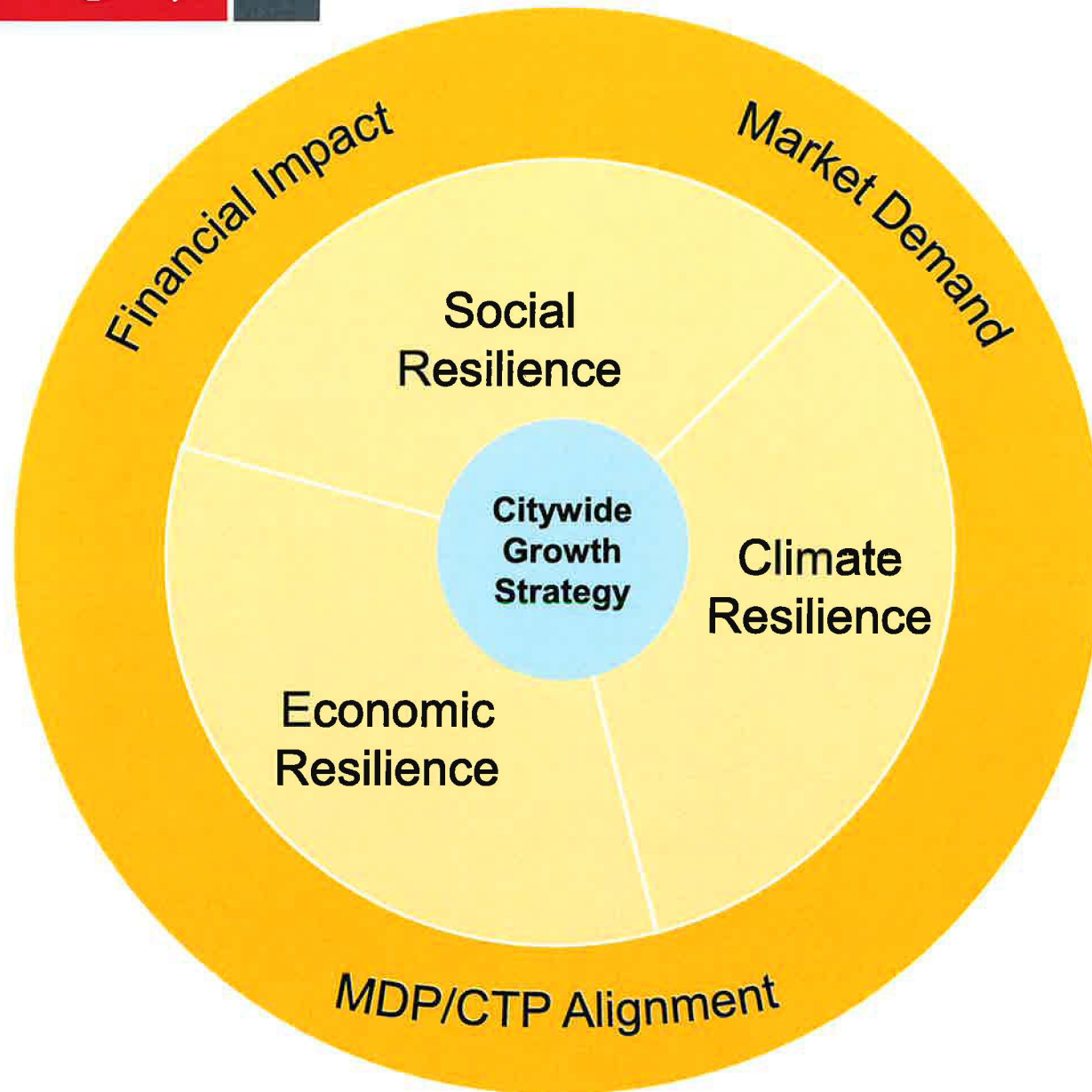
That Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to bring amending bylaws to remove Growth Management Overlays associated with the three business cases (or partials, as applicable) directly to a Combined meeting of Council, following approval of the 2023-2026 Service Plans and Budgets; and
2. Endorse Administration's approach to mitigating the risks noted within this report.





Calgary Continues to Grow and Change



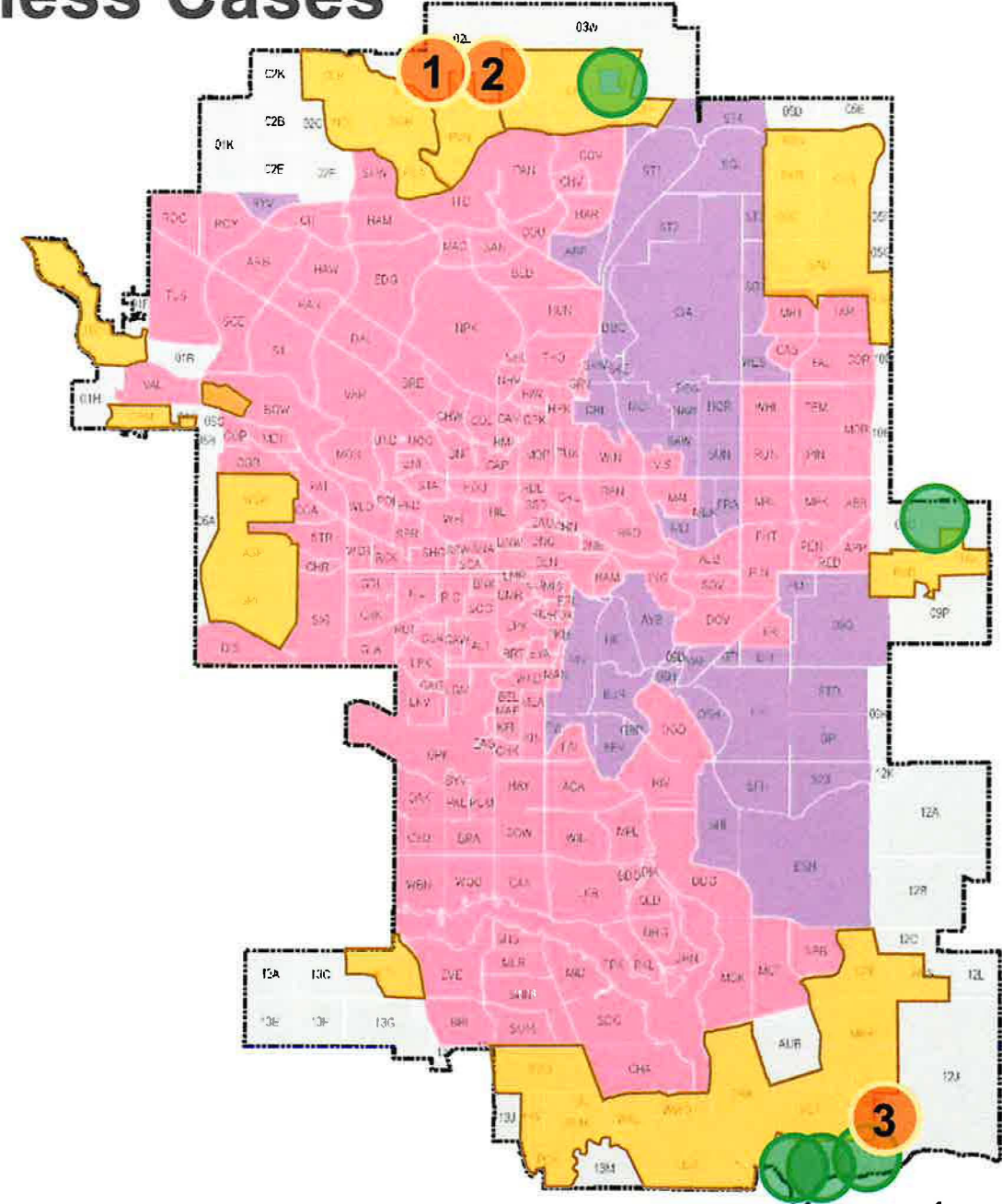
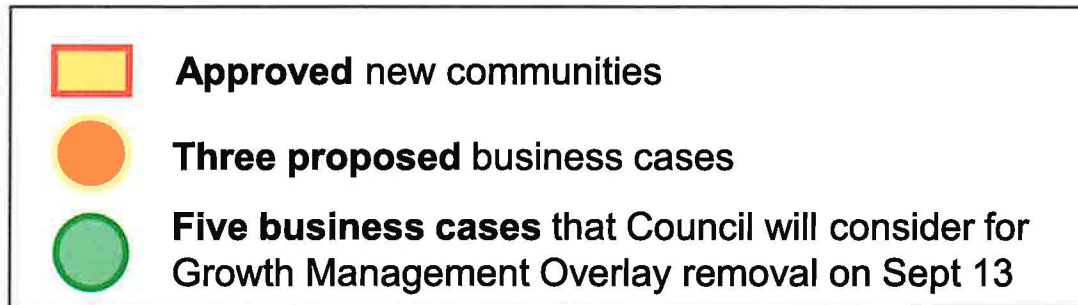
- Outcome-based city building
- Balance opportunities and risks
- Identifying and analyzing mitigation strategies for risks



Analysis of Three Business Cases

In the Citywide Growth Strategy, three business cases were identified as supportable if risks could be mitigated:

1. **Glacier Ridge C Qualico (partial)**
2. **Glacier Ridge D Cabana Brookfield (partial);**
and
3. **Rangeview Trafford WestCreek**



- Contiguous growth
- Increase market access, competition and choice
- Primarily uses existing capital infrastructure
- Realizes development along key streets
- Putting people in places that support local private and public amenities





Issues, Risks, and Mitigations

	Issue or Risk	Mitigation Strategy
I1	Status of supporting infrastructure and operating investments in budget	Hold Growth Management Overlay removals until required investments are confirmed in budget
I2	Operating costs in the business cases exceed revenue collection	Explore flexibility in how City services are introduced into new communities, particularly transit
R1	Growth approvals and available existing infrastructure capacity are unaligned	In Glacier Ridge, align growth to existing total remaining water service capacity using partial approvals
R2	Increased pressure to fund infrastructure investments for new community growth given overall capital budget constraints	Monitor and report on growth, costs, and the commitments made by The City, through the Citywide Growth Strategy

Administration Recommendation

That Infrastructure and Planning Committee recommend that Council:

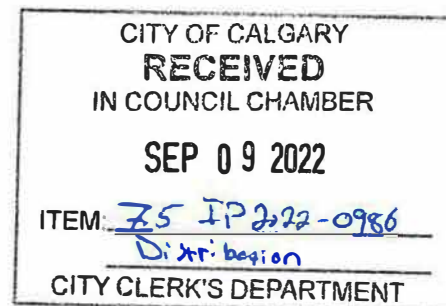
1. Direct Administration to bring amending bylaws to remove Growth Management Overlays associated with the three business cases (or partials, as applicable) directly to a Combined meeting of Council, following approval of the 2023-2026 Service Plans and Budgets; and
2. Endorse Administration's approach to mitigating the risks noted within this report.

100, 5709 - 2nd Street SE Calgary, AB T2H 2W4
QUALICO COMMUNITIES INC.

QUALICO[®]
communities

September 2, 2022

ATTN:
Matthew Sheldrake
Acting Manager, Growth & Change Strategy, The City of Calgary
Via e-mail



Reference: 2022 GMO Removal – Qualico Glacier Ridge Community C

Dear Matthew:

This round of business case evaluations has been ongoing for ten months, and as a landowner with multiple submissions, Qualico appreciates the time and resources invested in this process, both from administration and proponent teams.

The Community C Business Case in Glacier Ridge leverages substantial existing capital investment by The City of Calgary. The business case area is an extension of our new community of Ambleton, which began development in 2020. As servicing infrastructure can easily be extended to these lands, they are well-positioned to accommodate growth in a logical and cost-effective manner. This will also maintain continuity of new community growth in the area.

Administration has recommended a partial Growth Management Overlay (GMO) removal for this business case, based on existing servicing capacity that would support 650 units of development. We worked with administration to provide more information as additional review and further risk analysis was undertaken. As the GMO process is quite dynamic, we appreciate working collaboratively at every opportunity.

Pending GMO removal, we intend to proceed with development as soon as possible. The Outline Plan and Land use applications that correspond with the removal area were submitted in 2020 and are ready to be presented to CPC this fall.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Mercer".

Ben Mercer
Associate Director, Planning & Community Engagement

Clerks Note to
Combined Meeting of Council
2022 October 04

ISC: UNRESTRICTED
IGA2022-0982

RE: Proposed Acquisition (Walden) – Ward 14 (20950 MacLeod TR SE), IP2022-0992

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022
SEPTEMBER 9:**

That Council:

1. Authorize the Recommendations as outlined in Attachment 3; and
2. Direct that the Recommendations, report and attachments remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, until the transaction has been closed.

ATTACHMENTS

1. CONFIDENTIAL Proposed Acquisition (Walden), IP2022-0992
- 1.a. CONFIDENTIAL Background and Previous Council Direction
- 2a. CONFIDENTIAL Site Map
- 2b. CONFIDENTIAL Context Map
3. CONFIDENTIAL Recommendations
4. CONFIDENTIAL Summary of Additional Property Information
5. CONFIDENTIAL Comparable Data Chart Land Sales
6. CONFIDENTIAL Alberta Corporation/Non-Profit Search
7. CONFIDENTIAL Presentation

Clerks Note to
Combined Meeting of Council
2022 October 04

ISC: UNRESTRICTED
AC2022-0987

RE: Active Directory Continuous Auditing Project, AC2022-0987

RECOMMENDATION OF THE AUDIT COMMITTEE, 2022 SEPTEMBER 15:

That Council:

1. Recommend that Council receive this report for the Corporate Record; and
2. Direct that this Report and Attachments remain confidential pursuant to Section 20 (Disclosure harmful to law enforcement) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by September 15, 2037.

ATTACHMENTS

Attachment 1 – Active Directory Continuous Auditing Project, AC2022-0987
Attachment 2 - Active Directory Access Scorecard
Attachment 3 - Active Directory Presentation Slide

**Community Services Report to
Community Development Committee
2022 September 27**

**ISC: UNRESTRICTED
CD2022-1088
Page 1 of 4**

Coordinated Community Winter Response Outcomes

RECOMMENDATION:

That the Community Development Committee recommends that Council direct Administration to include joint funding for extreme weather response for Calgarians experiencing homelessness in provincial advocacy plans.

**RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022
SEPTEMBER 27:**

That Council direct Administration to include joint funding for extreme weather response for Calgarians experiencing homelessness in provincial advocacy plans.

HIGHLIGHTS

- Last winter the community responded to Calgarians experiencing homelessness with unprecedented coordination. Outreach groups worked together to schedule their efforts and distribute essential items. Agencies collaborated to provide warm spaces and coordinate transportation and hours of operation.
- The Calgary Homeless Foundation is approved for multi-year funding through the Community Safety Investment Framework to coordinate year-round responses to extreme weather. Administration and the Calgary Homeless Foundation are actively pursuing collaborative funding with the Province and other funders.
- The development of year-round extreme weather responses will help advance the outcomes of *A Community of Connections: Calgary's Mental Health and Addiction Strategy*.
- *What does this mean for Calgarians?* Greater coordination between community organizations and orders of government and improved service access to help keep Calgarians experiencing homelessness healthier and safer during extreme weather events.
- *Why does this matter?* The 2022 investment created momentum to improve coordination among community organizations and partners, not just in winter but during other extreme weather events, improving access to services, increasing safety and resilience for individuals and the community.
- The Calgary Homeless Foundation's *Coordinated Community Winter Response Impact Report* (Attachment 2), outlines outcomes along with next steps.
- In 2021 December, Council directed "Administration to allocate up to \$750,000 to the Calgary Homeless Foundation to coordinate a community cold weather response for 2021/22 that enhances existing services and invests in removing barriers from the current system to support Calgarians experiencing homelessness and report back on outcomes of the investment to the Community Development Committee by the end of Q3 2022."
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 1.

Coordinated Community Winter Response Outcomes

DISCUSSION

In December 2021, Council directed a one-time \$750,000 investment to coordinate removal of system barriers to support Calgarians experiencing homelessness during cold weather events, which was supplemented with a \$100,000 contribution from United Way of Calgary and Area and \$100,000 from the Calgary Homeless Foundation. The Government of Alberta contributed to the collective response through additional emergency shelter beds, on-site health, employment and housing services and daytime resource centre space hours (warming spaces) at existing emergency shelters.

Administration convened community organizations and partners to discuss the most pressing needs for the upcoming winter. These discussions resulted in three project goals: provide basic winter essentials, increase available warm spaces and reduce barriers to emergency shelters. As work continued, an additional goal was added to improve capacity and coordination among outreach groups, shelters, and City services. The funds were coordinated and distributed by the Calgary Homeless Foundation. Attachment 2 outlines the outcomes of this work and next steps to build on learnings from winter 2022.

As a result of Council's 2022 investment, relationships generated through convening and coordinating community organizations and partners enabled new initiatives outside of cold weather response. Partners came together to coordinate services for Calgarians experiencing homelessness (e.g., medical care, referrals to social services, connections to outreach services) while responding to emerging needs. Three examples of addressing emerging need from 2022 include:

- Multiple City services, the Calgary Police Service and community partners worked together to address criminal activity and safety issues occurring in an encampment on Dermot Baldwin Way. People staying in the encampment were supported to access shelters, housing, and medical services. They were also assisted to collect or safely store their belongings before hazardous material, abandoned structures and items were removed.
- In alignment with Calgary Transit's *Safety for All* initiative, the Calgary Homeless Foundation coordinated enhanced outreach events at LRT stations with more planned.
- The City and partners coordinated a response to notify and support people living in encampments at risk of flooding during the June 2022 heavy rain event.

The 2022 Coordinated Community Winter Response demonstrated what can be achieved through coordination and collaboration between community organizations, partners and orders of government. Of specific note is the importance of early preparation, trigger points for specific extreme weather responses, and trust among agencies, groups and individuals.

The Calgary Homeless Foundation is approved for multi-year funding through the Community Safety Investment Framework. This funding will embed the extreme

Coordinated Community Winter Response Outcomes

weather response in the Staying Safe pillar of *A Community of Connections: Calgary's Mental Health and Addiction Strategy*. Anchoring year-round planning with the broad strategy directly strengthens existing crisis supports and helps to transform Calgary's approach to persons in crisis.

Additional municipal strategic initiatives will inform planning for extreme weather response in the future. Most immediately, The City's recently established Housing and Affordability Task Force will address gaps in the housing continuum and inform a refreshed Corporate Affordable Housing Strategy to be brought to Council in Q3 2023.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Ongoing dialogue with the Leadership Group and implementation teams of the Mental Health and Addictions Strategy will continue to inform this work. In addition, discussions were undertaken by the Calgary Homeless Foundation through their coordinating role within the homeless serving sector; this included ongoing engagement with Calgarians experiencing homelessness who accessed the services and supports provided through the Coordinated Community Winter Response.

IMPLICATIONS

Social

Work to improve extreme weather response for Calgarians experiencing homelessness prevents harmful health and safety risks. This work facilitates equitable social outcomes for Calgarians experiencing homelessness in alignment with the Social Wellbeing Policy and advances outcomes of *Calgary's Mental Health and Addiction Strategy*

Environmental

Climate change will disproportionately impact vulnerable populations, especially Calgarians experiencing homelessness. Calgary Emergency Management Agency's Disaster Risk Report 2022 states unhoused Calgarians are vulnerable to increasing risk of serious health issues during blizzard, winter storm, and extreme cold events: all three are rated as likely to occur. Ongoing involvement in cold or other forms of extreme weather events helps The City, its partners, and Calgarians experiencing homelessness to be more resilient to the impacts of climate change.

Economic

Removing barriers for Calgarians experiencing homelessness during extreme weather events can reduce costs to government services such as health care, emergency services and transit. This in turn allows for more effective use of public dollars. In addition, due to stigma and bias around homelessness, there can be economic consequences when Calgarians experiencing

**Community Services Report to
Community Development Committee
2022 September 27**

**ISC: UNRESTRICTED
CD2022-1088
Page 4 of 4**

Coordinated Community Winter Response Outcomes

homelessness are outside of local business as their presence can deter some customers. Removing barriers for Calgarians experiencing homelessness during extreme weather events can have a positive impact on local economy.

Service and Financial Implications

No anticipated financial impact

0

RISK

Without a coordinated response Calgarians experiencing homelessness will continue to experience harm as a result of extreme weather. In addition to negative impacts for individuals, municipal and community services are frequently impacted by the increased needs of Calgarians experiencing homelessness during extreme weather events. Without a coordinated effort, this can increase service costs or result in improper or ineffective use of City services or facilities (for example, using C-Train stations to shelter from the cold that do not have proper heating, safety and security, or bathroom facilities). Continuing to work together, including advocacy to the Government of Alberta, helps mitigate the risk of an uncoordinated and ineffective response.

ATTACHMENTS

1. Previous Council Direction, Background
2. Calgary Homeless Foundation: Coordinated Community Winter Response Impact Report
3. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
n/a	n/a	n/a

Background and Previous Council Direction

Background

The Calgary Homeless Foundations' Administrative Count Findings from Spring 2021 indicate there were approximately 1,935 Calgarians experiencing homelessness at that time. As identified in the verbal presentations to Community Development Committee and Council in December 2021 and again in recent research conducted by Calgary Homeless Foundation, these individuals are likely to experience system barriers while accessing emergency shelters. During extreme weather events, these barriers can result in severe health impacts for those who do not access emergency shelter.

The most commonly identified barriers include perception of safety in shelters, limits of shelter hours of operation, and access to transportation to get to shelters.

Other issues identified include access to storage for personal belongings, pet care for companion animals, couples' accommodation, or being barred from access.

In addition, COVID-19 and the escalating drug poisoning crisis have dramatically impacted emergency shelter operations, particularly staff availability and capacity.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
12/5/2021	EC2021-1671	<p>Supporting Calgarians Experiencing Homelessness Through Cold Weather Events</p> <ol style="list-style-type: none"> 1. That Council direct Administration to allocate up to \$750,000 to the Calgary Homeless Foundation to coordinate a community cold weather response for 2021/22 that enhances existing services and invests in removing barriers from the current system to support Calgarians experiencing homelessness and report back on outcomes of the investment to the Community Development Committee by the end of Q3 2022. 2. Direct Administration to, prior to the setting of a four-year strategic 2023-2026 budget, convene partners including Calgary Homeless Foundation, The City of Calgary's corporate security, Community Standards and community policing teams, The Government of Alberta, other funders, and both non-profit and peer-to-peer street outreach providers to ensure a collaborative approach to homelessness and cold weather response that identifies and removes barriers from the current system, in alignment with the Calgary Mental Health and Addiction Community Strategy and Action Plan, and report back on these activities and investments to the Community Development Committee by the end of Q3 2022.
5/17/2022	EC2022-0638	<p>Notice of Motion RE: Housing and Affordability Task Force</p> <ol style="list-style-type: none"> 1. Return to Council during the 2023-2026 budget discussions with a workplan and budget request to support the work for a report to Council by 2023 Q3 considering: a) The development of a "Housing and Affordability Task Force," that would report to Council with advice and policy recommendations relating to increasing, measuring, and managing Housing Affordability and Affordable Housing along the entire housing continuum, including a survey/review of existing programs, policies, and solutions both locally and in other relevant jurisdictions; b) An exploration of models for the creation of a "Housing Security Commission" to work in collaboration with The City, supportive housing providers, non-market housing providers, Calgary Housing Company, attainable homeownership providers, emergency shelters, the provincial and federal governments, to increase equitable outcomes for Calgarians seeking safe, affordable, and supportive housing; and c) Address these considerations as a part of the refreshed Corporate Affordable Housing Strategy.



Coordinated Community Winter Response (CCWR)

IMPACT REPORT

September 14, 2022

Cold weather brings a community together.



Table of Contents

Introduction 3

Calgary Homeless Serving System of Care (CHSSC) 4

How we operationalized the Coordinated Community Winter Response5

Coordinated Community Winter Response Outcomes7

Results of increased collaboration 7

Proposed actions to build on our initial success 7

Appendix 1 – Financial Summary 10

Appendix 2 – Coordinated Community Winter Response Infographic Summary..... 11

Introduction

Calgary Homeless Foundation (CHF) stewards investments of public funds and coordinates systemic responses in alignment with its purpose of guiding the fight against homelessness. In response to an increasing population living unsheltered and a growing number of anticipated extreme weather events, City Council directed Administration to develop and deliver an urgent response. Utilizing strategic investments from The City of Calgary, the United Way of Calgary and Area (UW), and Service Canada's Reaching Home (RH) program, Calgary Homeless Foundation resourced and convened a Coordinated Community Winter Response initiative between December 2021 and March 2022.

City Council invested \$750K with an additional \$100K contribution from United Way toward three outcomes, led by Calgary Homeless Foundation: create more warming spaces through existing infrastructure, reduce barriers to accessing shelter, and distribute more basic winter weather essentials.

"We're in a unique position to manage the project because of the expertise and relationships needed to bring the community together," said Matt Nomura, vice president of strategic investments and community impact at Calgary Homeless Foundation.

We brought the right people together, including shelter agencies, community organizations, and grassroots outreach teams, that are highly skilled and with the passion needed to create a strategy for each of the outcomes.

"The level of collaboration and cooperation amongst funders, community service providers and peer outreach groups showed the power of working together for a common goal," said Sandra Clarkson, Drop-In Centre.

"It was great to learn about how different sectors think about this issue and consider solving it, as well as how the different sectors would leverage their resources and skills to work together to support each other through the process," said Kerrie Green, Emergency Management & Community Safety (CEMA).

"Sometimes we may feel ungrounded when mandates and jurisdictional lines are blurry, but ultimately people showed up to problem-solve collaboratively with a high level of respect and professionalism," said Brett Whittingham, Community Strategies. "People went well above and beyond regular duties—there appeared to be a genuine commitment to doing whatever it took to do better together."

The Coordinated Community Winter Response is a tangible example of the power of collaboration between multiple stakeholder groups who came together and worked toward a common goal.

This report outlines the context for the initiative, the activities undertaken, the impacts achieved, and an outline of a desired future state for coordinated outreach services in the City of Calgary.

Calgary Homeless Serving System of Care (CHSSC)

In Calgary, services and supports for people at risk of homelessness, who experience homelessness, or have a history of experiencing homelessness are provided via the Homeless Serving System of Care. The Homeless Serving System of Care is comprised of three direct service types: supportive housing, emergency shelters, and street outreach. For over a decade, service providers in these three domains have been working towards increased coordination capacity to provide effective system-wide services and be more responsive to emerging needs in the community. Supportive housing with recovery supports is a thoroughly integrated system, which utilizes access to shared data, collective learning, collaborative planning and coordinated operations to provide housing and appropriate recovery supports to over 2000 individuals and families exiting homelessness. Many, though not all, emergency shelters participate in the Homeless Serving System of Care by contributing data to Calgary's By-Name List¹, but their planning and operations remain bounded at the organizational level. Street outreach efforts in Calgary are at a relatively low level of coordination – data, planning, and operations are coordinated either informally in self-selecting collaboration groups or not at all. All three of these groupings also liaise with public systems² and civil society³ resources to link people to health and community supports.

The Homeless Serving System of Care community of housing, shelter and outreach providers have repeatedly highlighted a need for specialized cold weather response for those who experience the highest degree of isolation from supports and are sleeping outdoors. These calls-to-attention had not translated into calls-to-action in previous years.

In December 2021 City Council directed Administration to implement an emergency response to extreme weather. The City of Calgary allocated \$750,000 and engaged Calgary Homeless Foundation to co-design and manage the delivery of the project. The United Way contributed an additional \$100,000. Calgary Homeless Foundation also leveraged Reaching Home funds.

Three primary streams of activity were identified as immediate goals of the emergency response: (1) leverage street outreach efforts to provide access to basic winter weather essentials, (2) create more warm spaces through existing infrastructure and programs, and (3) support community efforts to reduce barriers to accessing shelters. In parallel, Calgary Homeless Foundation identified an underlying strategic opportunity to build additional coordination capacity for the sector, particularly for the multitude of outreach groups operating in the city.

How we operationalized the Coordinated Community Winter Response

¹ A real-time list is the list of all known people experiencing homelessness in Calgary in CHF's Coordinated Access and Assessment (CAA)

² Public system encompasses government ministries that offer services that relate to health, justice, and child welfare for example.

³ Civil society comprises **organizations that are not associated with government**

In order to deliver on these three goals in a short timeframe, Calgary Homeless Foundation resourced the project by recruiting a team of 2.0 FTE project leads for a four-month period and leveraged the supports of its internal teams as appropriate. Planned project activities included research and analysis, funding allocation, developmental evaluation, and capacity building. The work of the project is described below and organized by project goals.

Goal 1 - Provide access to basic winter weather essentials

Thirty-one (31) outreach groups, ranging from volunteer-based to organizationally supported organizations, were identified as potential partners in the project. With financial resources in place, the key challenge of ramping up basic needs distribution was due to the urgent nature of timelines combined with the diverse and not-well-understood needs and approaches of the 31 outreach teams. In order to create as responsive and flexible a platform as possible, Calgary Homeless Foundation created four pathways for outreach teams to access supplies to be distributed:

- ***Direct access via Calgary Homeless Foundation***
Any outreach group could request specific supplies from Calgary Homeless Foundation project leads. Project leads would purchase/secure requested supplies and provide them to the group directly.
- ***Direct access via the Calgary Drop-In Centre's Basic Needs Distribution Centre***
Calgary Homeless Foundation partnered with the Calgary Drop-In Centre to amplify resources and leverage their existing depot for direct access by any outreach group.
- ***Project funding***
Registered charity outreach groups could apply for project funding, including basic needs supplies and other program costs including staffing, for up to \$25,000 per project.
- ***Purchase reimbursement***
Any outreach group could, after securing approval, purchase basic needs supplies and submit receipts (up to \$5,000 per initiative) for reimbursement.

Goal 2 - Support community efforts to reduce barriers to accessing shelters

The initially hypothesized barriers to shelter access included shelter-initiated policies or bans, such as:

- Lack of access for those with pets
- Lack of access for couples
- Lack of access for those with bans

Calgary Homeless Foundation project leads undertook research activities, including shelter data, shelter staff and leadership interviews, outreach team engagement, and direct surveys of the

unhoused population. The results showed that these barriers were at play for a very small percentage of the population. More significant barriers were identified such as:

- Lack of transportation
- Lack of desire to access shelter due to perceived safety concerns

The first of these was addressed in partnership with Calgary Transit by dedicating specialized bus routes during extreme weather events.

The second represents an ongoing need for capacity-building at the resource level and relationship-building at the community level. These are longer-term goals which are part of the future state strategy presented in the final section of this report.

Goal 3 - Create more warm spaces through existing infrastructure and programs

Three organizations – The Mustard Seed, The Alex, and Woods Homes – were engaged to provide additional resources as part of the winter response. Each program added some combination of increased opening hours (earlier opening and later closing, and weekend hours) during specified cold weather conditions; however, neither the conditions nor the extended availability were standardized. In addition, Woods Homes warming centre program created transportation options during several of the events.

Goal 4 – Build capacity through coordination

Explicit attention was paid to capacity-building coordination activities, organized along four streams:

1. Engagement and trust-building among outreach groups, in a series of one-on-one conversations and multiple group settings
2. Engagement and practice coordination among warming centres, in a series of community of practice meetings
3. Field-building activities including co-created categorization of outreach groups, support for shared scheduling and data sharing among outreach groups
4. Cross-system integration with shelters, housing providers, and City of Calgary stakeholders.

Coordinated Community Winter Response Outcomes

By the Numbers

Between December 2021 and March 2022:

- 11,585 interactions provided by outreach teams
- 7,087 visits to warming centres
- 15 outreach teams accessed the Basic Needs Distribution Centre
- 85,695 basic needs items were distributed, including:
 - 12,745 water bottles/juice boxes
 - 10,712 snacks
 - 6,234 pairs of socks
 - 4,144 handwarmers

A summary of outcomes including how funding was allocated can be found in **Appendix 1 and 2**.

Results of increased collaboration

Increased collaborative capacity across a variety of players was noticeable in multiple instances. When an issue emerged – unrelated to extreme weather but during the winter response months – of a needed clean-up of the large encampment at Dermot Baldwin Way, the winter response team acted as a liaison between City of Calgary, Transit, Calgary Police Service, and community service (shelter and outreach) teams. As a result of the collaboration, the collective response was highly effective with all campers supported to move-off the space with dignity and without any incidents.

Calgary Transit’s “Safety For All” plan was another important element that led to increased collaborative capacity. Non-profit and volunteer-based outreach groups collaborated with Calgary Transit to support people sleeping at transit stations to move them to emergency shelters effectively.

The Homeless Serving System of Care’s supportive housing work also benefited from a more coordinated approach to outreach. The “Rough Sleeper Triage” process, which prioritizes unsheltered individuals for placement in available supportive housing spaces, was able to engage additional information and contact capacity via outreach teams; resulting in significantly increased referral effectiveness compared to the previous year.

Proposed actions to build on our initial success

Calgary Homeless Foundation sees the need to continue building upon the successes and learnings of the initial project. Continued efforts in the summer months have revealed the potential positive impact of this work year-round. Through a coordinated city-wide response to data collection, outreach, and service provision, we will ensure availability and accessibility of services, supports, and safe spaces for vulnerable Calgarians year-round. Based on the four goals of the Coordinated Community Winter Response, the following section highlights the key objectives that will contribute to a year-round response.

Goal 1 - Provide access to basic winter weather essentials

Objective: *A coordinated approach to the deployment of basic needs and services for vulnerable populations in Calgary.*

Coordination across Calgary's Homeless Serving System of Care to deliver winter essentials was critical to the projects' success. Continuing these collaborative efforts will ensure sufficient resources are available and deployed efficiently to provide vulnerable Calgarians with access to essentials year-round.

Key indicators include:

- Services provided are barrier-free and person-centred
- Services provided are responsive, and effectiveness is enhanced
- Financial stewardship and oversight
- Engagement with four levels of government
- Empowerment and integration into the community

Goal 2 - Support community efforts to reduce barriers to accessing shelters

Objective: *A transparent and shared understanding of the encampment and living unsheltered situation in Calgary.*

Complimenting previous research activities under the mandate of the Coordinated Community Winter Response, this understanding will inform future direction and community efforts to address encampments and support unsheltered individuals. This includes providing greater direction on actions to reduce barriers to shelter access.

Key indicators:

- Mapping person-centred journey
- Stages of change approach
- Demographics
- Daily quantitative and qualitative insights
- Enhanced data collection and shared understanding.

Goal 3 - Create more warm spaces through existing infrastructure and programs

Objective: *Ensure availability and access to warm spaces during extreme cold weather conditions.*

The creation of more warm spaces will continue to be prioritized as we prepare for extreme cold weather conditions during the winter months. This will be achieved through the continuation of engagement and coordination with sector partners and include identifying physical spaces that

could be used as warming centres, extending availability amongst existing warming centres, and providing transportation to shelter during extreme weather conditions.

Key indicators:

- New warming spaces help meet demand for services
- Improved accessibility and increased use of existing warm spaces
- Individuals in need are provided transport to warming centres
- Decrease in weather related injuries, illnesses, and deaths amongst unhoused individuals

Goal 4 - Build capacity through coordination

Objective: *A co-created system-wide response to outreach services is achieved.*

The initial project demonstrated the benefits of coordinated outreach efforts. Working towards a co-created system-wide response will continue to support the four streams of coordination activities associated with this goal. These include engagement and trust-building among outreach groups; engagement and practice coordination among warming centres; and cross-system integration with shelters, housing providers, and the city of Calgary.

Key indicators:

- City-wide standards and guidelines
- Support services agreements for the provision of services
- Evaluation and learning of services
- People with lived experience informing and participating in the response

Appendix 1 – Financial Summary

Agency	Project	Amount
Mustard Seed Foundation	102 Support Centre Expansion	44,451
Woods Homes	Inglewood Hub Winter Response	66,825
Calgary Drop In Centre	Basic Needs Supply Hub	68,346
Calgary Alpha House Society	Downtown DOAP Winter Response	147,990
Alexandra Community Health Centre	Warming Centre	34,820
Mustard Seed Foundation	Outreach Team Winter Response	22,322
Calgary Drop In Centre	Basic Needs Hub Extension #1	71,238
Calgary Drop In Centre	Basic Needs Hub Extension #2	79,290
Calgary Homeless Foundation	Emergency Basic Needs Cap	13,087
Calgary Homeless Foundation	Outreach Coordinator Contract Payment	21,719
<i>Calgary Homeless Foundation</i>	<i>Allocated to future project and basic needs funding in 2022</i>	<i>279,912</i>
		\$850,000

Appendix 2 – Coordinated Community Winter Response Infographic Summary

Need #1: Provide access to basic winter weather essentials

10 Most Requested Items:

1. **10,712** Snacks
2. **7,610** Latex Gloves
3. **6,545** Juice Boxes
4. **6,234** Pairs of Socks
5. **6,200** Bottled Waters
6. **4,144** Hand Warmers
7. **3,956** Underwear
8. **3,690** Masks
9. **3,130** Toques
10. **2,961** Band-Aids

More than **85,000** items distributed in 12 weeks by 12 outreach teams.

Numbers reflect total items requested by Outreach Teams.

January 12 - March 31, 2022
Outreach Basic Needs Distribution Centre Opened at the DI

Provided immediate support to Outreach Teams distributing essential goods to help people cope. Since opening, close to **\$400K** has been spent purchasing items.

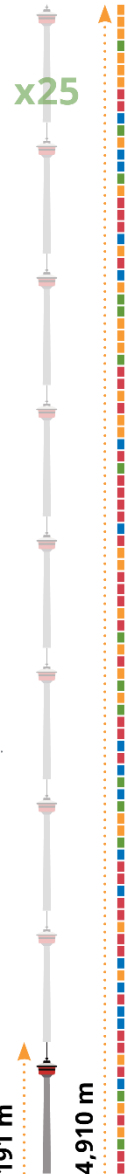


10,712 is a lot of snacks! Even if they were small snacks, like Timbits, their combined weight would be

267 kg (589 lbs)!

6,200 bottles is 31,000 litres

About as much water as you would need to fill **275** bathtubs.



Need #2: Support community efforts to reduce barriers to accessing shelters



Expanded hours of operation increased services, including **increasing capacity** and **expanding outreach capacity** to find and refer individuals to appropriate community resources.

DOAP Team (transports) assisted vulnerable Calgarians across the city, providing resources and amenities to support their wellbeing. **The team transported 3,965 people.**



Calgary Transit ran **111** Transit Shuttle Transports, with a total of **510** interactions.

Moving 3,965 adults

at the same time would require **84 school buses.**

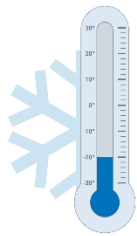


2,148 blankets

were distributed. Stacked end-to-end, they would reach **25.7 times higher than the Calgary Tower!**

Need #3: Create more warm spaces through existing infrastructure and programs

5 warming centres were added.

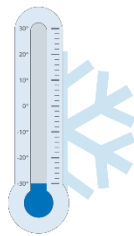


18 nights below -20°C

At -20°C with a bit of wind, **frostbite is possible within 30 minutes.**

2 nights below -30°C

At -30°C and colder, exposed **skin can freeze in under 10 minutes.**

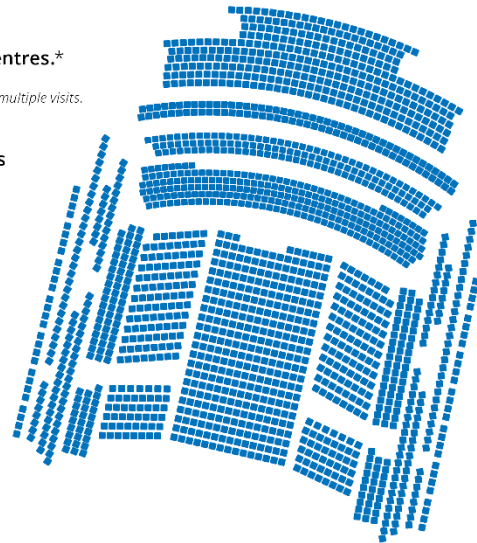


7,087 total visits

between the five warming centres.*

*Not a unique number—individuals made multiple visits.

7,087 is more than four times the seating capacity of the Jack Singer Concert Hall!



Four Additional Outcomes



1. The first **Community of Learning** session was held on Jan. 27, 2022, between the warming centres to discuss learnings, understand emerging needs and trends, opportunities for improvement or adjust the response accordingly. Collaborative conversations are ongoing.
2. An in-depth understanding of **supply requirements for outreach teams** utilizing the distribution centre.
3. Ongoing coordination with outreach groups, including the development of **coordinated data tracking** to understand the emerging needs and ongoing successes.
4. Responding to **new partnership opportunities** outside of the traditional homeless-serving system of care (i.e., faith communities and donation centres).



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Coordinated Community Winter Response

2022 September 27

Recommendation

That the Community Development Committee recommends that Council direct Administration to include joint funding for extreme weather response for Calgarians experiencing homelessness in provincial advocacy plans.

Staying Safe All Year-Round

STAYING SAFE Security at all times, especially in a crisis

- 8 Strengthen existing crisis supports.
- 9 Transform how to respond to people and families in crisis and prevent future crises.



CALGARY'S
MENTAL HEALTH+
ADDICTION STRATEGY

A community of connections

Highlights in 2022

- New and more supports and services for Calgarians experiencing homelessness
- More coordination among outreach groups
- More collaboration with City services

Coordinated Community Winter Response (CCWR)

IMPACT REPORT

July 4, 2022

Cold weather brings a community together.



Coordinated Winter Response Results

More than 85,000
items distributed



Over 7,000 visits
between the five
warming centres

Over 100 shuttle
transports to shelters
during January cold
snap



Outreach groups
coordinated:

- Emerging needs
- Scheduling
- Locations
- Data tracking

Next Steps



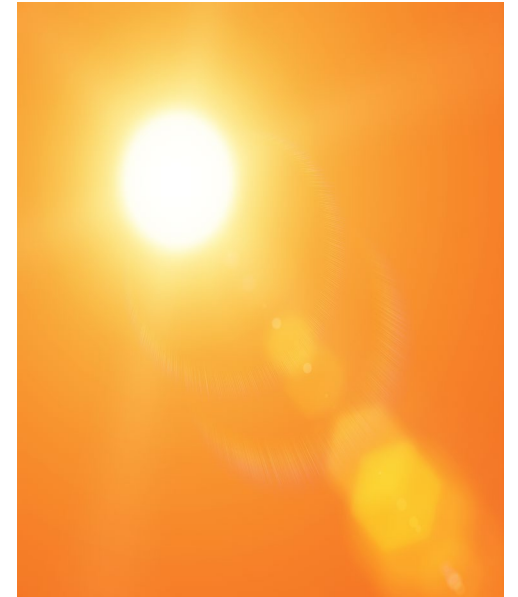
Planning for the
winter season
underway



Continue convening
City services and
partners



Advocate for
provincial funding



Recommendation

That the Community Development Committee recommends that Council direct Administration to include joint funding for extreme weather response for Calgarians experiencing homelessness in provincial advocacy plans.



Photo Credit: CityNews Calgary

**Operational Services Report to
Community Development Committee
2022 September 27**

**ISC: UNRESTRICTED
CD2022-0985
Page 1 of 5**

Single-Use Items Reduction Strategy

RECOMMENDATIONS:

That the Community Development Committee recommends that Council:

1. Approve the Single-Use Items Reduction Strategy as set out in Attachment 2 of the 2022 September 27 Operational Services report CD2022-0985;
2. Direct Administration to publicly advertise the proposed Bylaw; and
3. Direct Administration to bring the proposed Bylaw to Council for Public Hearing and three readings no later than Q1 2023.

**RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022
SEPTEMBER 27:**

That Council:

1. Approve the Single-Use Items Reduction Strategy as set out in Attachment 2 of the 2022 September 27 Operational Services report CD2022-0985;
2. Direct Administration to publicly advertise the proposed Bylaw; and
3. Direct Administration to bring the proposed Bylaw to Council for Public Hearing and three readings no later than Q1 2023.

Oppositions to Recommendations: Councillor Chabot and Councillor Wyness

HIGHLIGHTS

- Single-use items are designed to be used only once before being thrown away. They are often unnecessary and frequently provided for convenience (e.g. shopping bags, utensils, straws, napkins). Single-use items result in negative environmental impacts at all stages of their life cycle. The City of Calgary has developed a single-use items reduction strategy to prevent and reduce waste from single-use items regardless of material. It enables Calgarians to waste less and conserve more resources with a focus on shifting how we think about these items, eliminating the use of unnecessary items, and replacing needed items with reusable options where possible. While the Government of Canada will prohibit six categories of single-use plastics, without a focus on reduction, widespread substitution of single-use plastic items with those made from other materials will likely occur. We have used input from Calgarians to develop, shape and refine our approach. As a result, the proposed strategy builds on what residents and businesses are already doing. It is a made for Calgary solution that meets Calgarians where they are at. Reducing consumption of single-use items has environmental benefits and directly supports the 2021 Environment Strategy as well as the waste reduction Program Pathway outlined in the 2022 Calgary Climate Strategy.
- **What does this mean to Calgarians?** Calgarians can have a positive impact by refusing unnecessary single-use items, choosing reusable ones when possible, and properly disposing of the single-use items that they do use. When making purchases, Calgarians can refuse a shopping bag when it's not needed, bring a reusable shopping bag, or pay a fee for a bag. The fees charged will be retained by businesses and will help to offset costs of alternative materials. Foodware accessory items such as napkins, stir sticks, and condiment packets will still be available but only provided upon request.

Single-Use Items Reduction Strategy

- **Why does this matter?** The extraction of raw materials for single-use items uses valuable natural resources, and their production, packaging and distribution uses energy and results in greenhouse gas emissions. When littered or leaked into the natural environment, single-use items threaten the health of our wildlife, ecosystems, and water bodies. Reducing our reliance on single-use items mitigates these impacts and takes a proactive approach to climate change mitigation by reducing the amount of waste that is created in the first place. The proposed strategy encourages waste reduction practices and supports businesses by creating a level playing field and reducing their costs.
- Administration is recommending a proposed Bylaw to reduce waste from single-use shopping bags and foodware accessories. The City of Calgary Charter authorizes bylaws relating to the well-being of the environment, including waste reduction and diversion. As a complement to the bylaw, The City will encourage voluntary reduction measures for single-use cups and takeout containers.
- The City will conduct engagement, develop support tools for businesses and citizens, undertake education and awareness campaigns, and work to mitigate unintended consequences for equity-seeking groups.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city
- Previous Council Direction is included as Attachment 1.

DISCUSSION

In 2019, Council directed Administration to develop a single-use items reduction strategy and implementation plan and explore reduction in single-use items for City hosted events where practical to do so (see Attachment 2: Appendix D for details).

In developing the strategy, Administration engaged businesses and residents, aligned with federal regulations for single-use plastics, conducted a jurisdictional scan of current and proposed approaches being developed in Alberta and nationally, consulted with other Canadian municipalities, and evaluated regulatory options using a framework that considered social, economic, and environmental considerations. Input from The City of Calgary's Advisory Committee for Accessibility, Social Wellbeing Advisory Committee, Business Advisory Committee, Business Improvement Areas, and Bylaw and Law departments helped to shape the recommended strategy.

Context

Approximately 3.5 million plastic grocery bags, 6.4 million plastic utensils, 2.4 million takeout containers and 2.4 million disposable cups are thrown away in the residential and commercial garbage streams in Calgary every week¹, with millions more discarded in public garbage bins or as litter. While the Government of Canada has published regulations that will prohibit the manufacture, import and sale of six categories of single-use plastics by the end of 2023, simply substituting single-use plastic items with those made from other materials (e.g. paper, wood, bio-plastics) will not solve the problem of how much waste is created. In fact, some substitutes may have higher environmental impacts or cause problems for City waste diversion programs.



The focus of the single-use items reduction strategy is on reducing waste from single-use items regardless of material – not simply replacing single-use plastic items with single-use items made

¹ 2019 Multi-Sector Waste Composition Study

Single-Use Items Reduction Strategy

from other materials (even if they are recyclable or compostable). Eliminating the use of unnecessary single-use items and replacing needed single-use items with reusable options is the fundamental goal.

The table below summarizes Administration's proposed bylaws.

Single-use Item	Bylaws
 Shopping Bags	Mandatory minimum fee on paper shopping bags and new reusable shopping bags
 Foodware accessories (utensils, straws, stir sticks, pre-packaged condiments and napkins)	Customer request required for single-use accessories made from any material

Further details on the proposed approach are provided in Attachment 2 – Single-Use Items Reduction Strategy along with key success measures; a jurisdictional scan; an overview of engagement; a risk assessment; and information related to single-use items reduction at City-hosted events.

The proposed Bylaw is provided as Attachment 3.

Next steps

If the strategy is approved by CDC and Council in 2022, we anticipate Bylaw [insert #] will be approved by Q1 2023 and come into force in Q1 2024. During the transition period before the bylaw comes into force, Administration will conduct additional engagement with businesses, develop support tools and resources to help both businesses and citizens, develop a communication plan, and launch education and outreach initiatives. Engagement and supports will continue as long as needed.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Administration:

- Conducted preliminary engagement in 2018 with more than 3,400 Calgarians using the online engagement portal.
- Met with local businesses to better understand practices they had adopted to manage waste from single-use items and key challenges they face in reducing single-use items.
- Conducted an online survey with a representative sample of 1,031 adult Calgarians in 2021/2022 to gauge knowledge, behaviours, and attitudes regarding waste reduction, including specific questions on single-use items.

Single-Use Items Reduction Strategy

- In 2022, conducted engagement with several stakeholder groups including retail, restaurants, post-secondary institutions, food delivery companies, industry associations, Waste & Recycling Service's Industrial Commercial and Institutional (ICI) Working group, City Committees and other Canadian municipalities.

These inputs were used to shape and refine strategy development and provided an understanding of the types of education and support that would be beneficial for both businesses and residents. While support was strong and no significant barriers were raised, the importance of raising awareness, continued engagement, support tools, and clear and consistent messaging were highlighted.

An overview of completed and planned engagement is provided in Attachment 2: Appendix B.

IMPLICATIONS

Social

There could be unintended consequences of minimum mandatory fees on shopping bags and/or a 'by request' approach for foodware accessories. Input from The City's Advisory Committee on Accessibility and Social Wellbeing Advisory Committee provided guidance for the strategy, and Administration will continue to consider ways to mitigate impacts of the bylaw on equity-seeking groups.

Reducing waste from single-use items makes Calgary a more attractive place to live and increases Calgary's reputation as an environmentally friendly city.

Environmental

The single-use items reduction strategy helps mitigate life cycle environmental impacts of single-use items. Producing and distributing single-use items consumes natural resources, uses energy, and leads to greenhouse gas emissions. When littered or leaked into the natural environment, single-use items threaten the health of our wildlife, ecosystems, and water bodies. Further, when organic single-use items (such as paper or wood) break down in landfills, they produce methane, a potent greenhouse gas.

Economic

The strategy benefits businesses by minimizing or reducing their costs. Businesses would retain revenues from the mandatory minimum fee on single-use and new reusable shopping bags, offsetting costs they might incur for purchasing non-plastic alternatives. A 'by request' policy for foodware accessories may also reduce costs for businesses because they will need to purchase and dispose of fewer of these items.

The strategy may contribute to opportunities for innovation and new businesses (e.g. deposit return systems for reusable takeout containers, cups, or reusable totes/containers for grocery delivery).

Service and Financial Implications

Existing operating funding - base

Up to \$200,000

**Operational Services Report to
Community Development Committee
2022 September 27**

**ISC: UNRESTRICTED
CD2022-0985
Page 5 of 5**

Single-Use Items Reduction Strategy

Operating costs are related to awareness campaigns and support programs for businesses and citizens, as well as additional engagement if needed. This has been planned and can be managed within Waste & Recycling Services' current operating budget, drawing on existing staff and consulting budgets.

RISK

Social, reputational, compliance and environmental risks with minor impact have been identified. See Attachment 2: Appendix C for risks associated with the recommendations

ATTACHMENTS

1. Previous Council Direction, Background
2. Single-Use Items Reduction Strategy
3. Proposed Wording for a Bylaw to regulate Single-Use Items in the City of Calgary
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Julie Radke, Director	Waste & Recycling Services	Approve
Doug Morgan, GM	Operational Services	Approve
Carolyn Bowen, Director	Climate and Environment	Inform
Maggie Burlington, Shawn Swinn	Law	Consult
Damian Cole	Bylaw	Consult

Previous Council Direction

Date	Report Number	Direction/Description
2018 May 28	UCS2018-0153	Waste and Recycling Services Outlook for 2018 to 2025. Council directed Administration to undertake a scoping report for investigating options and unintended consequences for significantly reducing waste, “avoidable” plastic waste, and single-use items, engaging citizens and waste generators, and the costs of doing this work, and report back to the SPC on Utilities and Corporate Services no later than Q2 2019.
2019 May 27	UCS2019-0370	Scoping Report on Reducing Waste from Single-Use Items. Council directed Administration to develop a single-use items reduction strategy and implementation plan, and return to the SPC on Utilities and Corporate Services with a strategy no later than Q3 2020. Council further adopted a motion arising and directed Administration to explore a reduction in single-use items for City hosted events where practical to do so. The report was deferred to Q3 2022.

A collage of various single-use plastic and disposable items, including food containers, cups, straws, cutlery, and bags, illustrating the scope of the waste management project.

Table of Contents

Background and Goals	3
Key Considerations.....	5
Scope and Approach	7
Legal Authority	11
Implementation.....	11
Success Measures	12
Appendix A: Jurisdictional Scan	13
Appendix B: Summary of Stakeholder Engagement.....	15
Appendix C: Risk Assessment.....	17
Appendix D: Single-Use Items Reduction at City Hosted Events	18

Background and Goals

A single-use item (SUI) is designed to be used only once before being thrown away. They are made from a range of materials including conventional plastics, compostable or biodegradable plastics, fibre (such as wood or paper) and aluminum. Some of these items serve valuable functions, such as storage and transportation of food, but many are unnecessary and frequently provided for convenience (e.g. single-use shopping bags, utensils, straws and napkins).

The City of Calgary has developed a single-use items reduction strategy in order to reduce the life cycle environmental impacts of single-use items (from raw material acquisition through manufacture, distribution, product use and disposal). Calgarians can have a positive impact by refusing unnecessary single-use items, choosing reusables when possible, and properly disposing the single-use items they use.

We have used input from Calgarians to develop, shape and refine our approach. As a result, the proposed strategy builds on what residents and businesses are already doing. It is a made for Calgary solution that meets Calgarians where they are at.

Waste & Recycling Services is committed to enabling Calgarians to waste less and conserve more resources. This strategy is an important tool to help Calgarians move towards zero waste through a focus on preventing and reducing waste, and encouraging reuse.

The Government of Canada has published Regulations¹ that will prohibit the manufacture, import and sale of six categories of single-use plastics. Without a focus on reduction, however, single-use plastics are likely to be replaced with single-use items made from other materials. The Federal government has analyzed the likelihood of substitution with alternate materials for each single-use plastic item subject to regulations. If waste reduction is not addressed, the estimates for substitution range from 85 percent to 100 percent (except for plastic straws as there are exemptions)². Single-use items that are not challenging to recycle or for which there are no viable alternatives do not meet the criteria for federal action. While some single-use items can be recycled or composted, they are frequently disposed of as waste or as litter, and often there are reusable options.

The focus of the single-use items reduction strategy is on reducing waste from single-use items independent of composition – not simply replacing single-use plastic items with single-use items made from other materials (even if they are recyclable or compostable). Eliminating the use of unnecessary single-use items and replacing needed single-use items with reusable options is the fundamental goal.

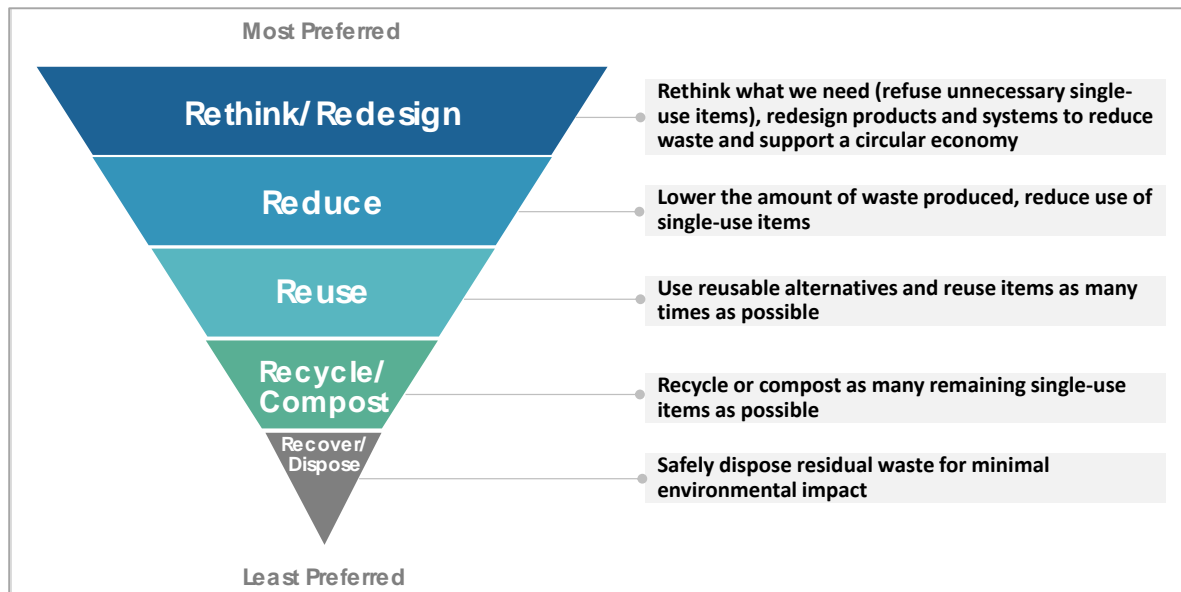
The proposed strategy directly supports the 2021 Environment Strategy, and it also supports the waste reduction Program Pathway outlined in the proposed 2022 Calgary Climate Strategy. This pathway takes a proactive approach to climate change mitigation by reducing the amount of waste that is created in the first place.

¹ [Single-use Plastics Prohibition Regulations \(justice.gc.ca\)](https://www.justice.gc.ca/eng/153/15312/15312-eng.html)

² [Canada Gazette, Part 1, Volume 155, Number 52:](#)

The prioritization of rethinking our need for single-use items, preventing and reducing waste, and reuse over substitution is reflected in The City's zero waste hierarchy.

Figure 1: The City of Calgary Zero Waste Hierarchy (applied to single-use items)



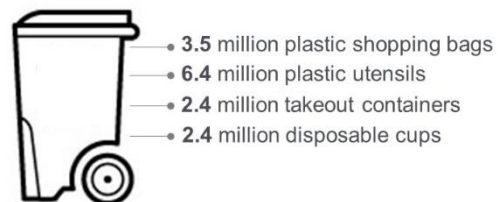
Calgarians have told us they care about waste reduction and think The City should play a role in reducing waste. Most Calgarians agree they want to live in a city that is a leader on the environment and sustainability (73%), and agree it is important for The City to take an active role in enabling waste reduction (81%). The majority (75%) also agree single-use items are harmful to the environment. Further, nine-in-ten Calgarians (91%) think The City should play a role in reducing waste from single-use items, with providing education and outreach, and developing regulations for businesses the top two roles³.

Approximately 3.5 million plastic shopping bags, 6.4 million plastic utensils, 2.4 million takeout containers and 2.4 million disposable cups are thrown away in the residential and commercial garbage streams every week⁴.

Millions more are discarded in public garbage bins or as litter.

Life cycle environmental impacts of single-use items (from raw material acquisition through manufacture, distribution, product use and disposal) include greenhouse gas emissions, air pollutant emissions, water use, habitat damage, and water pollution.

Single-use items disposed of as garbage each week in Calgary...



³ 2021/2022 Waste Reduction Survey

⁴ 2019 City of Calgary Multi-Sector Waste Composition Study and 2020 Metro Vancouver Waste Composition Study

The extraction of raw materials for single-use items uses valuable natural resources, and the production, packaging, transportation and disposal of these items uses energy and water, and results in greenhouse gas emissions.

When discarded as litter or leaked into the natural environment, single-use items threaten the health of our wildlife, ecosystems and water bodies.

In some cases, high levels of substitution with resource-intensive alternatives to single-use plastics could result in higher environmental impacts. For example, paper bags have higher greenhouse gas emissions than plastic bags due to material extraction, energy used in production process and additional fuel used to transport heavier bags. Further, paper bags that end up in landfills release methane – one of the most potent greenhouse gases – as they break down.

Promoting reusable products, reducing the use of single-use products, and ensuring the lowest impact end-of-life scenario (e.g. recycling or composting over litter or landfill) will lower the environmental footprint of single-use plastic products and their alternatives.

Preventing and reducing waste from single-use items also has economic and social benefits.

- It reduces costs to businesses to purchase and dispose of these items and creates opportunities for innovation and new businesses (e.g. deposit return systems for reusable takeout containers, cups, or reusable totes/containers for grocery delivery). It may reduce costs to The City for litter clean up and collecting waste from public spaces.
- It makes Calgary a more attractive place to live and increases Calgary's reputation as an environmentally friendly city.

Key Considerations

In developing a strategy and evaluating options, Administration considered numerous criteria and five key considerations emerged.

Mitigate costs to Calgary businesses and create a level playing field. Due to the COVID-19 pandemic as well as the economic downturn prior to the pandemic, many Calgary businesses are struggling and are concerned about the increased costs of non-plastic alternatives. Mitigating any sudden shocks and costs is critical. Businesses emphasized the importance of fairness and a level playing field; that is, all businesses should do and/or be required to follow the same rules. These two considerations have influenced Calgary's approach.

Support businesses and citizens through the transition. The City is committed to supporting businesses and citizens through the transition to the new federal and municipal requirements. We will focus on increasing awareness and providing education and support to both businesses and citizens.

For businesses this may include best practice guides (e.g. suggested alternatives), toolkits, printable signage, till toppers, social media kits and public education materials (e.g. fact cards, customer Q&As). Broad education and outreach aimed at all Calgarians will focus on explaining why preventing and reducing waste from single-use items is important, how the requirements will affect them, and ways they can reduce their reliance on single-use items.





Scope and Approach

The City considered approaches to reducing waste from the following single-use items:

- Shopping bags
- Foodware accessories (e.g. straws, utensils, stir sticks, splash sticks, cocktail sticks, toothpicks, pre-packaged condiments and napkins)
- Food serveware (e.g. takeout containers, bowls, plates)
- Cups (hot and cold beverage)

The proposed approach builds on what residents and businesses are already doing; it is a made for Calgary solution that meets Calgarians where they are at. Please see Appendix B: Summary of Stakeholder Engagement for details.

The table below provides a summary of The City's proposed approach which includes bylaws and voluntary measures.

Single-use Item	Bylaws
 Shopping Bags	Mandatory minimum fee on paper shopping bags and new reusable shopping bags
 Foodware accessories (utensils, straws, stir sticks, pre-packaged condiments and napkins)	Customer request required for single-use accessories made from any material
Single-use Item	Voluntary Measures
 Food serveware	Voluntary reduction for single-use food serveware made from any material
 Cups	Voluntary reduction for single-use cups made from any material

Shopping Bags

Government of Canada Regulations will prohibit the manufacture, import and sale of single-use plastic shopping bags.

Administration is not recommending an additional municipal ban on single-use plastic shopping bags, however, in order to incentivize waste reduction, promote reuse and minimize substitution, we recommend implementing a minimum mandatory fee on paper shopping bags and new reusable shopping bags.

In addition to reducing waste, a fee would provide other benefits:

- It would create a level playing field for all businesses in Calgary as all businesses will be required to charge a minimum fee. This is especially important for small businesses that might be hesitant to impose a fee when similar business don't.
- A fee would also offset additional costs to businesses as they would keep the revenue from the fees.
- It would be consistent with bylaws in other Canadian jurisdictions and make it easier for businesses with multiple locations. Municipalities in Alberta and Canada have already implemented fees and others are moving forward with fees in the coming year.

Close to nine-in-ten (87%) Calgarians say they 'take their own shopping bags to the grocery store' always (57%) or most of the time (30%)⁶, suggesting the burden on many citizens would be minimal.

Administration recognizes that a fee could have unintended consequences on equity-seeking groups. In order to minimize the risk:

- Registered charities will not be required to charge fees for bags.
- Stores will be encouraged to accept donations of bags and set up bag-share programs.
- The City will explore ways to make free reusable bags available to low-income Calgarians.

The bylaw will come into effect in Q1 2024 (tentative) and apply to business license and event permit holders.

Business license holders will be required to:

- Charge a minimum fee of \$0.15 for paper shopping bags and \$1 for new reusable shopping bags when the bylaw comes into force;
- Increase minimum fees to \$0.25 per paper shopping bag and \$2 per new reusable shopping bag one year after the bylaw comes into force; and,
- Ensure paper shopping bags contain at least 40% recycled content.

Business license holders will keep the fees from paper shopping bags and new reusable shopping bags.

⁶ 2021/2022 Waste Reduction Survey

The following exemptions may apply:

- Bag share, or take a bag, leave a bag programs
- Shopping bags for prescription drugs
- Small paper bags that have a surface area of 400 square centimeters or less
- Bags that are not shopping bags. These include:
 - bags that are used to contain loose bulk food items such as fruit, vegetables, nuts, grains, or candy, or loose small hardware items such as nails and bolts;
 - bags used to protect bakery goods that are not pre-packaged prior to the point of sale;
 - bags used to contain or wrap frozen foods, meat, poultry or fish (alive or dead);
 - bags used to wrap flowers or potted plants;
 - bags used to protect newspapers or other printed material intended to be left at a customer's residence or place of business; and,
 - bags used to protect clothes after professional laundering or dry cleaning.

Foodware accessories

Government of Canada Regulations will prohibit the manufacture, import and sale of single-use plastic straws, stir sticks and utensils.

In order to incentivize waste reduction, promote reuse and minimize substitution, Administration recommends implementing a 'by request' requirement for the provision of straws, stir sticks, utensils, splash sticks, cocktail sticks and toothpicks (regardless of material) as well as other foodware accessories such as pre-packaged condiments and napkins. Foodware accessories could be provided only in response to a customer request or via a self-serve station.

These items are often provided when unnecessary or unwanted by the customer, are commonly littered, and alternatives to plastic could contaminate blue and green cart materials. It is simpler and facilitates behavioural change if the same rules apply at all retailers, and for all accessory items.

Further, a by request policy should reduce costs to businesses as they will need to purchase and dispose fewer of these items.

Roughly two-thirds (67%) of Calgarians say they 'refuse single-use items such as straws, cutlery and napkins' always (27%) or most of the time (40%)⁷ indicating behavioural change is already underway.

The bylaw will come into effect in Q1 2024 (tentative) and apply to business license and event permit holders.

The bylaw will permit foodware accessories to be provided only in response to a customer request, or via a self-serve station.

⁷ 2021/2022 Waste Reduction Survey

- The request for accessories may be customer-initiated or in response to a prompt from a server or other employee.
- Only the specific accessories requested may be provided.
- The requirements apply to dine-in, drive-through, takeout and delivery orders, including those ordered through a third-party ordering and/or delivery service.

Food serviceware

Government of Canada Regulations will prohibit the manufacture, import and sale of food serviceware (e.g. takeout containers, bowls and plates) made from foam and other problematic plastics. Administration is not recommending an additional municipal ban on takeout containers made from other materials as there are no viable alternatives.

We do, however, recommend voluntary measures and education for takeout containers made from all materials that are not banned (including plastic, compostable plastic, aluminum and fiber). The City will work with businesses to encourage the adoption of reusable takeout containers; for example, participation in a reusable container sharing program.

It will also be important to educate businesses and citizens about preferred alternatives and the correct disposal and diversion of takeout containers made from various materials. This is particularly important for compostable plastic containers as they are not accepted in the Green Cart program and cannot be processed at the Calgary Composting Facility. We will encourage businesses to use locally recyclable or compostable takeout containers,

Cups

Government of Canada Regulations will prohibit the manufacture, import and sale of foam cups. They are not taking any other action on single-use drink cups.

While some other jurisdictions in Canada have either implemented or are expected to implement a fee on single-use cups, Administration is not recommending a fee at this time for the following reasons:

- Fees would be retained by businesses, and there is no mechanism for the City to require that fees be used to support costs to switch to reusable cups for dine-in service or take part in reusable cup-share programs; and,
- Customers, including equity-seeking groups, may be burdened by fees or not have access to appropriate reusable cups.

A cup fee differs from a shopping bag fee, where fees could be more directly used to offset the costs to businesses for more expensive paper bags, once the Federal government bans plastic bags.

Vancouver has already implemented a cup fee and requires businesses to report on the number of single-use cups distributed annually or participate in a reusable cup-share program. The City will monitor both positive effects and unintended consequences of cup fees and revisit our approach in the coming years.

That said, approximately 1.1 million disposable cups are thrown away in the residential garbage (black cart) stream every week, another 1.3 million⁸ are thrown in the garbage at businesses weekly, and they account for a significant amount of waste collected in public spaces. This is despite the fact that paper and plastic single-use drink cups (other than foam) are accepted in the Blue Cart program for recycling.

In order to reduce waste, promote reuse and increase diversion of these items, Administration recommends education and voluntary measures for single-use drink cups. On a voluntary basis, businesses will be encouraged to use reusable cups for dine-in orders, develop reusable cup share programs, and accept customer provided cups when safe to do so. Calgarians will be encouraged to choose reusable options or bring their own cup.

We will also educate businesses and citizens about correct disposal and diversion of these materials; perhaps, most importantly, remind Calgarians that disposable cups (other than foam) and cup sleeves are recyclable through the Blue Cart program.

Legal Authority

City Council has the authority to pass a bylaw to regulate single-use items under the City of Calgary Charter and the *Municipal Government Act*. Specifically, the City of Calgary Charter Regulation ("the Charter") authorizes City bylaws relating to the well-being of the environment, including bylaws providing for the creation, implementation and management of programs respecting greenhouse gas emission reduction, environmental conservation and stewardship, the protection of biodiversity and habitat, and waste reduction and diversion. As a Charter bylaw, the proposed bylaw regulating single-use items must undergo a public hearing before it can be given second and third reading by City Council.

Implementation

In order to support businesses and citizens through the transition to the new federal and municipal requirements, a sufficient transition period will be required. Therefore, Administration is proposing the bylaw comes into force in Q1 2024.

Administration has heard from businesses that widespread awareness, consistent messaging, printable signage, and information on alternatives to the banned items will be critical for successful implementation.

Upon approval of this strategy, Administration will develop necessary support tools and a communication plan to help Calgary businesses transition to the new single-use items requirements, and educate both businesses and citizens on waste reduction, preferred alternatives and diversion options. Please see Appendix B: Summary of Stakeholder Engagement for additional information on planned engagement.

⁸ 2019 Multi-Sector Waste Composition Study

Administration will also consider ways to celebrate businesses who eliminate or significantly reduce their use of single-use items.

When the bylaw is in force, enforcement of bylaw provisions in cases of non-compliance will take an education first approach. Businesses will be provided information and support, and the opportunity to become compliant, prior to the application of any penalties.

Success Measures

Reduction in waste generated from single-use items will be monitored using the following two measures:

- **Multi-sector waste composition studies:** Waste composition studies are conducted every five years in the single-family, multi-family and industrial, commercial and institutional (ICI) sectors. The last study was conducted in 2019 and will be used as baseline measures for paper coffee cups and fountain pop cups, plastic drink cups, utensils, and other single-use items. In 2019, a sample from the annual Pathways and River Cleanup was also analyzed and will be used as a baseline for litter from single-use items.
- **Survey research:** In December 2021, an online survey was conducted with a representative sample of more than 1,000 adult Calgarians. Topics included knowledge and behaviours related to single-use items, and barriers to reducing single-use items. Baseline measures will be tracked in the future.

Additional measures could include:

- **Waste in public spaces waste composition study:** A waste in public spaces composition study was conducted in 2017. Waste in public garbage bins on roadways, in parks, and at bus stops and LRT platforms was characterized and estimates of the weight and volume of garbage, recyclable materials and compostable materials was generated.
- **Voluntary reporting:** The City could develop a system for voluntary reporting and encourage business license holders to report the number of single-use items used on an annual basis.

The City will monitor the results of the bylaw and voluntary measures over time, consider new solutions to mitigate unintended consequences, assess if additional measures are appropriate, and revisit The City strategy if needed.

Appendix A: Jurisdictional Scan

Administration engaged with jurisdictions within Alberta (including Edmonton and the Southern Municipal Waste Managers Advisory Committee) as well as major Canadian municipalities.

The following tables summarize current and planned single-use items requirements.

Alberta

Jurisdiction	Single-use Item and Approach			
	Shopping bags	Food serviceware	Foodware accessories	Disposable cups
Calgary (proposed)	<ul style="list-style-type: none"> • Mandatory minimum fee for paper and reusable 		<ul style="list-style-type: none"> • By request for all material types 	
Edmonton, AB (July 2023, tentative)	<ul style="list-style-type: none"> • Ban on plastic • Mandatory minimum fee for paper and reusable 	<ul style="list-style-type: none"> • Ban on foam 	<ul style="list-style-type: none"> • By request for all material types 	<ul style="list-style-type: none"> • Require reusable cups for dine-in • Require restaurants to accept reusable customer cups
Banff (proposed)	<ul style="list-style-type: none"> • Ban on plastic • Mandatory minimum fee for paper and reusable 	<ul style="list-style-type: none"> • Require reusables for dine-in • Mandatory minimum fee for disposables 	<ul style="list-style-type: none"> • By request for all material types 	<ul style="list-style-type: none"> • Require reusables for dine-in • Mandatory minimum fee for disposables
Devon, AB (2020)	<ul style="list-style-type: none"> • Ban on plastic 			
Jasper, AB (2019)	<ul style="list-style-type: none"> • Ban on plastic 			
Spruce Grove, AB (Jan. 1, 2022)	<ul style="list-style-type: none"> • Ban on plastic • Voluntary minimum fee on paper and reusable 	<ul style="list-style-type: none"> • Ban on foam 	<ul style="list-style-type: none"> • Ban on plastic straws 	
Wetaskiwin, AB (2019)	<ul style="list-style-type: none"> • Ban on plastic • Mandatory minimum fee on paper 			
Wood Buffalo, AB (2012)	<ul style="list-style-type: none"> • Ban on plastic 			

The City of Airdrie, City of Chestermere, Rocky View County and Foothills County are not planning any actions beyond the Government of Canada Regulations at this time.

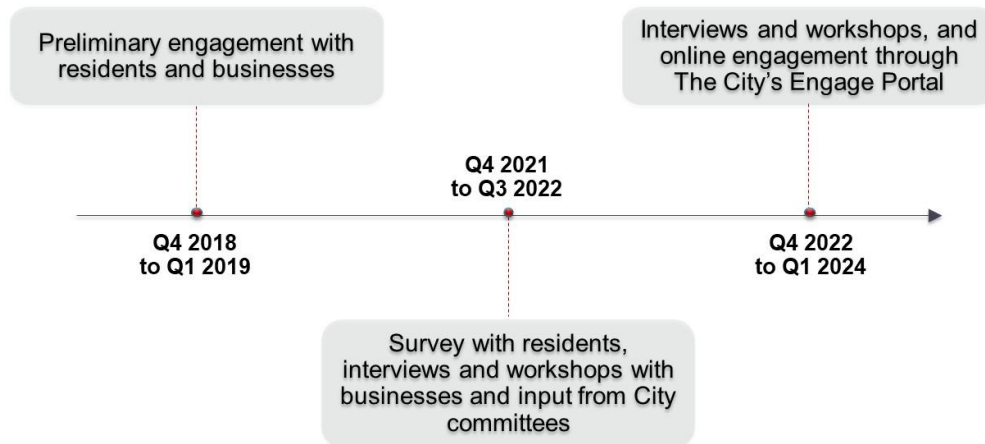
Other Canadian Jurisdictions

Jurisdiction	Single-use Item and Approach			
	Shopping bags	Food serviceware	Foodware accessories	Disposable cups
Victoria (new requirements approved, drafting bylaw)	<ul style="list-style-type: none"> Ban on plastic (2021) Mandatory minimum fee for paper and reusable (2021) 	<ul style="list-style-type: none"> Mandatory minimum fee on single-use containers Require reusables for dine-in 	<ul style="list-style-type: none"> By request for all material types 	<ul style="list-style-type: none"> Mandatory minimum fee on disposable cups Require reusables for dine-in
Vancouver, BC	<ul style="list-style-type: none"> Ban on plastic Mandatory minimum fee for paper and reusable (Jan. 1, 2022) 	<ul style="list-style-type: none"> Ban on foam (2020) 	<ul style="list-style-type: none"> Ban on plastic straws and utensils (2020) 	<ul style="list-style-type: none"> Mandatory minimum fee (Jan. 1, 2022) Require restaurants to accept reusable customer cups (July 1, 2022)
Regina, SK (Feb. 1, 2022)	<ul style="list-style-type: none"> Ban on plastic 			
Toronto, ON (under consideration)	<ul style="list-style-type: none"> Mandatory minimum fee on paper and reusable 		<ul style="list-style-type: none"> By request for all material types 	<ul style="list-style-type: none"> Mandatory minimum fee
Montreal, PQ (March-August 2023)	<ul style="list-style-type: none"> Ban on plastic 	<ul style="list-style-type: none"> Ban on foam 	<ul style="list-style-type: none"> Ban on plastic stir sticks, straws and utensils for on-site consumption By request for all material types for takeout and delivery 	<ul style="list-style-type: none"> Ban plastic cups and glasses for on-site consumption
Saint John, NB (2021)	<ul style="list-style-type: none"> Ban on plastic 			
Nova Scotia (2020)	<ul style="list-style-type: none"> Ban on plastic 			
Prince Edward Island (2019)	<ul style="list-style-type: none"> Ban on plastic Mandatory minimum fee for paper and reusable 			
Newfoundland and Labrador (2020)	<ul style="list-style-type: none"> Ban on plastic 			

Appendix B: Summary of Stakeholder Engagement

Waste & Recycling Services (WRS) has used input from stakeholders to develop, shape and refine our approach. As a result, the proposed strategy builds on what residents and businesses are already doing. It is a made for Calgary solution that meets Calgarians where they are at.

An overview of completed and planned engagement is shown in the diagram below.



Q4 2018 to Q1 2019

WRS conducted preliminary engagement with more than 3,400 Calgarians using the online Engage Portal to gain insight into Calgarians' perceptions of single-use items and to inform the types of single-use items to consider. WRS also met with several local businesses to better understand practices they have adopted to manage waste from single-use items, motivations for adopting these practices, and key challenges they face in reducing single-use items. Findings were provided in [Attachment 3](#) of the Scoping Report on Reducing Waste from Single-Use Items (UCS2019-0370).

Q4 2021 to Q3 2022

WRS conducted an online survey with residents, interviews and workshops with businesses, and sought input from a number of City committees. This included:

- An online survey with a representative sample 1,031 residents of Calgary aged 18 or older. Objectives included gaining a better understanding of knowledge, attitudes and practices regarding use of single-use items, motivations and barriers to reducing use of single-use items, and perceptions of The City's role in reducing use of single-use items.

What we heard: Many Calgarians are already engaged in practices to reduce their use of single-use items (e.g. reusable shopping bags and cups, refusing unneeded single-use items); barriers to reduction include restaurants automatically including single-use items and a lack of alternatives; motivations for reduction are environmental and cost savings by using reusable items; and, key roles for The City in reducing use of single-use items are providing education and information and developing regulations for businesses.

- Attended meetings of the Advisory Committee on Accessibility (ACA) and the Social Well-Being Advisory Committee.

What we heard: While there were no concerns about the proposed by request bylaw for foodware accessories, the risk that a fee could have unintended consequences on equity-seeking groups was identified. Administration is taking steps to minimize the risk and will be conducting further engagement with representatives from equity-seeking groups once the strategy is approved. This input was also a factor in the decision not to propose a fee on single-use cups.

- Interviews and meetings with representatives from a range of businesses:
 - Retail
 - Restaurants
 - Post-secondary institutions with retail and food services
 - Food delivery companies
 - Industry Associations (i.e. Restaurants Canada and the Retail Council of Canada)
 - City of Calgary Business Improvement Areas (BIAs)
 - City of Calgary Business Advisory Committee
 - A workshop with WRS' Industrial, Commercial and Institutional (ICI) working group

What we heard: Many businesses are already implementing single-use items reduction measures (e.g., switching away from plastic bags, charging fees for bags, proactively asking customers if they need single-use items). Feedback shows that businesses are in support of the bylaws proposed by The City. They agree it will build on the measures already being taken by the business community, creates a level playing field, and better enable smaller businesses to participate by offsetting or reducing costs they will incur once the federal regulations are in place. There was no opposition to the measures though some local businesses expressed concerns regarding customer reactions and emphasized the importance of widespread awareness campaigns and supports explaining the bylaws (e.g. posters and FAQs) prior to the bylaws coming into force. Larger businesses with locations in jurisdictions that have already implemented similar requirements indicated that they experienced minimal customer complaints and only for a brief period.

Q4 2022 to Q1 2024

Once the strategy is approved, WRS will work with The City's Engage! team and Business Improvement Areas (BIAs) to better understand how The City can support businesses and customers through the transition to the new requirements as well as address any concerns they have about the proposed bylaw. We will work together with businesses, residents and community groups to co-create supports and educational materials which effectively communicate the information to all stakeholders.

A key consideration of this phase of engagement is to ensure more fully representative stakeholder input that includes smaller local businesses and charitable organizations. Specific barriers to participation and mitigations will be outlined in the Engage strategy. Tactics will include broad online engagement through The City's Engage Portal, registered workshops and targeted outreach.

Support and outreach will continue beyond the date the bylaw comes into force.

Appendix C: Risk Assessment

Risk Category	Description	Likelihood	Impact	Mitigation
Social Impact	<ul style="list-style-type: none"> Unintended consequences of minimum mandatory fees on shopping bags and/or a by request approach for foodware accessories for equity-seeking groups. 	Possible	Minor	<ul style="list-style-type: none"> Equity analysis and input from The City's Advisory Committee on Accessibility and Social Wellbeing Advisory Committee provided guidance and input into the strategy. The City will monitor for unintended consequences and address potential issues as they arise.
Reputational	<ul style="list-style-type: none"> Some Calgarians may not support minimum mandatory fees on shopping bags and/or a by request approach for foodware accessories. The City's reputation among some external stakeholders may be damaged. 	Possible	Minor	<ul style="list-style-type: none"> Education and outreach with clear and consistent messaging. Supports for retailers to communicate with customers (such as printable posters, fact cards and customer Q&As),
Compliance	<ul style="list-style-type: none"> The City is relying on federal regulations that would prohibit the manufacture, import and sale of plastic shopping bags and foam foodservice ware, and will not have enforcement authority. Businesses may not comply with federal regulations. Businesses may not comply with City bylaws, and there could be a reputational risk if The City enforces fines. 	Possible	Minor	<ul style="list-style-type: none"> Monitor the implementation, timing and enforcement of federal regulations. Emphasize an education first approach for the bylaw with businesses provided with information, support and the opportunity to become compliant prior to the application of any penalties.
Environmental	<ul style="list-style-type: none"> The proposed measures are not strong enough to achieve the desired results. 	Possible	Minor	<ul style="list-style-type: none"> Monitor the impacts of the bylaw and voluntary measures over time, assess if additional measures are appropriate, and revisit the City strategy if needed.

Appendix D: Single-Use Items Reduction at City Hosted Events

The City of Calgary has several initiatives to reduce waste from single-use items at City hosted events. These include:

1. **A *Guideline for Greening City of Calgary Events*** was developed as part of the Green Office program. Administration is updating this document to include a focus on reducing waste from single-use items and will promote it on myCity as part of the Corporate Waste program.
2. A ***Zero-waste toolkit for festivals and events*** is available on Calgary.ca ([Book and plan your event \(calgary.ca\)](#)). It includes a [Tip Sheet](#) for ideas about how to reduce waste at events; a [Timeline Checklist](#) to keep track of all the different activities associated with planning a zero-waste event; a [Food Vendor Memo Template](#) to encourage food vendors to comply with waste reduction initiatives; a [Volunteer Recruitment Template](#) to find volunteers that can assist with waste diversion activities on event day; and, a [Waste & Recycling Pocket Guide](#) to help volunteers guide event attendees about what waste goes where.
3. There are single-use reduction initiatives in place for City-run events. For example, the Canada Day vendor handbook specifies that plastic cutlery, and other non-recyclable plastics such as straws and foam are not permitted.

As in-person engagement, City-run events, events on City property, and in-person meetings at City buildings resume, Administration will continue to explore further opportunities to reduce waste from single-use items.

**Proposed Wording for a Bylaw
to regulate Single-Use Items in The City of Calgary**

PART 1 – GENERAL PROVISIONS

Short Title

1. This *Bylaw* may be referred to as the “Single-Use Items Bylaw”.

Definitions and Interpretation

2. (1) In this Bylaw, the term:
- (a) “*business*” means business licence holders, including those *businesses* defined in Part II of the Business Licence Bylaw 32M98;
 - (b) “*Bylaw*” means this Bylaw as it may be amended from time to time and includes all Schedules attached to this Bylaw;
 - (c) “*charitable organization*” means a *business* with a valid and subsisting registration with the Province of Alberta as a charitable organization pursuant to the *Charitable Fundraising Act* RSA 2000, c. C-9, or with the Canada Revenue Agency as a charity;
 - (d) “*charitable service*” means the provision of food, prepared food, clothing, or personal items for free or at low cost by a *charitable organization*;
 - (e) “*customer*” means any person who purchases or receives food, drinks, or items from a *business* or other vendor and includes a person who orders these foods or items through an *ordering platform*;
 - (f) “*foodware accessories*” includes, but is not limited to, items used for or related to the consumption of food or drink that are intended to be used only once, including:
 - i. spoons;
 - ii. forks;
 - iii. knives;
 - iv. chopsticks;
 - v. utensils;
 - vi. straws;

- vii. stir sticks;
 - viii. splash sticks;
 - ix. cocktail sticks;
 - x. toothpicks;
 - xi. pre-packaged condiments; and
 - xii. napkins;
- (g) “*Officer*” means an officer appointed under the Bylaw Enforcement Officers Appointment Bylaw 60M96, or an officer appointed under the *Peace Officer Act*, S.A. 2006, c. P-3.5 or under the *Police Act*, R.S.A. 2000, c. P-17;
 - (h) “*ordering platform*” means any platform that allows *customers* to order food or items for pickup or delivery from a *business*, and includes orders made by phone, on the *business* website, or on a third-party website, any of which may also include delivery by a third-party;
 - (i) “*paper shopping bag*” means a shopping bag made out of paper but does not include a *small paper bag*;
 - (j) “*person*” means an individual human being or a corporation and includes a partnership, an association or a group of persons acting in concert unless the context explicitly or by necessary implication otherwise requires;
 - (k) “*reusable shopping bag*” means a shopping bag made of any type of material, excluding film plastic and paper, and is designed and manufactured to be durable enough for multiple uses, and is capable of being washed or disinfected;
 - (l) “*shopping bag*” means a bag used for the purpose of transporting items sold or otherwise provided to a *customer* by a *business*, including but not limited to take-out and delivery of food and items ordered by *ordering platform*;
 - (m) “*small paper bag*” means any bag made of paper and is less than 400 square centimeters when flat.
- (2) Nothing in this Bylaw relieves a person from complying with any Federal or Provincial law or regulation, other bylaw or any requirement of any lawful permit, order or licence.
 - (3) Any headings or subheadings in this Bylaw are included for guidance purposes and convenience only and shall not form part of this Bylaw.
 - (4) Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

- (5) All Schedules attached to this Bylaw shall form part of this Bylaw.
- (6) Any reference in this Bylaw to a Part or Section, unless otherwise specified, is a reference to a Part or Section in this Bylaw.
- (7) Specific references to laws in this Bylaw are meant to refer to the current laws applicable within the Province of Alberta as at the time this Bylaw was enacted and as they are amended from time to time, including successor legislation.

Paper and Reusable Shopping Bags

- 3. (1) A *business* must not provide or permit to be provided a new *shopping bag* to a *customer* unless the *shopping bag* is:
 - (a) *paper shopping bag* containing at least 40% recycled content as indicated in print on the bag; or
 - (b) *a reusable shopping bag*.
 - (2) A *business* must not provide or permit to be provided a new *shopping bag* to a *customer* unless the *customer* requests the *paper shopping bag* or *reusable shopping bag* in one of the following ways:
 - (a) the *customer* initiates the request;
 - (b) the *business* asks the *customer* if they need a *shopping bag*;
 - (c) the *customer* takes a *shopping bag* themselves; or
 - (d) the *customer* answers a prompt on an *ordering platform*.
 - (3) A *business* must not provide or permit to be provided a new *shopping bag* to a *customer* unless the *customer* is charged a fee not less than:
 - (a) \$0.15 per *paper shopping bag* before 2024 January 16;
 - (b) \$0.25 per *paper shopping bag* on 2025 January 16;
 - (c) \$1.00 per *reusable shopping bag* before 2024 January 16; or
 - (d) \$2.00 per *reusable shopping bag* on 2025 January 16.
 - (4) For greater certainty, a *shopping bag* that is previously used, and is being reused by the *customer*, is not considered a new *shopping bag* under this section.
- 4. (1) A *business* that provides a new *shopping bag* to a *customer* must prominently display information about the minimum fees charged in a location visible to a *customer* at the time and place of purchase.

- (2) A *business* that provides a new *shopping bag* and charges a fee under subsection 3(3) must indicate that fee as a separate line item on any receipt given to the *customer*.

Exemptions

5. Sections 3 and 4 do not apply to the following *shopping bags*:
- (a) *small paper bags*;
 - (b) *shopping bags* used to protect items from becoming dirty or unusable due to exposure, such as newspapers intended to be left at a customer's residence, or clothes after professional laundering or dry cleaning;
 - (c) *shopping bags* used to package loose bulk items such as hardware or fasteners;
 - (d) *shopping bags* used to package loose bulk items such as fruit, vegetables, nuts, dry goods or candy;
 - (e) *shopping bags* used to contain or wrap frozen foods, meat, poultry or fish, whether pre-packaged or not;
 - (f) *shopping bags* used to wrap flowers or potted plants;
 - (g) *shopping bags* used to transport live fish;
 - (h) *shopping bags* used to protect bakery goods that are not pre-packaged;
 - (i) *shopping bags* used to transport prescription drugs received from a pharmacy;
 - (j) *shopping bags* used in the course of providing or receiving a *charitable service*; or
 - (k) *shopping bags* that have already been used by a *customer* and returned to a *business* for the purpose of being re-used by other *customers*.
6. A *business* must not deny the reasonable use by a *customer* of the *customer's* own *reusable shopping bag*.
7. In the absence of markings on a *paper shopping bag* designating that the bag is made of a minimum of 40% recycled content, an *officer* may request any information or documentation to be produced that shows that a *paper shopping bag* meets the recycled content threshold.

Single-Use Foodware Accessories

8. (1) A *business* must not provide or permit to be provided *any foodware accessory* to a *customer* unless the *customer* requests *foodware accessories* in one of the following ways:

- (a) the *customer* initiates the request;
 - (b) the *business* asks the *customer* if they need *foodware accessories*;
 - (c) the *customer* takes *foodware accessories* themselves; or
 - (d) the *customer* answers a prompt on an *ordering platform*.
- (2) Subsection (1) does not apply to *charitable organizations* in the course of providing or receiving a *charitable service*.

PART 2 – ENFORCEMENT

Offences

9. Any *person* who contravenes any provision of this *Bylaw* by doing any act or thing which the *person* is prohibited from doing, or by failing to do any act or thing the *person* is required to do, is guilty of an offence, and any offence created pursuant to this *Bylaw* shall be considered to be a strict liability offence.

Enforcement

10. (1) Where an *officer* believes that a *person* has contravened any provision of this *Bylaw*, the *officer* may commence proceedings against the *person* by issuing a violation ticket in accordance with the Provincial Offences Procedure Act, R.S.A. 2000, c. P-34.
- (2) This section shall not prevent an *officer* from issuing a violation ticket requiring a court appearance of the defendant pursuant to the Provincial Offences Procedure Act or from laying an information instead of issuing a violation ticket.
11. (1) Any *person* who is convicted of an offence pursuant to this *Bylaw* is liable on summary conviction to the specified penalty payable in respect of a contravention of a provision of this *Bylaw* as shown in Schedule “A” of this *Bylaw* in respect of that provision.
12. Despite section 11:
- (1) if a *person* is convicted of the same provision of this *Bylaw* twice within one TWENTY FOUR (24) MONTH period, the specified penalty payable in respect of the second violation is double the amount shown in Schedule “A” of this *Bylaw* in respect of that provision, and
- (2) if a *person* is convicted of the same provision of this *Bylaw* three or more times within one TWENTY FOUR (24) MONTH period, the specified penalty that may be imposed in respect of the third or subsequent violation is triple the amount shown in Schedule “A” of this *Bylaw* in respect of that provision.

13. This Bylaw comes into force on 16 January 2024.

Text for discussion only

SCHEDULE "A"

OFFENCE PENALTIES

Section	Offence	Specified Penalty
3(1)	Providing a <i>shopping bag</i> to a <i>customer</i> that is not a <i>paper shopping bag</i> or a new <i>reusable shopping bag</i> .	\$ 250.00
3(2)	Providing a <i>shopping bag</i> to a <i>customer</i> when the <i>customer</i> has not requested one	\$ 250.00
3(3)	Providing a shopping bag to a customer without charging a fee	\$ 250.00
4(1)	Failure to prominently display information about fees charged in a location visible to a <i>customer</i>	\$ 250.00
4(2)	Failure to indicate a fee as a separate line item on a receipt	\$ 250.00
7	Failure to produce information or documentation on request of an <i>officer</i>	\$ 250.00
8(1)	Providing any <i>foodware accessory</i> to a <i>customer</i> when the <i>customer</i> has not requested one.	\$ 250.00



Single-Use Items Reduction Strategy

September 27, 2022

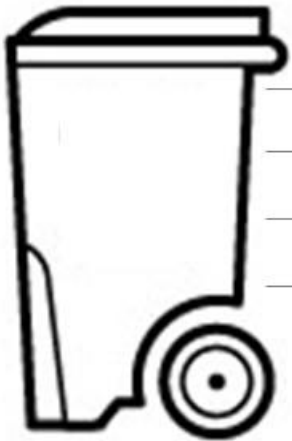
Recommendations

That the Community Development Committee recommends that Council:

1. Approve the Single-Use Items Reduction Strategy as set out in Attachment 2 of the 2022 September 27 Operational Services report CD2022-0985;
2. Directs Administration to publicly advertise the proposed Bylaw; and,
3. Directs Administration to bring the proposed Bylaw to Council for Public Hearing and three readings no later than Q1 2023.

Why does The City of Calgary need a single-use items reduction strategy?

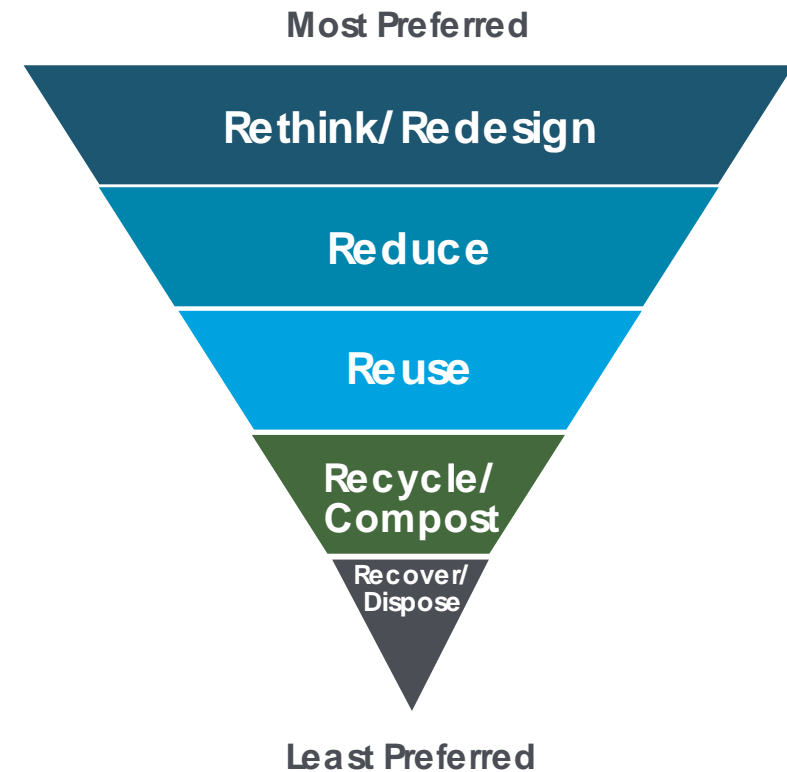
Single-use items disposed of as garbage each **week** in Calgary...



- 3.5 million plastic shopping bags
- 6.4 million plastic utensils
- 2.4 million takeout containers
- 2.4 million disposable cups



To enable Calgarians to waste less and conserve more resources





What We Have Heard



Government
of Canada

*Single-use Plastics
Prohibition Regulations*

What We are Proposing

Single-use Item	Bylaws
 Shopping Bags	Mandatory minimum fee on paper shopping bags and new reusable shopping bags (fee retained by businesses)
 Foodware accessories (utensils, straws, stir sticks, pre-packaged condiments and napkins)	Customer request required for single-use accessories made from any material

Next Steps



Public Hearing and
Bylaw Approval



Bylaw comes into force

2022 to 2024

By Q1 2023

Q1 2024 (tentative)



Engagement,
education and
outreach

Recommendations

That the Community Development Committee recommends that Council:

1. Approve the Single-Use Items Reduction Strategy as set out in Attachment 2 of the 2022 September 27 Operational Services report CD2022-0985;
2. Directs Administration to publicly advertise the proposed Bylaw; and,
3. Directs Administration to bring the proposed Bylaw to Council for Public Hearing and three readings no later than Q1 2023.

**Corporate Planning and Financial Services Report to
Community Development Committee
2022 September 27**

**ISC: UNRESTRICTED
CD2022-1010
Page 1 of 3**

Industry Update on Electricity, Natural Gas and Telecommunications

RECOMMENDATIONS:

That the Community Development Committee recommends that Council:

1. Direct Administration to provide future Industry Updates using Briefing Reports starting in 2022 Q4; and
2. Receive the Report, presentation, and attachment for the Corporate Record.

**RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022
SEPTEMBER 27:**

That Council:

1. Direct Administration to provide future Industry Updates using Briefing Reports starting in 2022 Q4; and
2. Receive the Report, presentation, and attachment for the Corporate Record.

HIGHLIGHTS

- This report provides a review of policy issues in Alberta's regulated utilities and general utility industry developments that could impact The City's interests. It informs committee members about those that may require future regulatory intervention or impact The City's operations.
- **What does this mean to Calgarians?** Natural gas and electricity prices affect The City's utility costs and franchise fee revenue, and what Calgarians pay for utility services.
- **Why does this matter?** Changes in energy prices and policies may affect The City's budget and operations.
- Natural gas and electricity markets are analyzed to understand the directional change in energy prices and the potential financial implications for The City and Calgary community.
- Key issues:
 - **Alberta natural gas producers face significant discounts reducing their profits.**
 - **New federal electricity regulations to support greenhouse gas emissions reduction would increase electricity prices significantly.**
 - **Rogers Communications outage disables telecommunication services in large parts of Canada.**
- Strategic Alignment to Council's Citizen Priorities: A well-run city

DISCUSSION

This update highlights Alberta's historical and current regulated rates for electricity and natural gas. It also offers an overview of the recent drivers of change in energy markets. The update also summarizes a recent service reliability incident that arose for telecommunication services.

For 2022 September, a summary of the significant developments as at 2022 August 29 is as follows (additional detail is available in Attachment 1):

- **Alberta natural gas producers face significant discounts reducing their profits.** This section addresses the differential between natural gas prices in Alberta and the rest of the world, especially the United States. The main driver of the price differential is the lack of

Industry Update on Electricity, Natural Gas and Telecommunications

market access for Alberta natural gas producers. This deep discount also impacts the Government of Alberta as royalties are based on the sale price of the commodity in Alberta. Conservative estimates put the lost industry revenue because of these wide discounts at more than \$1 billion per month for 2022 July and 2022 August.

- **New federal electricity regulations to support greenhouse gas emissions reduction would increase electricity prices significantly.** On 2022 July 26, the federal government released a proposed framework for its Clean Electricity Regulations (CERs). The CERs call for a linear decline in greenhouse gas emission intensity to zero by 2035. This legislation is the main driver of an unprecedented increase in more recent electricity price forecasts for 2025 and beyond. There was a significant change in electricity price predictions from the 2022 Q2 forecast to the more recently received 2022 Q3 forecast. The new electricity price forecast has prices declining from current highs until 2024 before climbing to prices never seen before in Alberta.
- **Rogers Communications outage disables telecommunication services in large parts of Canada.** On 2022 July 8 at 02:45 AM Mountain Time (the first Friday of the Calgary Stampede), the Rogers telecommunications system went down nationwide. This outage caused significant disruptions in Interac financial transactions and internet connectivity. This outage lasted until mid-day on 2022 July 9. As a result, Rogers Communications has pledged to provide customers rebates, costing up to \$70 million.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Public Communication or Engagement was not required

IMPLICATIONS

Social

Electricity and natural gas are not discretionary items for Calgarians and businesses. As a result, higher costs affect lower-income individuals and households disproportionately. These groups spend a greater share of their income on these essential goods. High utility bills also negatively impact the cost of doing business in Calgary, and these higher costs flow through to Calgarians. Higher prices for natural gas producers result in higher royalty revenues for the Alberta Government. However, these additional resources do not necessarily get directed to services to support these disadvantaged groups.

Environmental

The federal Clean Electricity Regulations (CERs) target renewable power generation. It is part of the move to eliminate greenhouse gas emissions through power generation with the goal of cleaner air in the local vicinity. However, proposed efforts through renewable power generation would still have environmental impacts that do not eliminate greenhouse gas emissions. That's because the CERs focus on direct emissions. They do not explicitly address environmental impacts from lifecycle or upstream emissions. For example, wind turbines require a significant amount of oil to operate and solar panel construction requires a considerable quantity of rare elements. Ultimately, there are environmental trade-offs associated with all sources of electricity generation when one considers direct, lifecycle and upstream emissions.

Economic

Industry Update on Electricity, Natural Gas and Telecommunications

The new CERs target net-zero electricity by 2035. Commissioning new power generation units after 2025 will need to consider CER obligations. Recent sharp increases in electricity costs have contributed to significant local inflation. It has represented an impediment to economic growth in Alberta. Future price declines would be short-lived through 2023 and 2024. The federal CERs would likely increase electricity costs significantly starting in 2025. An early estimate of the cost implications for Alberta, provided by EDC associates, indicates that the cost of electricity generation in Alberta would increase by \$45 billion between 2022 and 2036.

Service and Financial Implications

Increase in rates or fees

The City is a large consumer of electricity and natural gas. As a result, cost increases negatively impact City finances. From 2022 January 1 to 2022 June 30, electricity costs for The Corporation were \$5.7 million higher than over the same period in 2021. This represents a fifteen percent year-over-year increase in total electricity costs. Natural gas cost increases were even more significant at 39 per cent.

RISK

Total City 2022 energy costs have increased by \$8.7 million as of 2022 June 30, compared with the same period in 2021. This represents a nineteen percent year-over-year increase. If the trend holds for the last half of 2022, The City's energy costs may be close to \$20 million higher in 2022 when compared with 2021. The financial impact is significant for 2022 and likely more significant starting in 2025.

ATTACHMENTS

1. Industry Update on Electricity, Natural Gas and Telecommunications
2. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Carla Male	CPFS	Approve

ENERGY PRICES AND MARKETS

Natural Gas

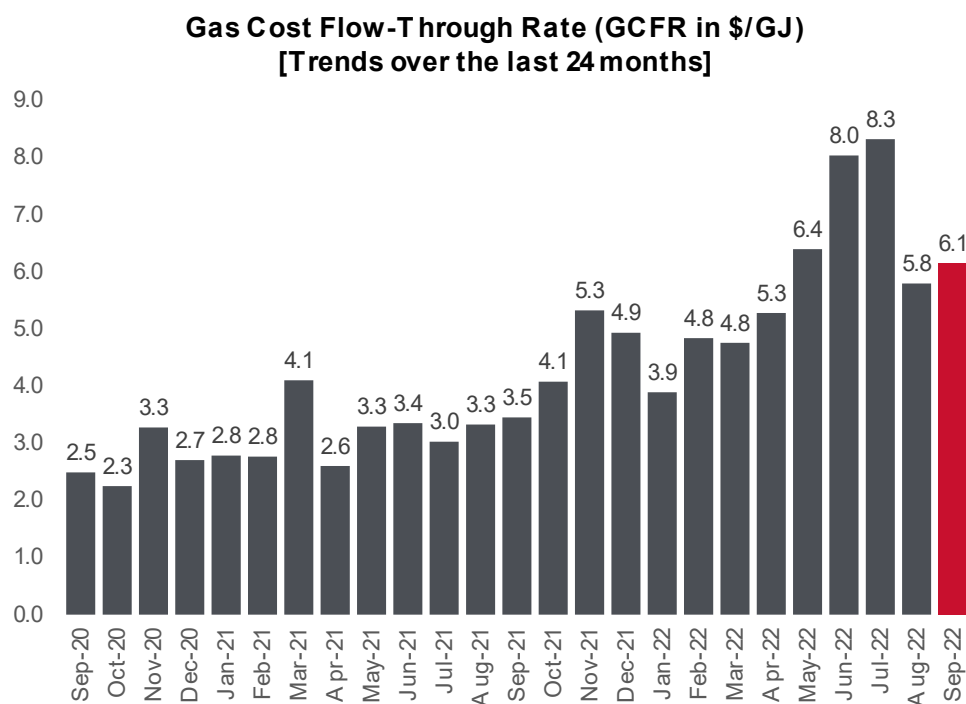
In Alberta, our regulated rate for natural gas is called the Gas Cost Flow-Through Rate. It fluctuates each month due to several factors. Notable ones include supply and demand and weather changes.

The 2022 September Gas Cost Flow-Through Rate was \$6.15 per gigajoule. Prices remain high this month (Figure 1). As a result, it puts upward pressure on energy costs for The City of Calgary and the Calgary community.

Natural gas prices in Alberta have climbed as geopolitical issues in Europe have helped fuel commodity inflation across the globe. Closer to home, below-average inventories and high liquefied natural gas export demand have also placed upward pressure on natural gas prices.

The market remains volatile. However, the generally accepted natural gas industry price forecast has prices trending down as the space heating season begins.

Figure 1: 24-Month Price Trend for the Monthly Gas Cost Flow-Through Rate(or GCFR)



Electricity

A safety net ensures a baseline price for businesses and residents to fall back on in the case of high retail electricity rates or other unanticipated problems. Any business or residence that uses less than 250,000 kilowatt-hours per year can choose to pay the regulated rate.¹ This regulated

¹ The average home in Alberta uses about 7,200 kWh per year. See <https://gas.atco.com/en-ca/products-services-rates/rates-billing-energy-savings-tips/energy-101.html>

electricity rate is the Regulated Rate Option. The Alberta Utilities Commission determines the Regulated Rate Option rate, which is highly influenced by the spot price for electricity and its volatility. The ENMAX regulated rate option price for 2022 September was 15.70 cents per kilowatt-hour (Figure 2).

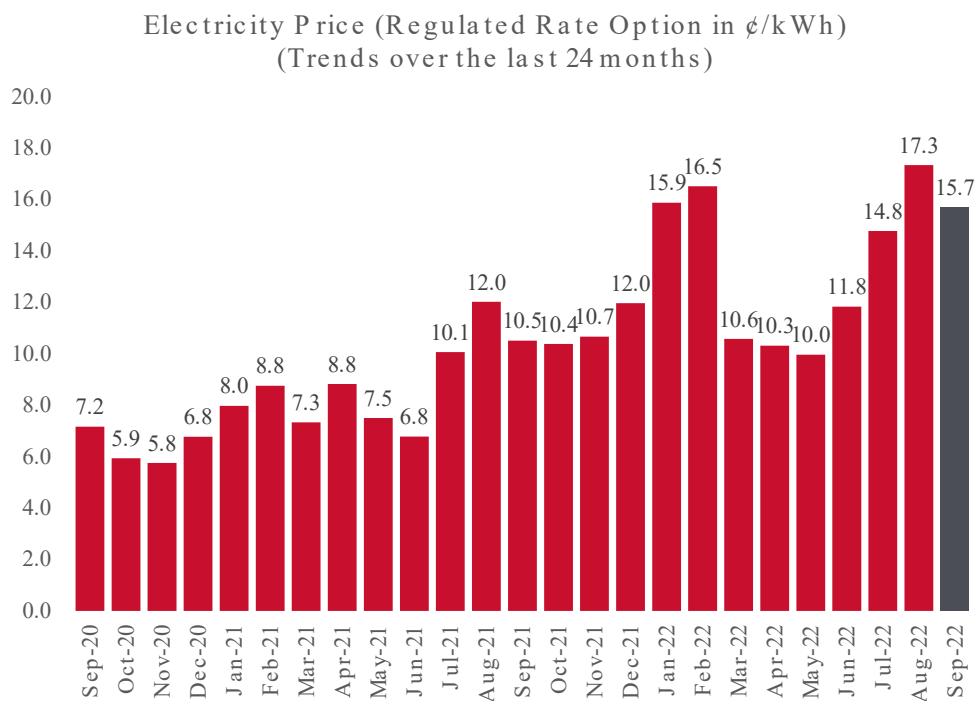
The 2022 August rate was the highest since the provincial government restructured the regulated rate option in 2006. This exceptionally high regulated rate option price reflected, in part, abnormal strength and volatility in Alberta wholesale electricity prices from 2021 December to 2022 September.

The higher electricity prices in Alberta from 2021 December to 2022 September were driven by:

- Increased demand;
- Additional baseload generator outages;
- Unseasonable cold weather in Alberta in 2021 December;
- A more aggressive price for carbon;
- Higher generator offer prices; and
- Firmer natural gas prices.

The monthly average wholesale price in 2022 August was 23 cents per kilowatt-hour. The difference between what customers pay from the wholesale price is due to the specific monthly approvals from the Alberta Utilities Commission. Each retailer submits detailed Regulated Rate Option monthly price applications, which are reviewed for their correlation to the wholesale market. The generally accepted power industry price forecast has prices remaining high for the rest of the year, averaging 14.62 cents per kilowatt-hour.

Figure 2: 24-Month Price Trend for the Regulated Rate Option (or RRO)



UTILITIES AND INDUSTRY DEVELOPMENTS

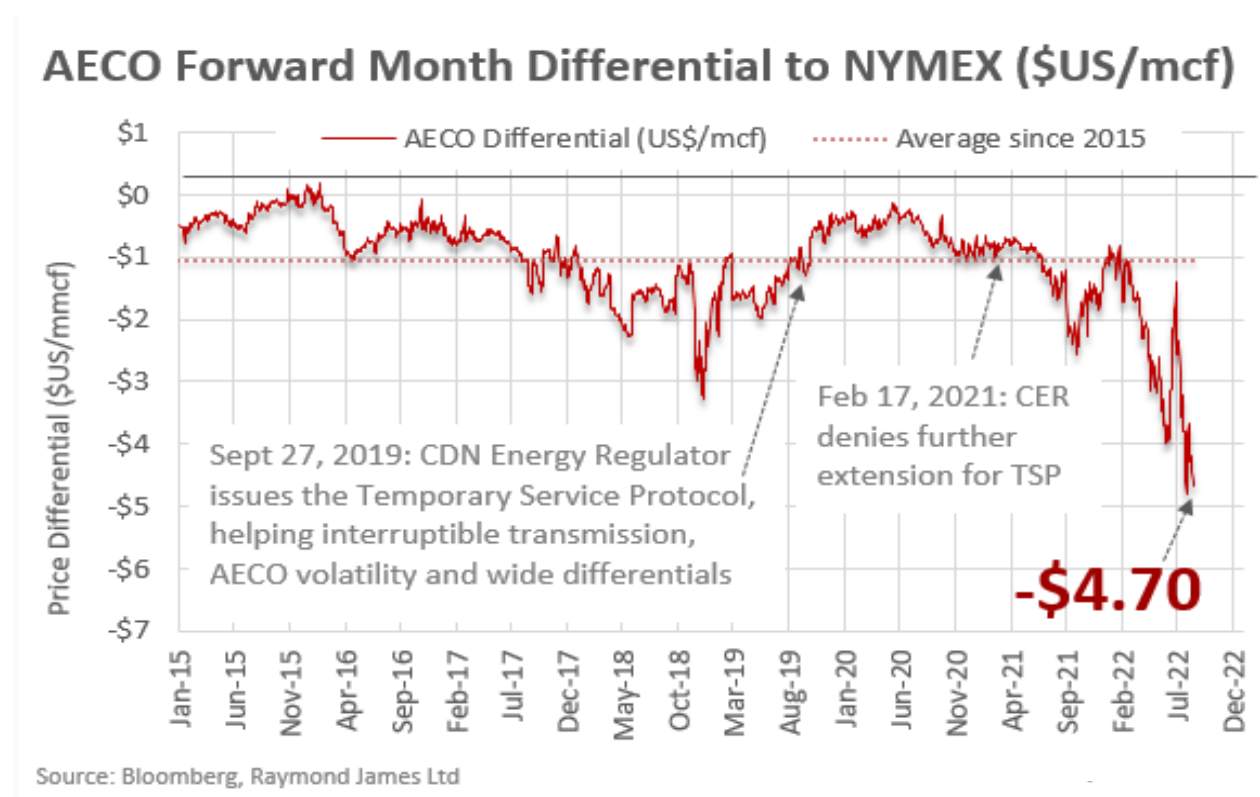
Natural Gas – Alberta natural gas producers face significant discounts reducing their profits

Global natural gas prices have increased by a great deal this year. The economic rebound as government restrictions eased and the situation in Ukraine, have both played a role in the worldwide price increase. The energy crisis in Europe and the surging demand for liquefied natural gas (LNG) have also helped propel markets higher.

Natural gas prices in Europe have been near record levels for most of 2022 August. Natural gas prices in the United States are up 150 per cent this year compared to prices at the same time last year. In Western Canada, gas prices were also high earlier this year, with the Alberta spot price (AECO-C) above \$8 per gigajoule in early May.

However, the discount between spot prices in Alberta and the United States have widened in recent weeks, from US\$1.50 per gigajoule in early 2022 July to nearly US\$5 in 2022 August. The price differential is typically between 75 cents and \$1 per gigajoule to account for transportation costs to ship Alberta gas to the U.S. Gulf Coast. Figure 3 below shows the major price discount producers currently receive for selling natural gas in Alberta.

Figure 3: AECO Forward Month Differential to NYMEX (\$US/mcf)



Natural gas production in Western Canada has been climbing this year, averaging about 17.4 billion cubic feet per day in August. This equals a one billion cubic feet per day increase from one year earlier. The surge in supply is putting pressure on the existing pipeline network. The result

is more supply than the market can handle, so prices are falling. Some gas producers have become frustrated with Alberta natural gas pricing volatility in recent years and have increased their transportation options by shipping gas to other markets.

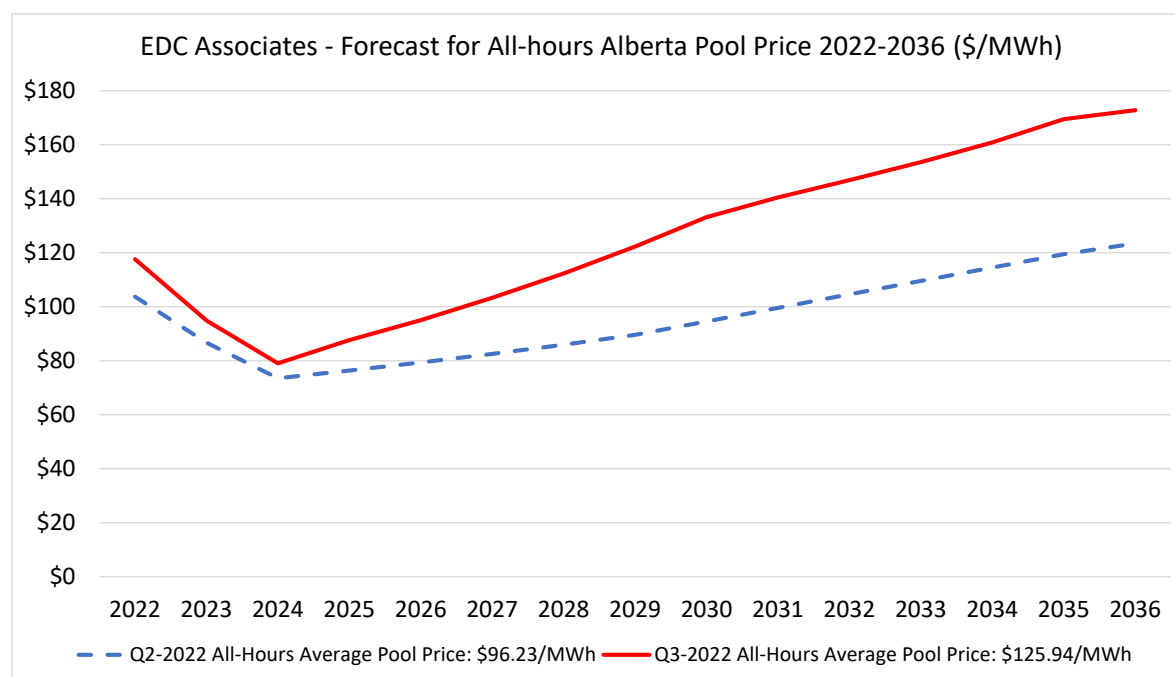
This deep discount also impacts the Government of Alberta as royalties are based on the sale price of the commodity in Alberta. Conservative estimates put the lost industry revenue because of these wide discounts at more than \$1 billion per month for 2022 July and 2022 August. Any solution to this dilemma would need to include all parties (the Alberta government, regulators, pipeline firms and gas producers) finding a way to increase market access in the near term.

Electricity – New federal electricity regulations to support greenhouse gas emissions reduction would increase electricity prices significantly

On 2022 July 26, the federal government released its proposed framework for its Clean Electricity Regulations (CERs). The CERs call for a linear decline in greenhouse gas emission intensity to zero by 2035. Coal and natural gas generation that does not conform to the CERs (through some form of technological abatement retrofit) could be forced by the federal government to retire as early as January 2035. This could result in many stranded capital assets. Alberta ratepayers may be responsible for paying the remaining un-depreciated costs of these stranded power generation assets.

The forward market has taken this new regulation into account. As a result, EDC Associated has significantly increased its 2022 Q3 electricity price forecast relative to its 2022 Q2 forecast, especially for 2025 and beyond. Power prices are forecast to go substantially higher to support new fuels such as hydrogen and the capital costs needed to implement carbon capture and storage. Figure 4 below highlights the difference between the 2022 Q2 and 2022 Q3 power price forecasts.

Figure 4: Alberta's electricity price forecast before and after the federal Clean Electricity Regulations (CERs)



*Source – EDC associates Q3-2022 Forecast Update, page 25

The expected increase in cost to the Alberta electric industry consumer from this substantial change in policy and regulations is estimated at \$45 billion between 2022 and 2036 or an average increase of \$30/MWh from last quarter. The Supreme Court has ruled that the federal government has over-arching control of Canadian carbon policy, making changes unlikely. As a result, once CERs come into force, power prices will likely remain very high for Alberta ratepayers.

Telecommunications – Rogers Communications outage disables telecommunication services in large parts of Canada.

On 2022 July 8 at 02:45 AM Mountain Time, the Rogers Communications telecommunications system went down, triggering several adverse events nationwide:

- Around 25 per cent of Canada lost internet connectivity.
- Interac (debit) was taken offline by the outage. Most prominently, it prevented all businesses nationwide (regardless of their internet service provider) from being able to accept debit card transactions. Many stores temporarily closed.
- The outage inhibited the ability to use 9-1-1 services from mobile phones on the Rogers network.
- The outage affected some Canadian government services, such as Service Canada, Canada Revenue Agency, and passport offices.
- The Canadian Federation of Independent Business (CFIB) reported that small businesses lost anywhere from a few hundred to several thousand dollars.
- There were more outages in the City of Toronto because it relied solely on the Rogers network. One-quarter of all traffic signals relied on their cellular network for signal timing changes. Public parking payments and public bike services were also unavailable. Rogers Communication was also the sole provider of cable TV for the city.

This outage lasted until mid-day on 2022 July 9 for most customers. Rogers Communications has pledged to provide customers rebates, costing up to \$70 million.

The outage was due to a maintenance upgrade that caused routers to malfunction. Rogers Communications stated that the deletion of a routing filter on its distribution routers caused all possible routes to the internet to pass through the routers, exceeding the capacity of the routers on its core network. The deletion occurred during the sixth phase of a seven-phase update to its core network. Rogers Communications' internal systems were also compromised. For example, internal access to systems, such as the company's access to its core network nodes, was disabled. This hindered the ability of the company's employees to mobilize a team and identify the issue. Some employees could connect on alternate telecom networks due to a practice established through reciprocal agreements made in 2015.

The fallout from this outage is still unfolding. It could impact the proposed Rogers Communications takeover of Shaw Communications, which the Competition Bureau has taken to the courts.



CD2022-1010

Industry Update on Electricity, Natural Gas, and Telecommunications

2022 September 27

Recommendations

That with respect to Report CD2022-1010, the following be approved:

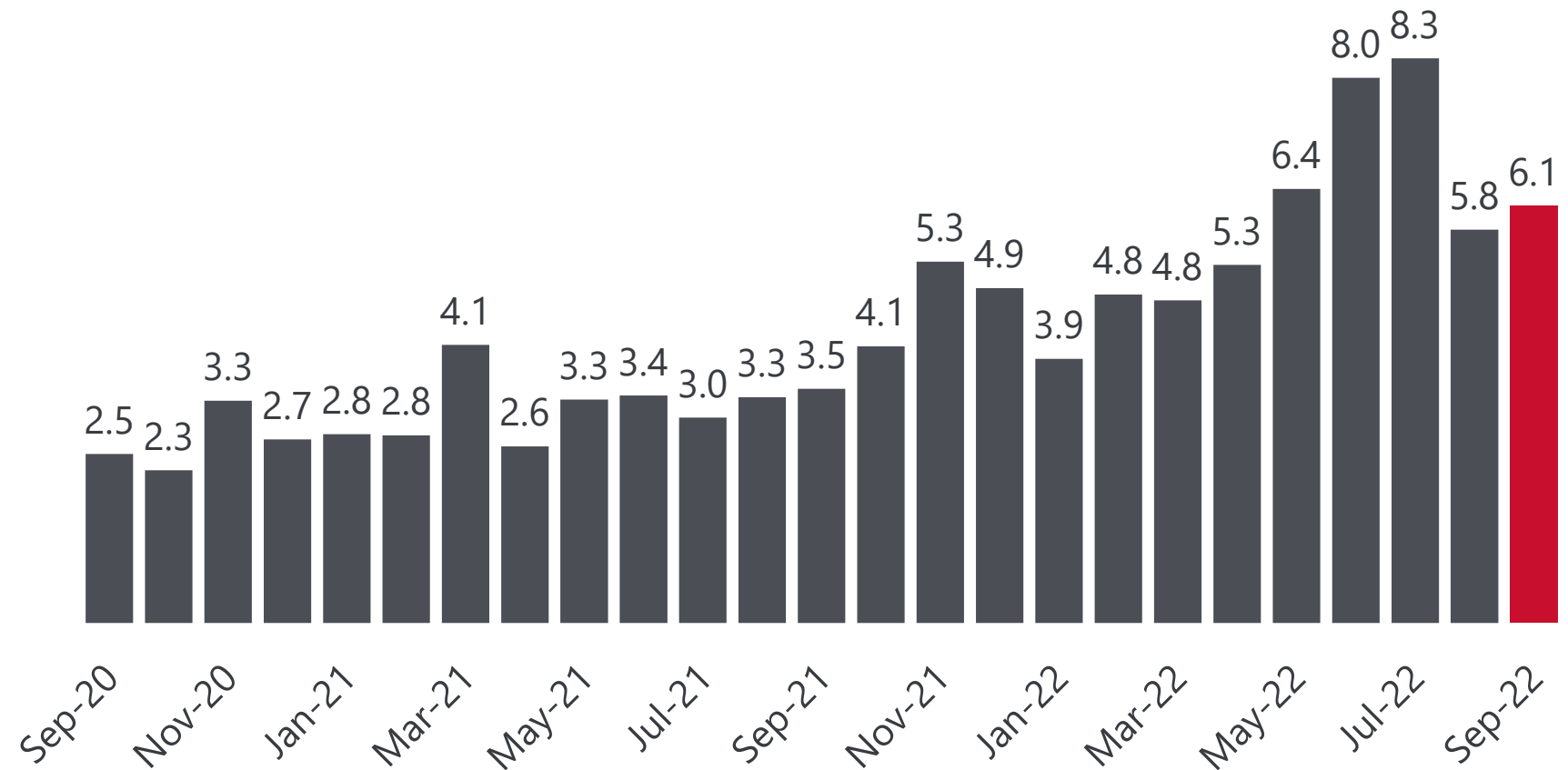
1. Direct Administration to provide future Industry Updates using Briefing Reports starting in 2022 Q4, and;
2. Receive this report CD2022-1010 for the corporate record and discussion.

Energy Prices and Markets – Natural Gas



Gas Cost Flow-Through Rate (GCFR in \$/GJ)

[Trends over the last 24 months]

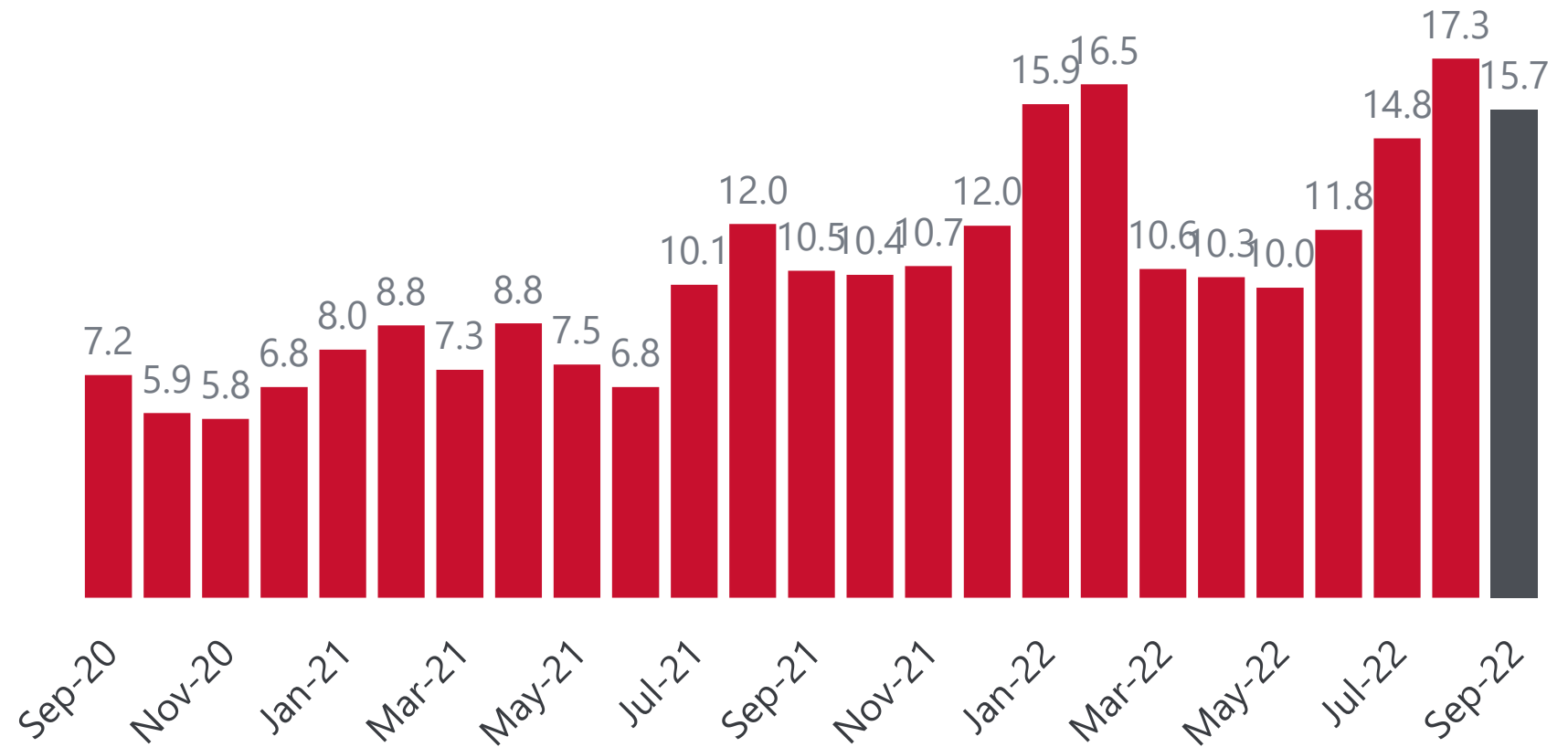


Energy Prices and Markets – Electricity



Electricity Price (Regulated Rate Option in ¢/kWh)

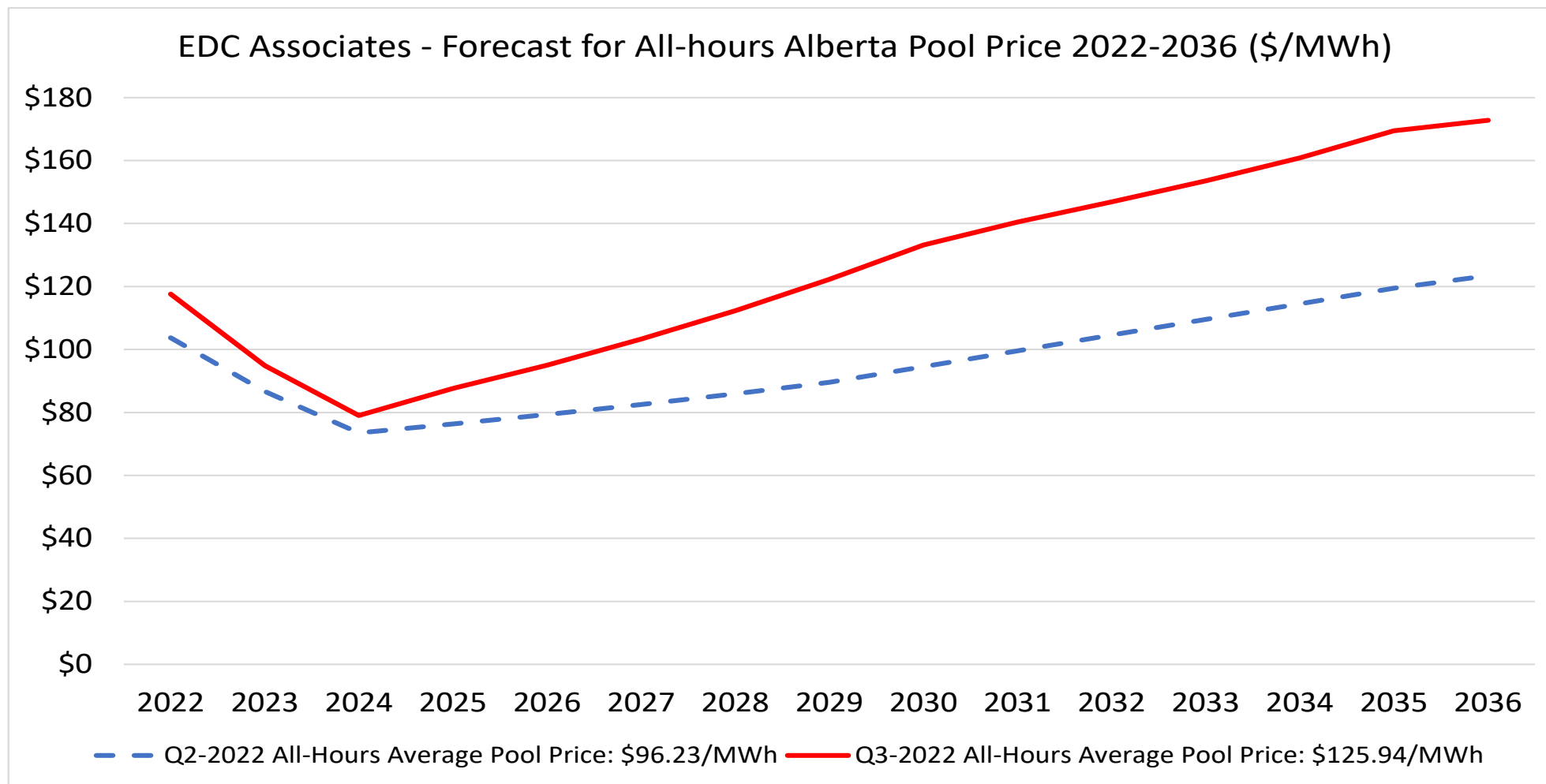
[Trends over the last 24 months]



Industry Developments – Alberta natural prices

- Global natural gas prices have increased by a great deal in 2022
- Discount between spot prices in Alberta and the United States have widened in recent weeks

Industry Developments – Federal regulation causes electricity forecast price increase



Industry Developments – Rogers Communications outage



- Began on 2022 July 8 at 02:45 AM Mountain Time
 - Around 25 per cent of Canada lost internet connectivity, along with 9-1-1 services from mobile phones on the Rogers network
 - City of Toronto hard hit as it relied solely on the Rogers network
- Ended mid-day on 2022 July 9 for most customers
 - Rogers has pledged customer rebates totaling ~\$70 million
 - The outage was due to a maintenance upgrade that caused routers to malfunction
 - Fallout from outage expected to influence the proposed Rogers Communications takeover of Shaw Communications, which is still ongoing

Recommendations

That with respect to Report CD2022-1010, the following be approved:

1. Direct Administration to provide future Industry Updates using Briefing Reports starting in 2022 Q4, and;
2. Receive this report CD2022-1010 for the corporate record and discussion.

Clerks Note to
Combined Meeting of Council
2022 October 04

ISC: UNRESTRICTED
CD2022-1012

RE: Status of Expenditures on Regulatory Proceedings, CD2022-1012

RECOMMENDATIONS OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2022 SEPTEMBER 27:

That Council:

1. Direct Administration to provide a full year update to the Community Development Committee, in closed session, on the status of 2022 expenditures on regulatory proceedings by 2023 Q1; and
2. Direct that the Report and Attachment be held confidential pursuant to Section 23 (Local public body confidences) and Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2026 September 27.

ATTACHMENTS

1. CONFIDENTIAL - Status of Expenditures on Regulatory Proceedings, CD2022-1012
2. CONFIDENTIAL - Schedule of Expenditures on Regulatory Interventions
3. CONFIDENTIAL - Presentation

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2327 - 48 Street NW LOC2022-0040

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 2327 – 48 Street NW, (Plan 4994GI, Block 54, Lot 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 AUGUST 18:

That Council:

1. Give three readings to **Proposed Bylaw 53P2022** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 147D2022** for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 2327 – 48 Street NW, (Plan 4994GI, Block 54, Lot 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the uses already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- Amendments to the *Montgomery Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2327 -
48 Street NW LOC2022-0040**

DISCUSSION

This application, located in the northwest community of Montgomery, was submitted by one of the landowners, Karim Shaarbafi, on 2022 March 18. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 3) indicates that the landowner is looking to develop a rowhouse in the future.

The approximately 0.08-hectare (0.20-acre) parcel is developed with a single detached dwelling and a rear detached garage. The parcel is larger than many nearby and has a wider street frontage, therefore it is considered well suited to accommodate the low-density residential development enabled by the R-CG District.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. The applicant reached out to the Montgomery Community Association and contacted neighbours on the block and across 48 Street NW, inviting them to a meeting at the Montgomery Community Association. Concerns such as density, a loss of community character, loss of property value and negative traffic impacts were raised. The applicant addressed the concerns during the meeting and stated that they will be considered during the design process. More information can be found in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received six letters from the public in opposition to the proposal. The most common areas of concern were:

- higher density and loss of community character;
- negative traffic impacts and street congestion;
- concerns regarding drivers sight lines due to on-street parking;
- back lane safety and accessibility; and
- location for garbage bins given the lot's shape;

No response was received from the Montgomery Community Association. A follow-up email was sent on 2022 July 29, however no response was received.

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2327 - 48 Street NW LOC2022-0040

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is for a low-density residential district compatible with the existing character of the neighbourhood. The building and site design, as well as on-site parking, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would allow a wider range of housing types than the existing R-C2 District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent develop permit stage.

Economic

The ability to develop up to six dwelling units, plus possible secondary suites, would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 53P2022**
3. Applicant's Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 147D2022**
6. **CPC Member Comments**
7. **Public Submissions**

**Planning & Development Services Report to
Calgary Planning Commission
2022 August 18**

**ISC: UNRESTRICTED
CPC2022-0933
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2327 -
48 Street NW LOC2022-0040**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery, west of the intersection of 48 Street NW and 23 Avenue NW. The site is larger than many surrounding parcels and is approximately 0.08 hectares (0.20 acres) in size. The site is a trapezoidal shape 27 metres wide at the eastern property line shared with 48 Street NW, 17 metres wide at the western property line shared with the rear lane and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage and has rear lane access.

Surrounding development is characterized by a mix of single and semi-detached dwellings. One property on 48 Street NW and located approximately 60 metres north of the site is designated as R-CG District. The site is located approximately 100 metres (a two-minute walk) from Montalban Park, 1.3 kilometres (a 15-minute walk) from Shouldice Athletic Park, and 650 metres (an eight-minute walk) from the Bow River pathway system. Terrace Road School, University Heights Preschool and a playground are located within 650 metres (a seven-minute walk of the site). Two areas identified in the *Municipal Development Plan* (MDP) as “Major Activity Centres” are located within 2.0 kilometres (a 24-minute walk or a four-minute drive) from the site: the main University of Calgary campus and the currently developing University District. The site is also located approximately 600 metres (an eight-minute walk) from Market Mall, which is identified in the MDP as a “Community Activity Centre”.

Community Peak Population Table

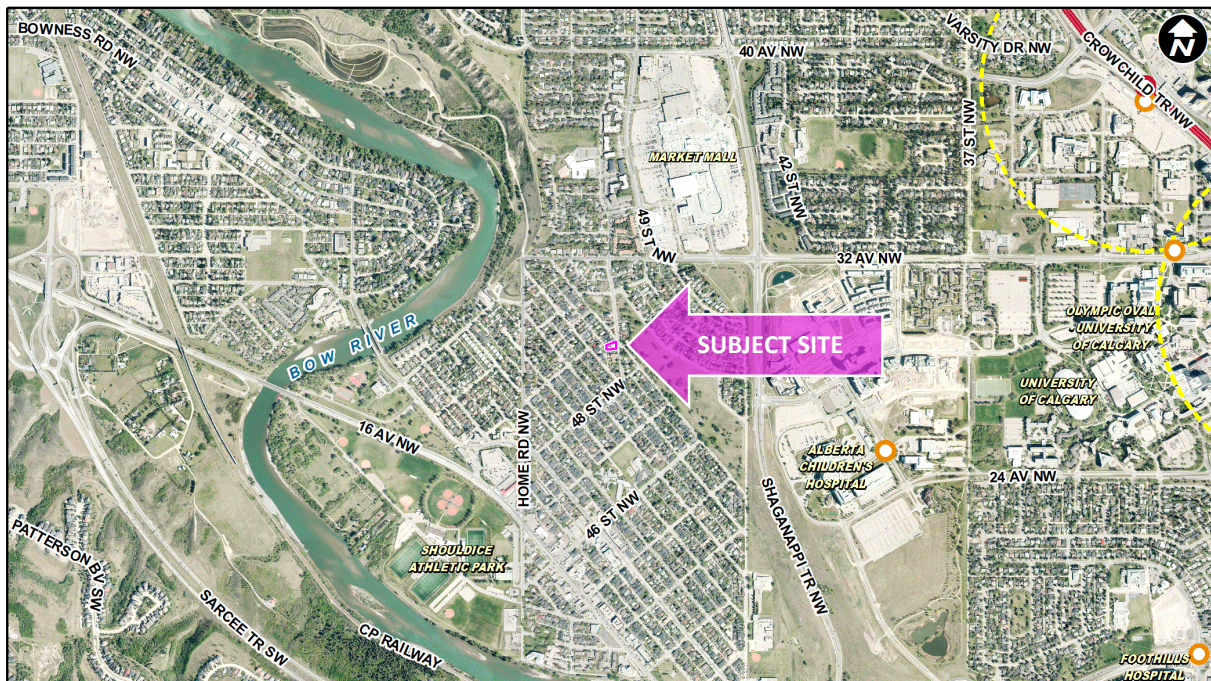
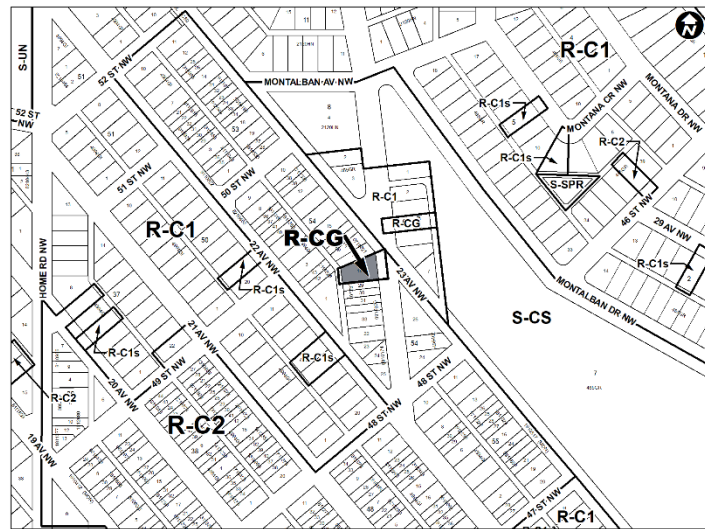
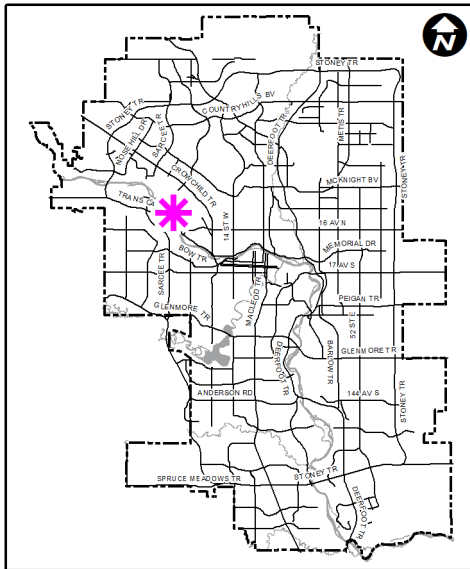
As identified below, the community of Montgomery reached its peak population in 1969.

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached, duplex homes and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units per parcel.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings, including secondary suites. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based simply on the parcel area, this would allow an overall maximum of six dwelling units on the subject site. The exact number of units feasible on the site will be determined during the future development permit process, which will consider the rules for the R-CG District and the specific characteristics of the site.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Given the specific context and features of this site, additional items that

would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along the street frontage;
- access and parking provisions;
- mitigation of shadowing, privacy, and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

The site is located in proximity to transit and amenities. A bus stop on 48 Street NW is located approximately 80 metres (a two-minute walk) from the site, providing service for Route 422 (Dalhousie/Montgomery). Another bus stop on 20 Avenue NW is located approximately 600 metres (a nine-minute walk) from the site, providing service for Route 53 (Brentwood Station/Greenwood) and Route 408 (Valley Ridge).

As per requirement of the Land Use Bylaw, all vehicular access shall be provided through the lane. Parking shall be provided on site. All vehicular access shall be taken via the rear lane. There are no parking restriction on 23 Avenue NW and on 48 Street NW adjacent to the parcel.

At time of development permit, the proposed number and configuration of stalls will be reviewed relative to the number of units and development concept to ensure right-sized parking for the residences.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Separate service connections to a public main shall be provided for each proposed lot (including strata lots). Water, sanitary and storm sewer are available for connection from 48 Street NW. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale and built form to existing development. The proposal is in keeping with relevant MDP policies, as the rules of the R-CG District provide for a development form that is low density in nature and sensitive to existing residential development in terms of height and built form.

Calgary Climate Strategy – Pathways to 2050 (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject parcel is located within the Low Density Residential area as identified on Figure 1.3: Future Land Use Plan within the [Montgomery Area Redevelopment Plan](#) (ARP). The Low Density Residential Area policies generally discourage redesignation of residential parcels to higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined since its peak in the 1960s. The R-CG District is a low-density district that allows for an appropriate modest increase in density and contextually sensitive building forms compatible with the character of the community.

The ARP was created prior to the adoption of the MDP in 2009 which encourages modest intensification of inner-city communities. A minor map amendment to Figure 1.3 within the ARP changing the subject site from 'Low Density Residential' to 'Low Density Residential/ Townhouse' is proposed to accommodate the land use redesignation (Attachment 2). The 'Low Residential/ Townhouse' category is the best category within the ARP to accommodate the rowhouse built form, which would be allowed through the land use redesignation to the RC-G district.

South Shaganappi Communities Local Area Planning Project (Area 13)

Area 13 (South Shaganappi Communities), which includes Montgomery and surrounding communities, has been identified on the [City Planning and Policy Roadmap](#) and is currently planned to launch in 2022. Planning applications will be accepted for processing throughout the local area planning process.

PROPOSED

CPC2022-0933
ATTACHMENT 2

BYLAW NUMBER 53P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MONTGOMERY AREA REDEVELOPMENT PLAN BYLAW 11P2004 (LOC2022-0040/CPC2022-0933)

WHEREAS it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.08 hectares \pm (0.20 acres \pm) located at 2327 – 48 Street NW (Plan 4994GI, Block 54, Lot 18) from 'Low Density Residential' to 'Low Density Residential/ Townhouse' as generally illustrated in the sketch below:

PROPOSED

BYLAW NUMBER 53P2022



Figure 1.3

Future Land Use Plan

Legend

- Low Density Residential
- Low Density Residential/ Townhouse
- Parks/ Community Facilities

This map is conceptual only. No measurements of distances or areas should be taken from this map.

PROPOSED

BYLAW NUMBER 53P2022

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

Received on 2022, March 18:

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Karim Shaarbafi

Date:

Dear Neighbors,

I am the owner of the above mentioned property. I am applying for change in land-use zoning from R-C2 to R-CG.

The proposed change to land-use of the parcel to R-CG will permit the options to develop a triplex row house dwellings.

The proposed development will enhance the quality of the environment in the community and will enrich the quality of living in our neighborhood by allowing additional housing forms, and to keep it in a low-density neighborhood congruent contexture. It is a small step in contributing to the continuous growth of Montgomery as a vibrant community.

I am seeking your supports and comments on this proposal.

Please forward your comments and suggestions by end of April to shaarbafi@gmail.com.

Best regards.

Karim

Applicant Outreach Summary

Received on 2022, August 05:



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2022-0040

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

All neighbors in the block and neighbors in front of the property (other side of 48 st) and MCA planning people have been invited for the community meeting with a specified agenda which we had on July 14, 2022 at Montgomery Community Centre. We explained current condition, our options, the proposed application and the proposed construction plan. Then we went through the concerns raised by the oppositions after our application is announced by city. The attendees also discussed their concerns and we addressed them in detail with a presentation. The approach was based on the reply to the city in our applications process. (reply to the comments)

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Only 7 people from neighbors as listed below showed up in the meeting:
 - Someone from MCA planning group had been joined virtually.
 - The owner of a duplex house (2323, 48 St. NW, two house away),
 - two owners of the properties in the other side of back alley (5008, 22 street NW and 5012) and the owner of 4923, 22 St NW

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

I almost received the same concerns that have been sent to the city by opposition such as density; property value; increasing traffic in 48 st. NW and back alley; back alley safety, street parking congestion in 48 St. NW, community character, garages, garbage bins locations. I also received couple of additional comments as listed below:

- 1) Support to pave the back alley (we support)
- 2) Impact on the green space in the community,
- 2) Environmental impact (there is no impact as the plan is within all city bylaw requirements similar to the other development applications) . Also, there is no covenant in this property such as well, spring etc.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

There is no major issue that may affect the proposed plan as the proposed plan match with city requirements. However, I would like to consider their concerns in the design process such as more comfortable design with enough relaxations for the garages; considering having new trees in the back yard and front yard etc, more up to date design as I will live in one of the units with my family.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

A presentation had been prepared with details of the property, neighborhood and the conceptual plan of proposed application. It is presented to the attendees and explained that the raised concerns are all within the normal development projects in terms of density, traffic, street parking and etc.

calgary.ca/planningoutreach

PROPOSED

CPC2022-0933
ATTACHMENT 5

BYLAW NUMBER 147D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0040/CPC2022-0933)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

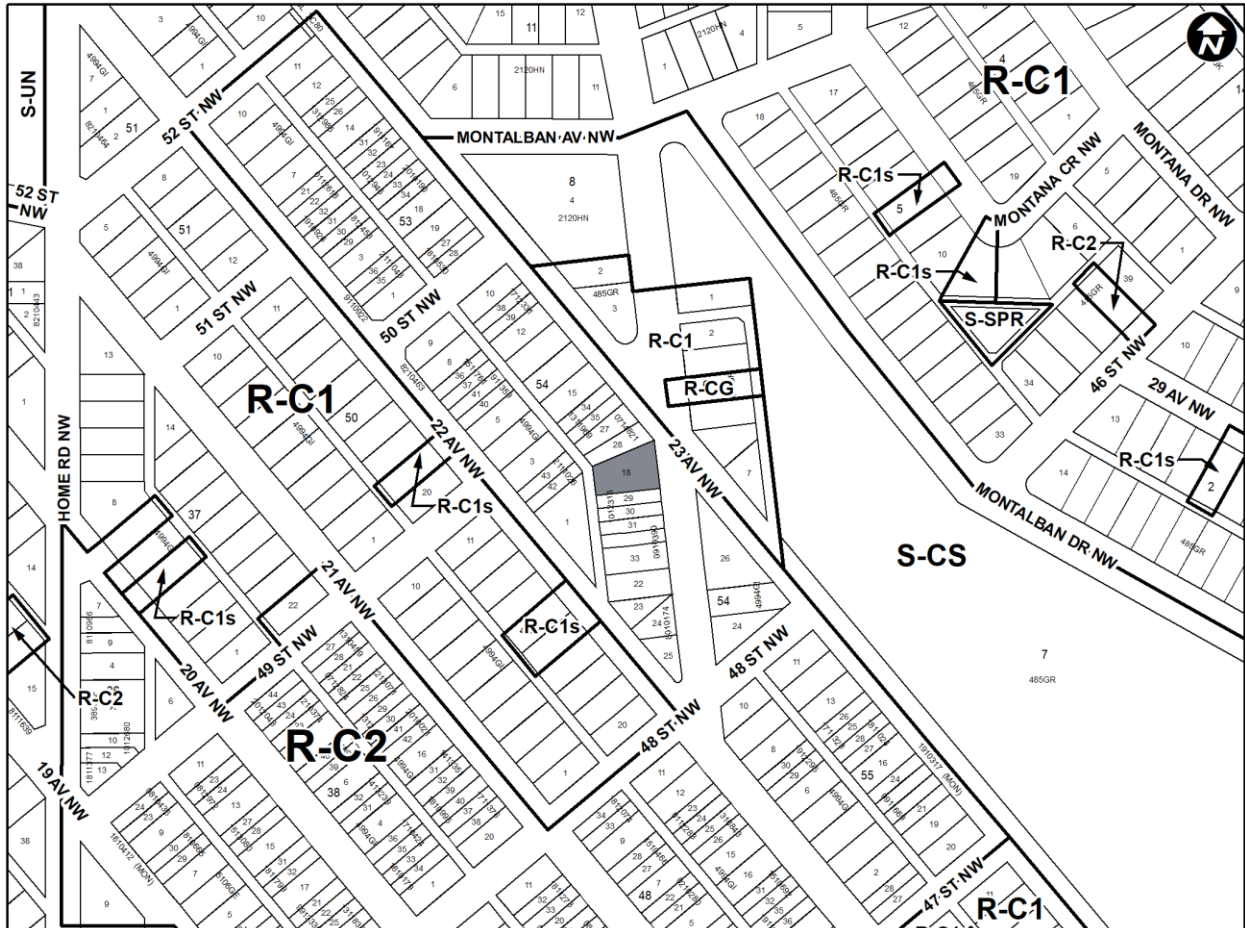
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0040/CPC2022-0933
BYLAW NUMBER 147D2022

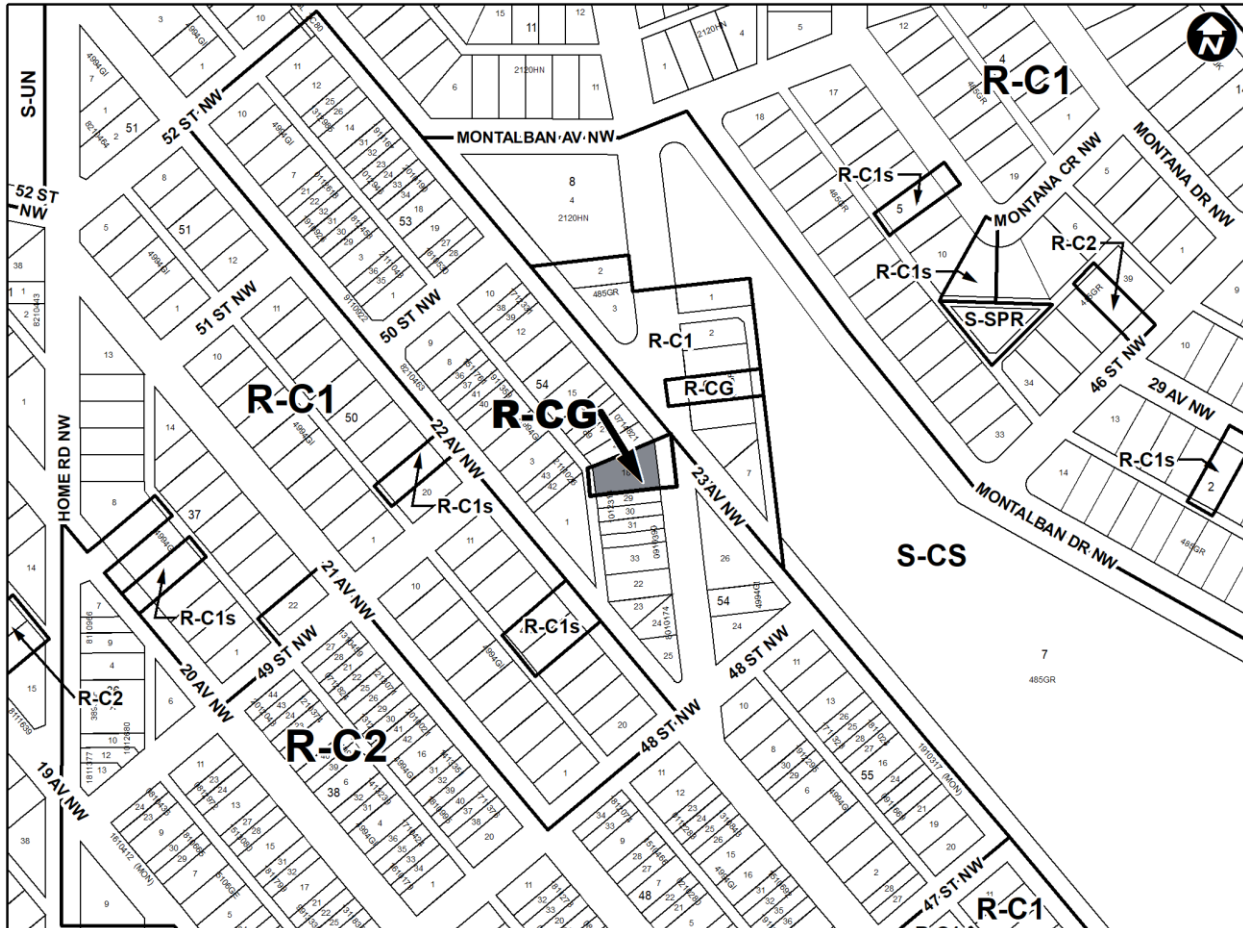
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0040/CPC2022-0933
BYLAW NUMBER 147D2022

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2020-0933 / LOC2022-0040
heard at Calgary Planning Commission
Meeting 2022 August 18



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none">This is a very simple application to re-designate from R-C2 to R-CG directly at the intersection of 2 main roads. This is the exact type of application that will help our city move towards our 50/50 growth targets. It represents a very modest density increase in a very appropriate location.
Commissioner Hawryluk	<p>Comments</p> <ul style="list-style-type: none">The land area would allow a six-plex. The applicant said this would be a triplex. Lane access likely permits only a four-car garage, so its upper limit is probably a four-plex. That's something to keep in mind if becomes is a controversial application.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 2327 48 ST NW - LOC2022-0040 - DMAP Comment - Tue 9/27/2022 8:57:57 AM
Date: Tuesday, September 27, 2022 8:58:01 AM

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Application: LOC2022-0040

Submitted by: Montgomery Community Association

Contact Information

Address: 2327 48 ST NW, 48 ST NW, MONTGOMERY

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Lot coverage, Privacy considerations, Included amenities, Community character, Traffic impacts, Offsite 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:

The Montgomery Community Association (MCA) Planning Committee has

reviewed the above-noted application.

The planning committee does not support this land use application. Increasingly the community is experiencing challenges with respect to parking, stormwater management, park maintenance, removal of unique urban character due to replicated products, and destruction of our urban canopy. As the City of Calgary continues to increase density within Montgomery there has been extreme stress on infrastructure without maintenance or improvement. Prior to the Montgomery Community Association supporting land use up-zoning application, the following infrastructure and amenities need to be reevaluated and considered:

- Additional Public Transportation Stops and Routes to address parking concerns
- Evaluation of impermeable surface and upgrading of stormwater systems
- Additional waste disposal containers within parks
- Rejection of replicated building designs within the community
- Additional protection of existing urban canopy

Furthermore, the up-zoning in Montgomery is causing very specific social issues. Gentrification in Montgomery is reducing attainable housing, the ability to age in place, and generally reducing the community's social capital. Finally, the MCA's Planning Committee emphasizes the importance of following and respecting the existing Area Redevelopment Plan established in April 2017.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 2327 48 ST NW - LOC2022-0040 - DMAP Comment - Tue 9/27/2022 10:28:35 AM
Date: Tuesday, September 27, 2022 10:28:54 AM
Attachments: [2327 48 St. NW Rezoning Feedback Sept 27 2022 KAHayden compressed.pdf](#)

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Application: LOC2022-0040

Submitted by: Katharine Hayden

Contact Information

Address: 5012 22 Avenue NW, Calgary, Alberta

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, Privacy considerations, Community character, Shadowing 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:

Good afternoon

I am a resident of Montgomery, and live at 5012 22 Avenue NW

RE: Application for Land Use Amendment LOC2022-0040. I would like to state my strong opposition to this Application to re-designate the land use for 2327 48 St. NW from RC-2 to R-CG. I believe that the current designation is for duplex and am strongly opposed to a triplex re-designation, or a 6 unit building with a 11 meter height at 3 storeys).

A R-CG designation with a potential for 6 individual units is not appropriate design for the neighbourhood as well as an appropriate designation for the particular lot.

Please see attached with respect to the location of the lot under consideration, and my concerns re on-street parking safety and congestion, as well as back lane safety and accessibility. The attached document includes Google Map/Google Earth images to clearly show the location of the proposed rezoning and the concerns I have.

Also, note that this property is located on a back lane that has a sharp curve, as well as significant slope.

Further, there is NO space to accommodate the potentially 18 bins (garbage, recycling, organic for 6 units) as required for each home in Calgary at the back of the homes. The garages would not have the space to store these bins, and they cannot be stored in front of the garages as it would limit access to neighbors' garages and parking spaces.

In addition, the proposed land use change indicates that the maximum building height could be 11.0 meters, which is an increase from the current maximum of 10 meters. Therefore, a new 6 unit building would be a massive structure, and would interfere with the privacy of the neighbors' backyards behind the building. The proposed amendment would permit a building that would block out the sun, again affecting the neighboring properties.

To date, in Montgomery there are no row housing in the middle of a street. Row houses are on corners which facilitate parking for the multiple units. This is a dangerous precedent permitting a potentially 6 unit building in the midst of residential homes.

In addition, the rezoning from a R2 to R-CG would permit the obliteration of ANY trees or natural environment as there is simply no space for trees. Recently it was shown that Calgary has an abysmal tree canopy compared to other cities across Canada. By permitting the constant high densification rezoning throughout inner city neighborhoods, the City is contributing to climate change inaction. The Mayor has declared a Climate Emergency, yet the City of Calgary continues to destroy the urban forest in inner city neighborhoods. Urban trees reduce the amount of greenhouse gases in the air by sequestering carbon dioxide and by reducing the amount of energy needed to heat and cool buildings. There are many new semi-detached infills

on my street (22nd Avenue NW). Most, if not all of them, are operating air conditioners to cool their homes because the mature trees were destroyed during the building process. THIS contributes to the climate emergency declared by the Mayor.

When building massive high density buildings in the inner city, the infrastructure for the storm drainage system is also affected. No longer can the ground absorb rainwater and melting snow because the entire property, save for a few meters, is covered by building and garages.

I urge that transportation engineers review the proposed re-zoning in light of the property in an area of significant slope, near a stop sign limiting on-street parking, and driver sight lines greatly impacted by on-street parking in front of the property. I have significant concerns re driver safety, as well as pedestrian safety.

Thank you.

Please do not hesitate to contact me if you have questions.

Katharine Hayden
Home owner: 5012 22 Avenue NW

Cc: File manager
Heloisa Ceccato-Mendes

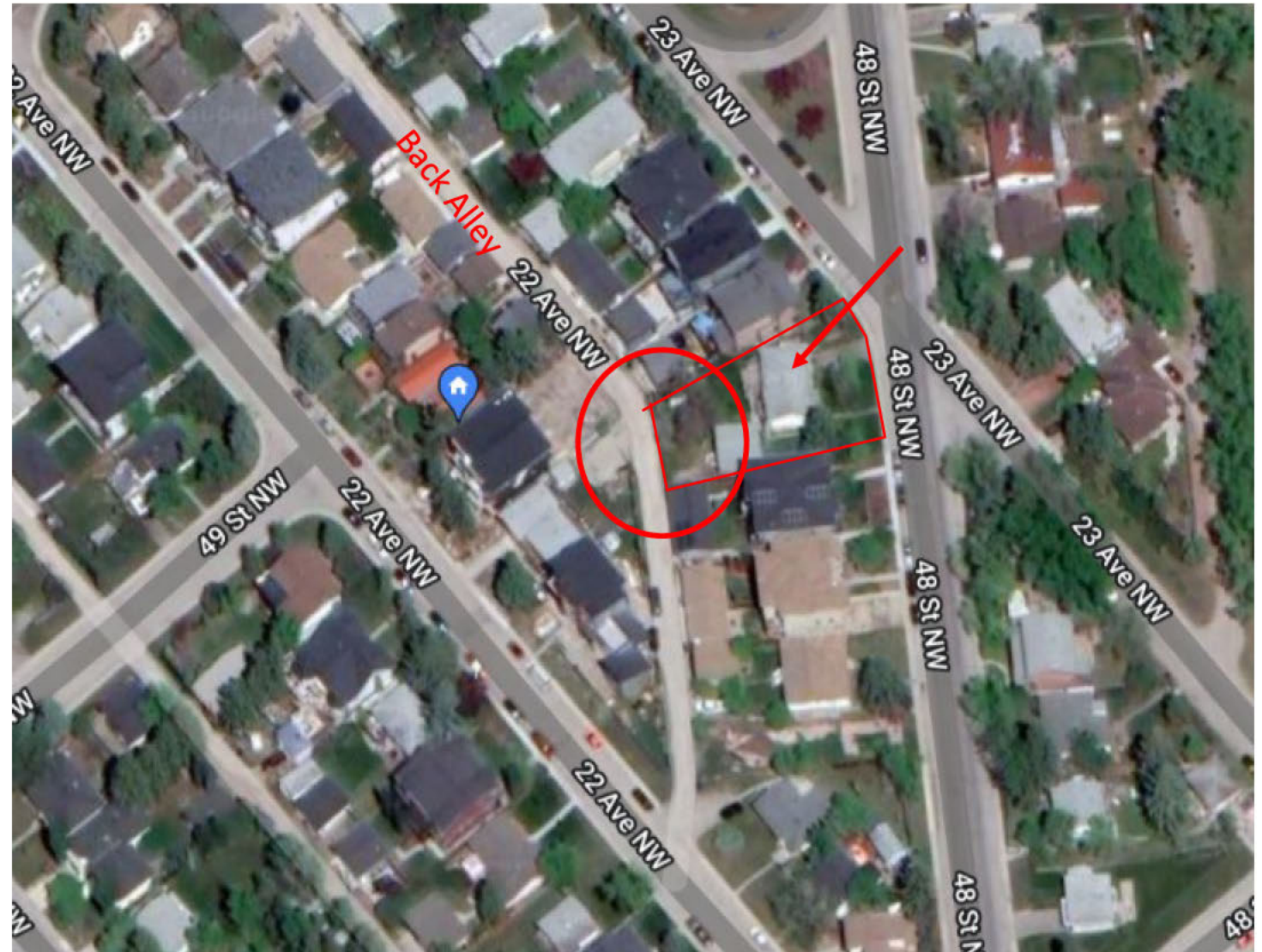
The following screen captures were taken from Google Maps on April 19, 2022. Red text and symbols are added for clarity.

My home, 5012 22 Avenue is indicated with the blue Home icon.

The property under re-zoning consideration, 2327 48th Street NW, is indicated with a red arrow and red lot outline

This image shows the sharp curve in the back alley, circled in red. Triple garage across the back of the alley will severely impact access to garages and back yards from the homes across the alley. Further the back alley is in an area of significant slope in Montgomery which slopes towards 22 Avenue NW

Further, the lot for proposed re-zoning is located just after an awkward connecting street of 23 Avenue NW with 48 Street NW. The sight lines are not very good for drivers. As the higher density of a Triplex would increase parking on 48th street, this is of great concern for driver safety.



The following screen captures taken from the City's Proposed Land Use Change sign displayed on the property of 2327 48 Street NW clearly shows the triangle shaped lot, with a small back yard.

The image also indicates where the property line meets the corner of 23rd street. There is a stop sign in this location, so parking cannot be within 5m on either side.



The following screen captures were taken from Google Earth on September 27, 2022. The image is approximately a year old.

Note the parked cars. There already exists a parking issue on 48th Avenue and 23rd Street because of the number of infills. Adding more density, with up to 6 individual units will overwhelm the parking situation.

Currently, as clearly evident in this screen capture, the only home that does not have parking is the one where the plan is to build up to 6 individual units. There simply is insufficient space to accommodate higher density parking.

There is also insufficient space in the back lane for appropriate garages for up to 6 individual row houses.

The parking situation is further complicated by a stop sign on the property to the west.



The following screen captures were taken from Google Maps on April 19, 2022. Red text and symbols are added for clarity.

The property under re-zoning consideration, 2327 48th Street NW, is indicated with a red arrow

The red circle indicates a Stop Sign from 23rd Avenue NW.

Calgary Bylaw indicates no parking is permitted within 5 meters of a stop sign. Therefore, the cars associated with the Triplex homes would not have very much street space for parking.

Garages for Triplex homes are extremely small and often do not provide the room to park any vehicle other than a compact car. It would be expected then, that Triplex homeowners would park their vehicles on the street, obscuring the view from those driving from 23rd Avenue NW.

As can be seen in this Google Map photo, there is just enough space for a single vehicle parked in front of the current lot. There will be insufficient parking for three attached infills.



The following screen captures were taken from Google Maps on April 19, 2022. Red text and symbols are added for clarity.

The property under re-zoning consideration, 2327 48th Street NW, is indicated with a red arrow

This image shows the same vehicle parked in front of the lot proposed for rezoning.

It can be seen that the road is quite tight when a vehicle is parked. Further, note that 48th Avenue NW is a street with a significant slope (not correctly illustrated in this screen capture) and can be quite dangerous in the winter. As more vehicles park on the road because of a Triplex building, the safety for drivers is questioned.

Also note that there are two residential streets that intersect 48th Avenue NW right at the point where the proposed rezoning for 2327 48th Street NW. Please see image from first page. As more cars are pushed to park on the street because of inadequate garage space, more issues with safety are raised.





The following screen captures were taken from Google Maps on April 19, 2022. Red symbols are added for clarity.

The property under re-zoning consideration, 2327 48th Street NW, is indicated with a red arrow

This Google Maps image shows the street curve from 23rd Avenue NW to 48th Street NW. It also shows the Stop sign on 23rd Avenue, circled in red.

Again, if the housing density for this lot is increased to three homes, homeowners' vehicles will be forced to park on the street (because of the inadequate size of Triplex garages). There is simply not sufficient space for three homes to park on a 50' lot at the intersection of 23rd Avenue NW and 48th Street NW given the stop sign, and significant slope.



The following screen captures were taken from Google Maps on April 19, 2022.

This triplex is located at the intersection of 48th Street NW and Bowness Road. It can be clearly seen how tight it is to pass parked cars on 48th. Further, it illustrates that triplex homes in Montgomery are located on corner lots so there is parking on two sides of the three attached homes, rather than on one side. The proposed rezoning for 2327 48th Street NW is NOT located on a corner lot.



The following screen captures were taken from Google Maps on April 19, 2022.

This triplex is located at the intersection of 48th Street NW and Bowness Road.

The garage is clearly seen, and how small a triplex garage is. Note that the garage next to it, on the right, is a garage associated with a duplex. The increased density of homes on 2327 48th Street will have a significant impact on parking on 48th Street.

**Planning & Development Services Report to
Calgary Planning Commission
2022 August 18**

**ISC: UNRESTRICTED
CPC2022-0929
Page 1 of 4**

Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at 1052 Memorial Drive NW, LOC2022-0049

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan; and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.05 acres \pm) located at 1052 Memorial Drive NW (Plan 2448O, Block 1, a portion of Lots 43 and 44) from Direct Control (DC) District to Commercial – Neighbourhood 1 (C-N1) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022
AUGUST 18:**

That Council:

1. Give three readings to **Proposed Bylaw 54P2022** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan; and
2. Give three readings to **Proposed Bylaw 148D2022** for the redesignation of 0.02 hectares \pm (0.05 acres \pm) located at 1052 Memorial Drive NW (Plan 2448O, Block 1, a portion of Lots 43 and 44) from Direct Control (DC) District to Commercial – Neighbourhood 1 (C-N1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for small-scale commercial uses.
- The proposal will allow for a wider range of local commercial uses considered appropriate within an existing building listed on the City's Inventory of Evaluated Historic Resources and aligns with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Commercial – Neighbourhood 1 (C-N1) District would allow for street-oriented retail and services in proximity to residents and transit.
- Why does this matter? The proposed land use will help to ensure the continued use and preservation of the existing building which is an important heritage asset in the community.
- An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at 1052
Memorial Drive NW, LOC2022-0049**

DISCUSSION

The application, located in the northwest community of Sunnyside, was submitted by Holland Design on 2022 March 28 on behalf of the landowner, McKay Investments Inc. Originally a proposal for the Commercial – Neighbourhood 2 (C-N2) District, the application was later amended to C-N1 during the review. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant intends to apply for a change of use to Health Care Service or Retail and Consumer Service. This may involve minor interior upgrades depending on operational and building code requirements, but as noted in Attachment 3, there are no intended changes to the building exterior or the site.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant utilized the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. The applicant determined that direct engagement with neighbouring landowners was not necessary as the site is not intended for redevelopment, and because of the relatively minor impact this application is expected to have. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public noting the following areas of concern:

- some of the discretionary uses in the initially proposed C-N2 district may not be appropriate for the site; and
- redesignation should not be necessary to achieve the desired uses.

The Hillhurst Sunnyside Community Association provided a letter on 2022 April 12 in response to the initially proposed C-N2 District, noting concerns over the auto-oriented discretionary uses in C-N2.

In response to the Community Association comments and direction from Administration, the applicant amended the proposed district to C-N1, which does not contain auto service uses and is more appropriate for the site. The Community Association responded by email on 2022 June 06 indicating their support for the change to the C-N1 District (Attachment 5).

Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at 1052 Memorial Drive NW, LOC2022-0049

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, uses and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed C-N1 District would allow for an existing heritage building within the community of Sunnyside to remain viable by allowing additional commercial uses to operate within it. The building serves as an important landmark in Sunnyside, and its preservation contributes to community identity and character.

Environmental

The application does not include any actions that specifically address the objectives of the [*Calgary Climate Strategy – Pathways to 2050*](#). Further opportunities to align future development on the site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to introduce a wider range of small-scale commercial uses may create additional jobs and could provide retail or service uses within walking distance of the highest-density areas in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 54P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 148D2022**
7. **CPC Member Comments**

**Planning & Development Services Report to
Calgary Planning Commission
2022 August 18**

**ISC: UNRESTRICTED
CPC2022-0929
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at 1052
Memorial Drive NW, LOC2022-0049**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Sunnyside at the northwest corner of Memorial Drive NW and 9A Street NW. The parcel is approximately 0.02 hectares in size and is approximately 12 metres wide by 19 metres deep.

The site is currently developed with a two-storey building with heritage value, known as the [Brower House](#). The building was constructed in 1907 and is one of the earliest remaining houses in the Sunnyside area. Occupying a historically prominent location fronting onto Memorial Drive at the foot of the Louise Bridge, the building serves as an important landmark in the community and is a significant example of the Queen Anne Revival style. The site is listed on the Inventory of Evaluated Historic Resources but is not legally protected. Since 1993, the building has been used as a commercial office, however, the current landowner is seeking a district that includes Health Care Service, Office, and Retail and Consumer Service for future occupancy of the Brower House. The application was originally submitted as a redesignation to the C-N2 District to accommodate the Veterinary Clinic use in addition to those listed above, however, it was later amended to the C-N1 District. The change to C-N1 is a positive response to concerns raised from circulation stakeholders and removes the auto-oriented uses found within the C-N2 District.

Surrounding development is characterized by a mix of mid-rise multi-residential, commercial and mixed-use development, with a handful of single detached dwellings remaining on 9A Street NW directly north of the site. Calgary Parking Authority Lot 37 is adjacent and west of the site. Sunnyside LRT Station is located approximately 400 metres (a six-minute walk) north of the site. The site is approximately 70 metres east of the 10 Street NW Neighbourhood Main Street. The Bow-to-Bluff corridor is located across 9A Street NW and provides recreational space as well as pedestrian and bicycle connections to the Bow River Pathway that runs along Memorial Drive NW.

Community Peak Population Table

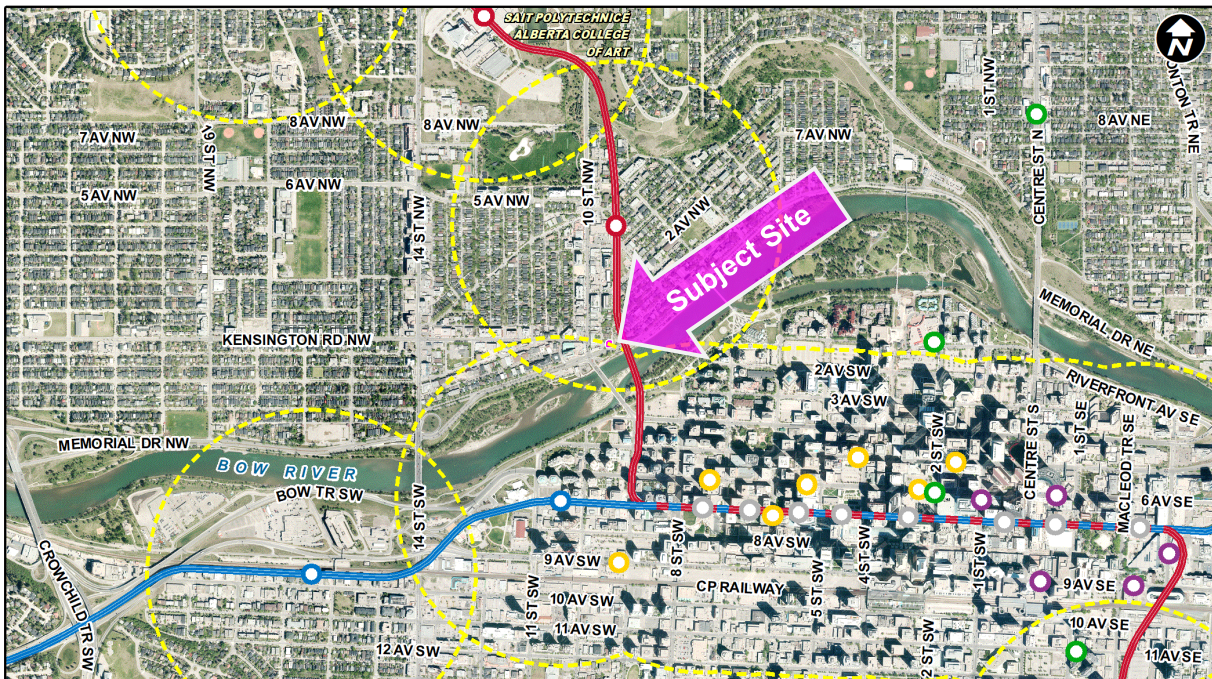
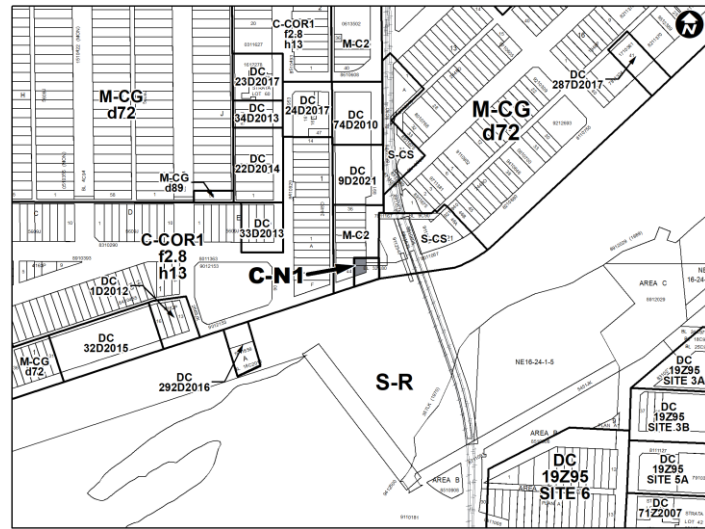
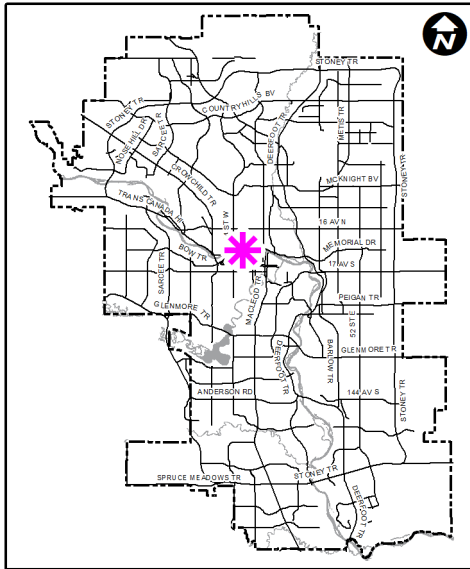
As identified below, the community of Sunnyside reached its peak population in 2019.

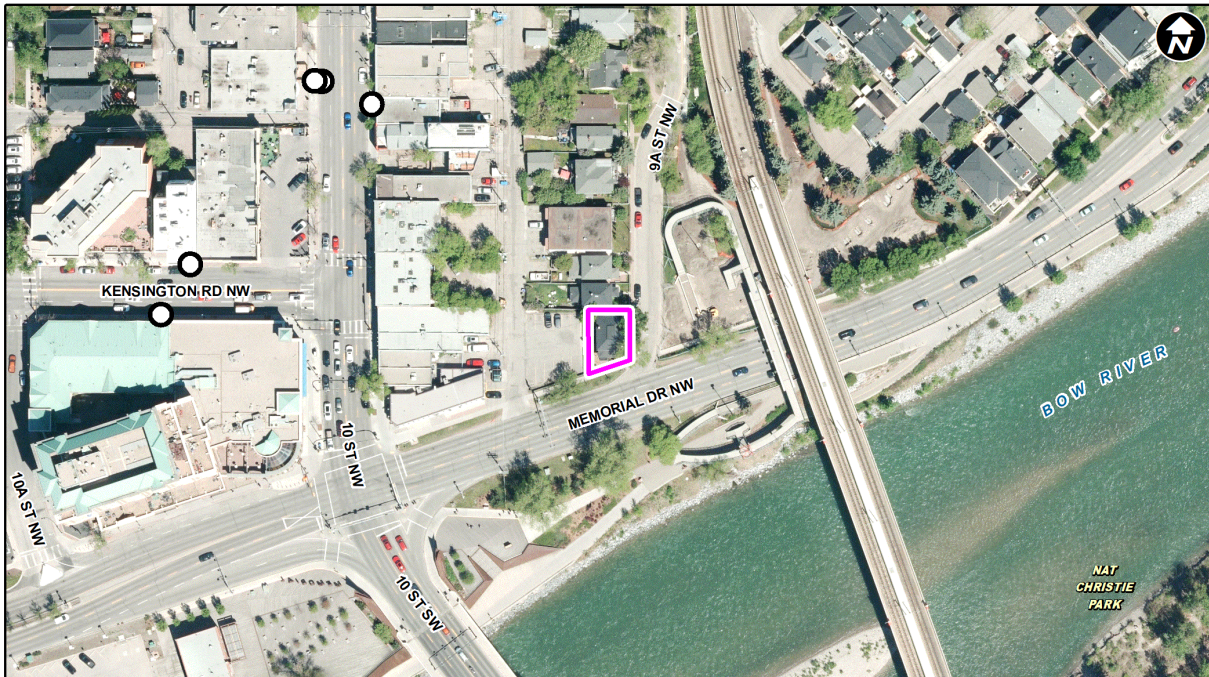
Sunnyside	
Peak Population Year	2019
Peak Population	4,230
2019 Current Population	4,230
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sunnyside community profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control District ([Bylaw 78Z93](#)) is based on the Residential Medium Density Multi-Dwelling (RM-5) District of Land Use Bylaw 2P80. The DC District was approved in 1993 for the purpose of adding the permitted use of professional offices for a single business within the existing building. The current land use designation allows for a maximum of four dwelling units on the site and a maximum building height of 12 metres. The existing building is considered non-conforming as it does not comply with front or rear setback requirements.

The proposed C-N1 District is intended for small-scale commercial developments with street-oriented storefronts that are close to the public sidewalk. The district is intended to accommodate buildings that are in keeping with the scale of nearby residential areas, and allows limited use sizes and types. The C-N1 District allows for dwelling units to be located above the main floor, has a maximum building height of 10 metres, and allows a maximum floor area ratio of 1.0. The existing building has a rear setback of 2.87 metres and would not conform to the required 3.0-metre setback of C-N1. For uses in buildings listed on The City's Inventory of Evaluated Historic Resources, the Development Authority may consider relaxation of the Land Use Bylaw requirements to address any non-conforming aspects of the site.

Development and Site Design

If approved by Council, the rules of the proposed C-N1 District will provide guidance for future site development, including appropriate uses. Additional items to consider in future development permit applications include, but are not limited to:

- considering relaxations of Land Use Bylaw requirements to accommodate adaptive re-use of the building;
- working with the landowner to protect the historical value of the site; and
- mitigating impacts of the commercial development on adjacent residential properties.

As indicated in the Applicant Submission (Attachment 3), the owner does not intend to demolish the existing building or redevelop the site. Future development of the site is anticipated to occur through change of use within the existing building. During the application review, consideration was given to the impact of the proposed land use on the heritage building, and it was determined that the proposed C-N1 District would not lead to increased risk of demolition or significant alterations to the building. Rather, Administration believes expanding the available uses in accordance with the C-N1 District would support efforts to maintain the heritage building into the future.

Transportation

Pedestrian access to the site is available from Memorial Drive NW. The only vehicular access to the site is available from 9A Street NW at the rear of the existing building.

Calgary Transit Route 4 (Huntington) and Route 5 (North Haven) travel along 10 Street NW, with stops located approximately 170 metres, or a two-minute walk from the subject site. The site is also located approximately 400 metres from the Sunnyside LRT Station (or about a six-minute walk) where the Red Line connects to downtown and to the northwest.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#). The proposed land use and policy amendment builds on the principles of the *Growth Plan* by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The site is also situated on the boundary of the Neighbourhood Main Street typology (10 Street NW) to the west of the

subject site. Applicable MDP policies encourage redevelopment of inner-city communities, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Streets). The MDP also states the importance of maintaining and expanding local retail and service uses in close proximity to residents, and encourages at-grade retail to provide continuous, active, transparent edges to all streets and public spaces.

The MDP identifies heritage conservation as a part of good city building and community identity. Policies within the MDP encourage the protection and management of Calgary's heritage resources through their creative use and adaptive reuse.

The proposal is in keeping with the relevant MDP policies as the intent and rules of the C-N1 District are consistent with the form and function of the existing building. Additional small-scale commercial uses would operate with a similar intensity to the existing office use, while allowing greater flexibility for the landowner and ensuring the continued viability of the heritage building.

Calgary Climate Strategy – Pathways to 2050 (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

The subject site falls within the Transit Oriented Development Area as identified on Map 1.1: TOD Study Area of the [Hillhurst/Sunnyside Area Redevelopment Plan](#) (ARP), and is subject to the policies within Part II of the plan. The subject site is also located within the Medium-Density Mid-Rise area as identified on Map 3.1: Land Use Policy Areas. The Medium-Density Mid-Rise area is intended to allow for increased residential density, primarily in the form of medium-density multi-residential developments such as townhouses, apartments and live/work units.

Standalone commercial uses are discouraged within the Medium-Density Mid-Rise area, therefore an amendment to Map 3.1 is required to align with the proposed C-N1 District. The proposed amendment would change the Land Use Policy Area for the subject site from Medium-Density Mid-Rise to Urban Mixed-Use, which offers greater flexibility and emphasizes small-scale retail. This policy change is considered appropriate given the site location and context, and facilitates adaptive re-use of a heritage building.

Riley Communities Local Area Planning Project

The *Hillhurst/Sunnyside Area Redevelopment Plan* is under review as Administration is currently working on the [Riley Communities Local Area Plan](#) (LAP) which includes Sunnyside and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Riley Communities LAP* is anticipated to be finalized in Fall 2023.

PROPOSED

CPC2022-0929
ATTACHMENT 2

BYLAW NUMBER 54P2022

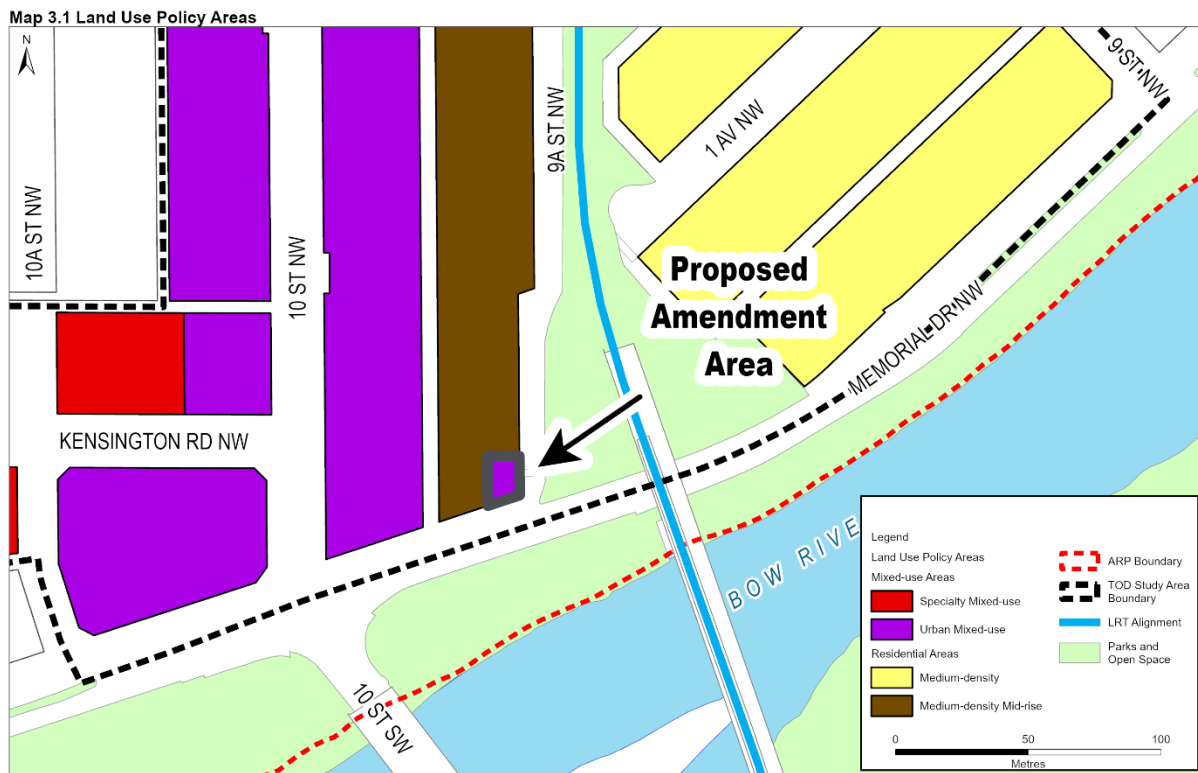
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 19P87 (LOC2022-0049/CPC2022-0929)

WHEREAS it is desirable to amend the Hillhurst/Sunnyside Area Redevelopment Plan Bylaw 19P87, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Hillhurst/Sunnyside Area Redevelopment Plan attached to and forming part of Bylaw 19P87, as amended, is hereby further amended as follows:
 - (a) In Part II, 'Transit Oriented Development Area', amend Map 3.1 entitled 'Land Use Policy Areas' by changing 0.02 hectares \pm (0.05 acres \pm) located at 1052 Memorial Drive NW (Plan 2448O, Block 1, a portion of Lots 43 and 44) from 'Medium-density Mid-rise' to 'Urban Mixed-use' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 54P2022

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

Company Name (if applicable):

Holland Design

LOC Number (office use only):

LOC2022-0049

Applicant's Name:

Jenny Hassell

Date:

May 25, 2022

This parcel is DC78Z93 and we are seeking approval for a land use re-designation to C-N1*. The owner would like to change their permitted uses to include health care service, office, and retail and consumer service, which are not allowed under the current designation. There will be minor upgrades to the interior of the building with no intention of changing the exterior or land.

*Amended from original C-N2 proposal submitted March 28.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1052 Memorial Drive NW

Did you conduct community outreach on your application? ☐ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

Small independent building, with large public parking lot next to it. We don't believe the change of use will have an effect that requires community outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

calgary.ca/planningoutreach

Community Association Response



April 12, 2022

Development Circulation Controller
Planning & Development #8201
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Emailed to: callen.strang@calgary.ca

RE: LOC2022-0049 | 1052 Memorial Dr NW | DC to C-N2

This location hosts a the Bower House, a heritage asset highly valued by our community which is on the Inventory of Evaluated Historic Resources. It is our understanding that the original DC on this site was intended to preserve the building but give it a flexibility of uses to enable it to remain standing but creatively repurposed. We support this as a goal, whilst ultimately designation of the building would provide the best protection for its future. We strongly support any incentives the City can provide to designate the building, and allow flexibility of uses for the owner to make that viable. Please refer the applicant to Heritage Planning at the City to discuss options/ supports that may be available.

We are unsure what implications a stock, commercial use will have for this building but would prefer non auto-dominated uses listed in the discretionary section of C-N1 over C-N2 given the type of building and it's location. Some of the uses listed in C-N2 would be inappropriate for this site.

Please notify the HSCA if this Development Permit Application is Approved.

Thank you for the opportunity to comment,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Executive, Hillhurst Sunnyside Planning Committee
Ali McMillan, Community Planning Coordinator, HSCA
Ward 7 Councillor's Office
Development Permit Circulation Controller

We are happy to see this application change to C-N1 from the previous C-N2 request as per the previous letter we sent in on April 12th (attached).

Hillhurst Sunnyside Community Association

1320 5 Ave NW

www.hsca.ca

Connect online: [Facebook](#), [blog](#) or

[Sign-up for our e-newsletter!](#)

To preserve and enhance a healthy and vibrant quality of life for the residents of Hillhurst Sunnyside

This message is intended for the above-named recipient. If you have received this message in error, please contact the sender immediately.



PROPOSED

CPC2022-0929
ATTACHMENT 6

BYLAW NUMBER 148D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0049/CPC2022-0929)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

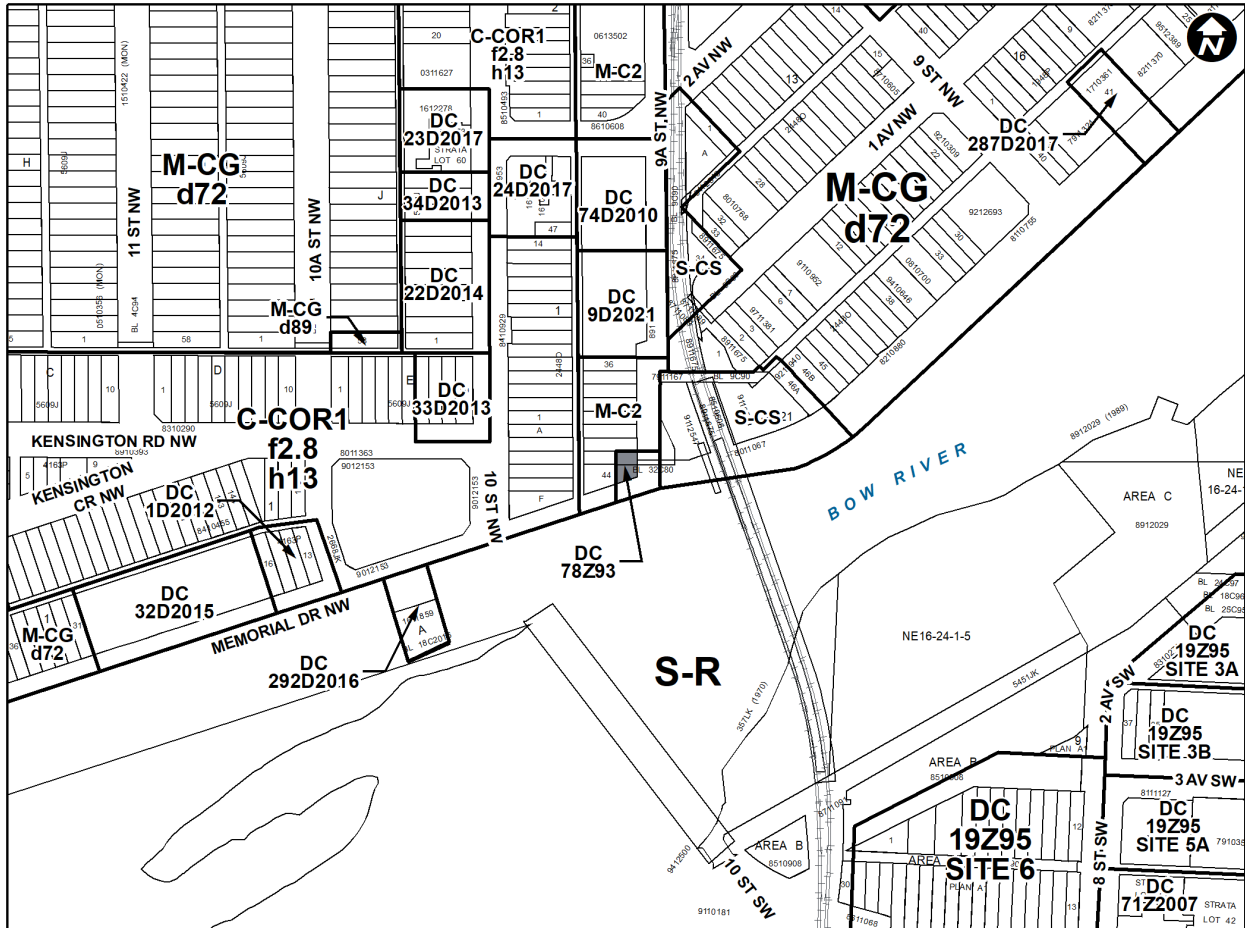
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0049/CPC2022-0929
BYLAW NUMBER 148D2022

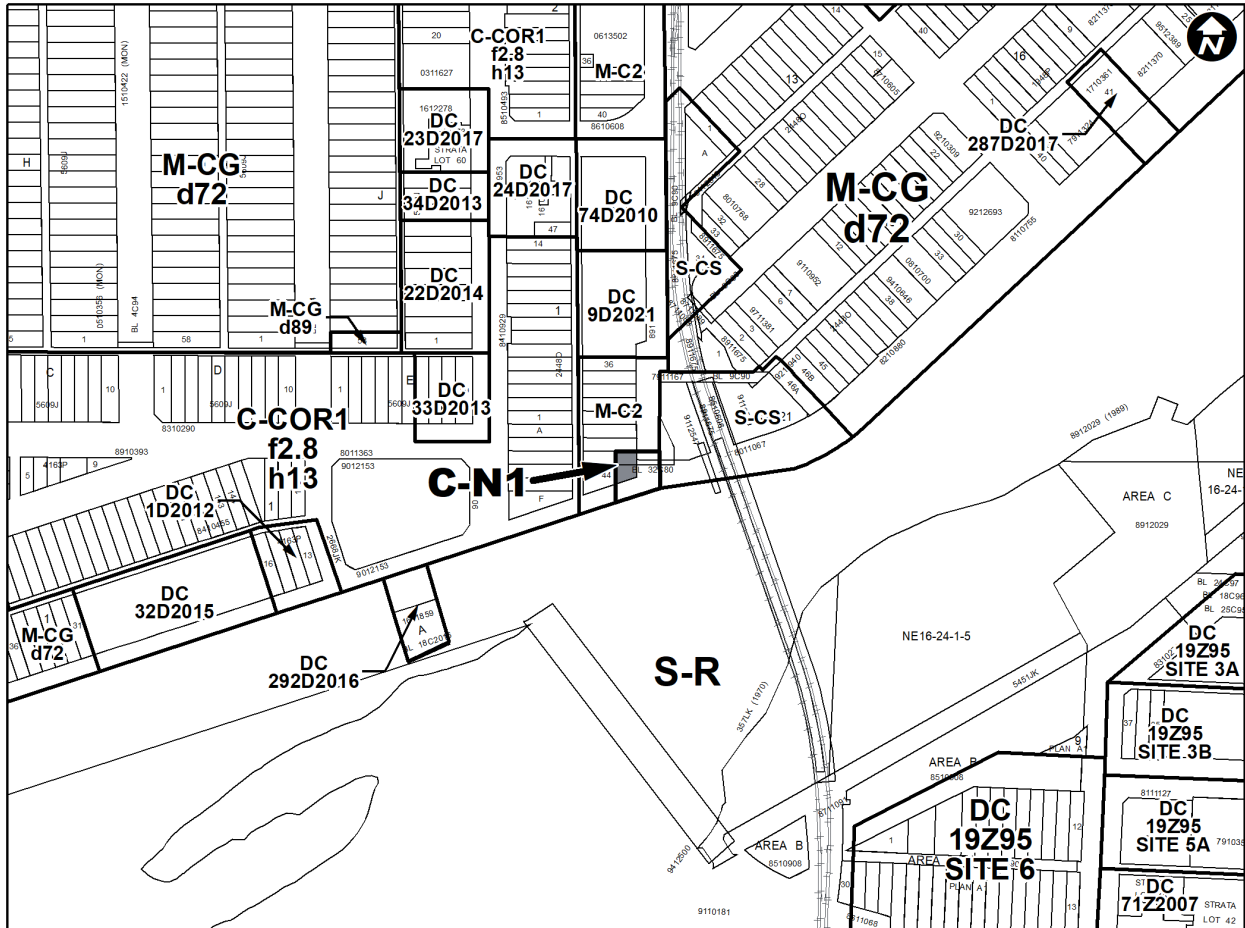
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0049/CPC2022-0929
BYLAW NUMBER 148D2022

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2020-0929 / LOC2022-0049
heard at Calgary Planning Commission
Meeting 2022 August 18



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none">This application looks to change from a DC (based on R-M5) to C-N1 to allow for additional commercial uses by tenants in the building. Given the location directly on Memorial Drive and the adjacency to existing commercial (C-COR1) uses along 10 Street NW, this is a very logical location for the C-N1 land use. I believe that it may be useful for Council to discuss the possibility of designating the building as a heritage resource with the application at the time of the Public Hearing.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">C-N1 seems to be the sweet spot of allowing investment to support adaptive reuse of this heritage building without allowing so much investment that the City encourages the building's demolition. In the future (hopefully near future), the City could support the applicant with heritage designation.

**Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow (Ward 8)
at Multiple Addresses, LOC2018-0250**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2022-0966) to the 2022 October 04 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed bylaw for the closure of 0.02 hectares \pm (0.05 acres) of road (Plan 1911117, Area 'A'), adjacent to 615 – 17 Avenue SW, with conditions (Attachment 5); and
4. Give three readings to the proposed bylaw for the redesignation of 0.26 hectares \pm (0.64 acres \pm) located at 615 – 17 Avenue SW, 1714, 1716 and 1718 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 21; Plan 1911117, Area 'A') from Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 1 (C-COR1f3.0h23) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 1:

That Council:

1. Give three readings to **Proposed Bylaw 55P2022** for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 8C2022** for closure of 0.02 hectares \pm (0.05 acres) of road (Plan 1911117, Area 'A'), adjacent to 615 – 17 Avenue SW, with conditions (Attachment 5); and
3. Give three readings to **Proposed Bylaw 150D2022** for the redesignation of 0.26 hectares \pm (0.64 acres \pm) located at 615 – 17 Avenue SW, 1714, 1716 and 1718 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 21; Plan 1911117, Area 'A') from Multi-Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 1 (C-COR1f3.0h23) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

**Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow
(Ward 8) at Multiple Addresses, LOC2018-0250**

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District, based on the Commercial – Corridor 1 (C-COR1) District in order to allow for a mixed-use development.
- This proposal would allow for additional dwelling units and commercial uses on 17 Avenue SW which is identified as a Neighbourhood Main Street in the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The additional dwelling units and commercial uses would contribute to housing diversity and provide more goods and services for Calgarians.
- Why does this matter? Providing housing options and commercial uses would welcome more people into an established community that is located on a Neighbourhood Main Street well served by existing amenities, infrastructure and transit.
- An amendment to the *Cliff Bungalow Area Redevelopment Plan* (ARP) is required to enable this application.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted on 2018 November 15 by B&A Planning Group on behalf of the landowners, ASI Acquisition Corp and 205987 Alberta LTD. (Sheldon Fishman). The site is located in the community of Cliff Bungalow at the southeast corner of 17 Avenue SW and 5A Street SW. As noted in the Applicant Submission (Attachment 6), the intent of this application is to enable the comprehensive redevelopment of the site to a mixed-use development with commercial uses at grade fronting onto 17 Avenue SW and residential uses on 5A Street SW. The upper storeys are also expected to be residential uses. The site is approximately 0.28 hectares \pm (0.68 acres \pm) and has access to a lane which runs parallel to 5A Street SW.

The purpose of the proposed DC District would enable a built form which responds to the site context. The proposed DC District is based on the C-COR1 District and contains specific rules for building setbacks, building height, building stepbacks and maximum floor area. These rules intend to reduce the impacts to the 5A Street SW Heritage Boulevard, the 17 Avenue SW Neighbourhood Main Street and surrounding development. The proposed DC District would also allow for additional floor area when a public amenity contribution is provided.

A detailed planning evaluation of the application, including location maps and site context, is provided in Background and Planning Evaluation (Attachment 1).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow (Ward 8) at Multiple Addresses, LOC2018-0250

Applicant-Led Outreach

As part of the review of this application, the Applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public stakeholders and the respective community association was appropriate. In response, the applicant contacted the Cliff Bungalow - Mission Community Association (CBMCA) and held an information session to inform the public of the application and gather feedback. The Applicant Outreach Summary is included in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Due to project challenges, this application was temporarily placed on hold. Upon resubmission, the application was re-circulated to public stakeholders and a new notice was posted on site.

Administration received three letters of opposition. These letters state concerns regarding the scale and intensity of the proposed development and impacts related to traffic, parking, construction, noise, safety, infrastructure and the natural environment.

Administration received an opposition letter (Attachment 8) from the CBMCA. In their letter, the CBMCA identified several concerns including the amount of public engagement, proposed building mass, community benefit contribution and proposed lane closure. The CBMCA also highlighted positive attributes of the application including alignment with densification objectives of the MDP, limited shadow impacts on the north side of 17 Avenue SW, remediation of the site and public realm improvements.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use change would allow for intensification within the inner city on a parcel that fronts onto a Neighbourhood Main Street corridor and is well served by existing amenities, infrastructure and transit. In response to resident feedback, the proposed rules of the DC District attempt to lessen the off-site impacts of the proposed development through a combination of building setbacks, building setbacks and public amenity contributions.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed out to adjacent landowners. In addition, Planning Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would contribute to housing diversity and allow for more dwelling units and services in the community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

**Policy Amendment, Road Closure and Land Use Amendment in Cliff Bungalow
 (Ward 8) at Multiple Addresses, LOC2018-0250**

on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The closure of the lane and consolidation with adjacent property would enable more efficient redevelopment of the site and use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 55P2022**
3. **Proposed Bylaw 150D2022**
4. Registered Road Closure Plan
5. Road Closure Conditions
6. Applicant Submission
7. Applicant Outreach Summary
8. Community Association Letter
9. **Public Submissions**
10. **Proposed Bylaw 8C2022**
11. **CPC Member Comments**
12. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located at the southeast corner of 17 Avenue SW and 5A Street SW in the southwest community of Cliff Bungalow. The site is approximately 35 metres wide and 76 metres deep and consists of four parcels and a lane. The portion of the site along 17 Avenue SW is currently developed as a commercial building. The portion along 5A Street SW is developed with residential uses. In total, the site is approximately 0.27 hectares (0.67 acres) in area. Vehicular access to the site is currently provided from 17 Avenue SW and a rear lane which runs parallel to 5A Street.

The surrounding lands contain a mix of residential and commercial uses with primarily commercial development along 17 Avenue SW and residential development on 5A Street SW. The 17 Avenue SW Neighbourhood Main Street is located north of the subject site and the Carolina Apartments, an evaluated historic resource, is located the south. A mix of commercial and multi-residential development is located to the east, and Western Canada High School and the 5A Street SW Historic Landscape Boulevard are located to the west.

Community Peak Population Table

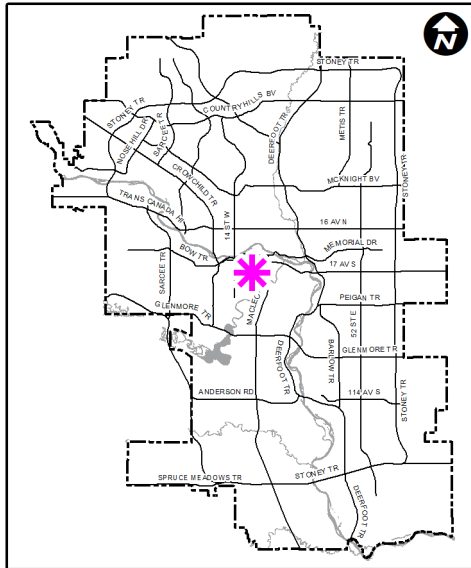
As identified below, the community of Cliff Bungalow reached its peak population in 1982.

Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2019 Current Population	1,895
Difference in Population (Number)	-324
Difference in Population (Percent)	-14.6%

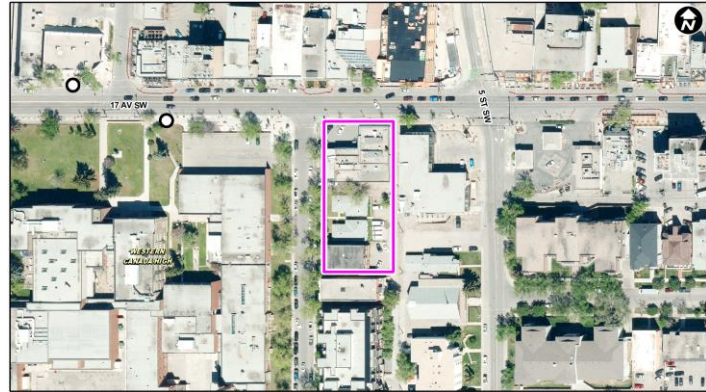
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Cliff Bungalow Community Profile](#).

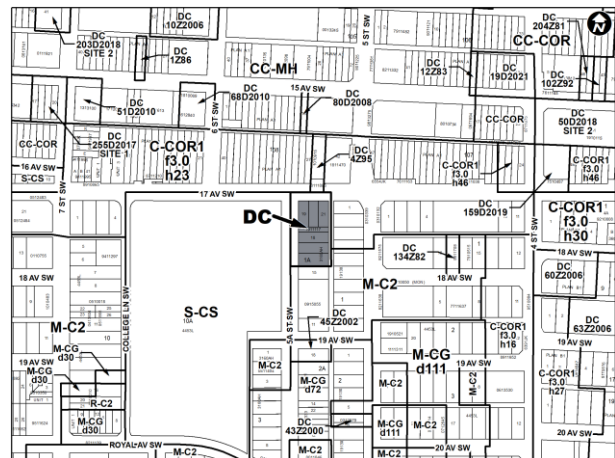
Location Maps

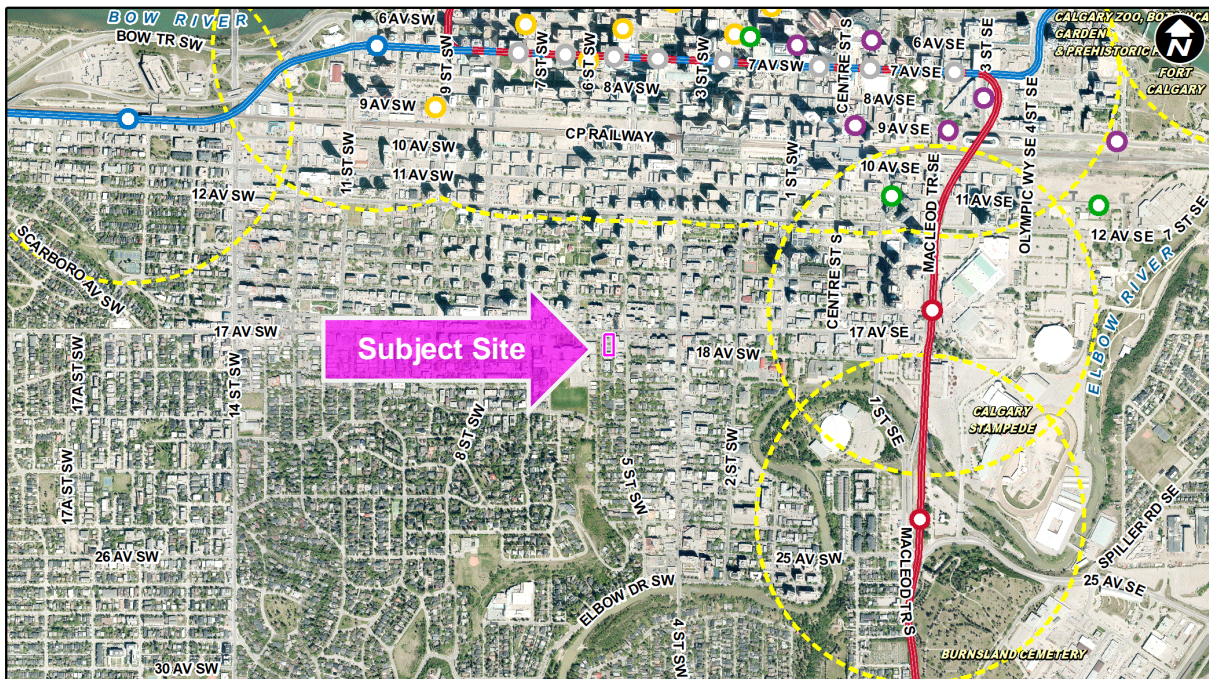


Proposed Road Closure



Proposed Land Use Amendment





Previous Council Direction

None.

Planning Evaluation

Road Closure

The proposed road closure includes approximately 0.02 hectares (0.05 acres) of an existing lane. The purpose of the road closure is to utilize the right-of-way as part of the overall development site.

Land Use

The subject site is currently designated a mix of C-COR1f3.0h23 District and Multi-Residential – Contextual Medium Profile (M-C2) District. The portion of the site that fronts 17 Avenue SW is designated as C-COR1f3.0h23. This land use district enables commercial development with storefronts along a continuous block face and a 23-metre maximum building height. The portion of the site along 5A Street SW is currently designated as the M-C2 District which provides for multi-residential development in a variety of forms. The maximum building height in the M-C2 District is 16.0 metres.

The proposed DC District is based on the C-COR1 District and allows for a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 50 metres. The purpose of the DC is to provide for a mixed-use development in a built form which responds to the existing context. The DC also provides for additional floor area, to a maximum FAR of 6.0, when public amenity

contributions and/or urban design improvements are provided. The public amenity contribution, if pursued, would occur at development permit stage and would be subject to further stakeholder consultation.

Since application submission in 2018, the proposed policy amendment and land use redesignation have evolved to reflect changes to the building concept. These changes include refinements to the proposed building height, setbacks, stepbacks and public amenity contribution. The overall intent of the application remains unchanged. Following submission of the revised application, the application was recirculated to stakeholders and a second notice was posted on site.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District and the policies in the *Cliff Bungalow Area Redevelopment Plan* (ARP) would provide guidance for redevelopment of this site. The DC District and the *Cliff Bungalow* ARP envision a mixed-use development with commercial uses at grade along 17 Avenue SW and residential uses at grade along 5A Street SW. The building would stepback above 16 metres along 17 Avenue SW to allow sunlight to fall on the north side of the street. The DC District also includes additional setback and stepback rules to address the interfaces with the lane, the Carolina Apartments and the 5A Street Historic Landscape Boulevard.

Transportation

Pedestrian access to the subject site is available from existing sidewalks on 17 Avenue SW and 5A Street SW, while future vehicular access would be provided from the rear lane along the east side of the site. The site is located on 17 Avenue SW which is an important mobility corridor for the area. The subject site is served by Calgary Transit with an eastbound transit stop for Route 6 (Killarney – 26 Avenue), and a westbound transit stop for Route 7 (Marda Loop), both on 17 Avenue SW approximately 100 metres to the west (a one-minute walk). The subject site is located approximately 50 metres to the west of cycling infrastructure on 5 Street SW, with a signed bike route south of 17 Avenue SW and a cycle track north of 17 Avenue SW. Further analysis of the transportation impacts will be completed at development permit; however, a preliminary Trip Generation Statement was provided as part of this application to further understand the vehicular volume anticipated to access the future site.

Environmental Site Considerations

There are no known environmental concerns. An Environment Site Assessment will be completed at future development permit stages.

Utilities and Servicing

Public water, sanitary and storm deep utilities are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing will be considered and reviewed as part of a development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed road closure, policy amendment and land use amendment build on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area of the [Municipal Development Plan](#) (MDP). Sites within the Inner City may intensify particularly in transition zones adjacent to areas designated for higher density such as the 17 Avenue SW Neighbourhood Main Street. The Inner City areas are expected to intensify in a sensitive manner compatible with the existing character of the neighbourhood.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Cliff Bungalow Area Redevelopment Plan (Statutory – 1993)

The subject site is located within the [Cliff Bungalow Area Redevelopment Plan](#) (ARP) area. In this plan, the site is located within two policy areas – General Commercial and Medium Density. The portion of the site located on 17 Avenue SW is identified as General Commercial. The General Commercial land use policy area encourages commercial land uses on the ground floor of buildings complimentary to the pedestrian-oriented character of 17 Avenue SW. The existing atmosphere is to be enhanced by emphasizing continuous retail frontage at grade, building scales sensitive to the pedestrian, the assurance of sunlight on the north sidewalks and a diversity of building façade treatments which provide visual interest at grade.

The portion of the site which fronts onto 5A Street SW is located within the Medium Density land use policy area. The Medium Density land use policy area provides for apartment development in the range of four storeys. Developments within this area are to be designed in a manner which is consistent and compatible with the character and scale of adjacent residential areas.

To enable the proposed land use amendment and road closure, an amendment to the *Cliff Bungalow* ARP is required. This amendment proposes to identify the entire site as General Commercial with additional land use and built form policies.

PROPOSED

CPC2022-0966
ATTACHMENT 2

BYLAW NUMBER 55P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CLIFF BUNGALOW AREA REDEVELOPMENT PLAN BYLAW 2P93 (LOC2018-0250/CPC2022-0966)

WHEREAS it is desirable to amend the Cliff Bungalow Area Redevelopment Plan Bylaw 2P93, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Cliff Bungalow Area Redevelopment Plan attached to and forming part of Bylaw 2P93, as amended, is hereby further amended as follows:
 - (a) Amend Figure 3 entitled 'Land Use Policy Areas' by changing 0.16 hectares \pm (0.39 acres \pm) located 1714, 1716 and 1718 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 18; Plan 1911117, Area 'A') from road right-of-way and 'Medium Density' to 'General Commercial' as generally illustrated in the sketch below:

FIGURE 3
LAND USE POLICY AREAS



PROPOSED

BYLAW NUMBER 55P2022

- (b) In Section 3.3.3 17 Avenue S.W., after subsection 3.3.3.4.6 Parking, add the following:

“3.3.3.4.7 615 – 17 Avenue SW and 1714, 1716, and 1718 – 5A Street SW

For sites located at 615 –17 Avenue SW and 1714, 1716, and 1718 – 5A Street SW, the following policies apply:

- a. Development should include a mix of uses including residential and commercial uses.
- b. Commercial uses should front onto 17 Avenue SW along the ground floor of buildings.
- c. Residential uses should front onto 5A Street SW along the ground floor. Commercial uses may wrap the corner with 17 Avenue SW and provide limited frontage on 5A Street SW.
- d. Development should not exceed a maximum building height of 50 metres.
- e. Development should have a maximum floor plate of 750 square metres above 24 metres.
- f. Development should have a maximum floor area ratio of 3.0. Where a development application exceeds a floor area ratio of 3.0, to a maximum floor area ratio of 6.0, the additional floor area ratio can be achieved through the provisions of community benefits on and/or off-site improvements as determined by the Development Authority.
- g. To minimize the impacts of the building height on the surrounding area, development should demonstrate how the building design and massing responds to the adjacent development context. Design strategies may include, but are not limited to:
 - building setbacks;
 - increased setbacks; and
 - building articulation.
- h. Development should respect the 5A Street SW Historic Landscaped Boulevard. To protect the existing boulevard trees and their root systems, the development should limit soil disturbance adjacent to the boulevard trees and provide adequate setback above and below grade, to the satisfaction of Urban Forestry.”

PROPOSED

BYLAW NUMBER 55P2022

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2022-0966
ATTACHMENT 3

BYLAW NUMBER 150D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0250/CPC2022-0966)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

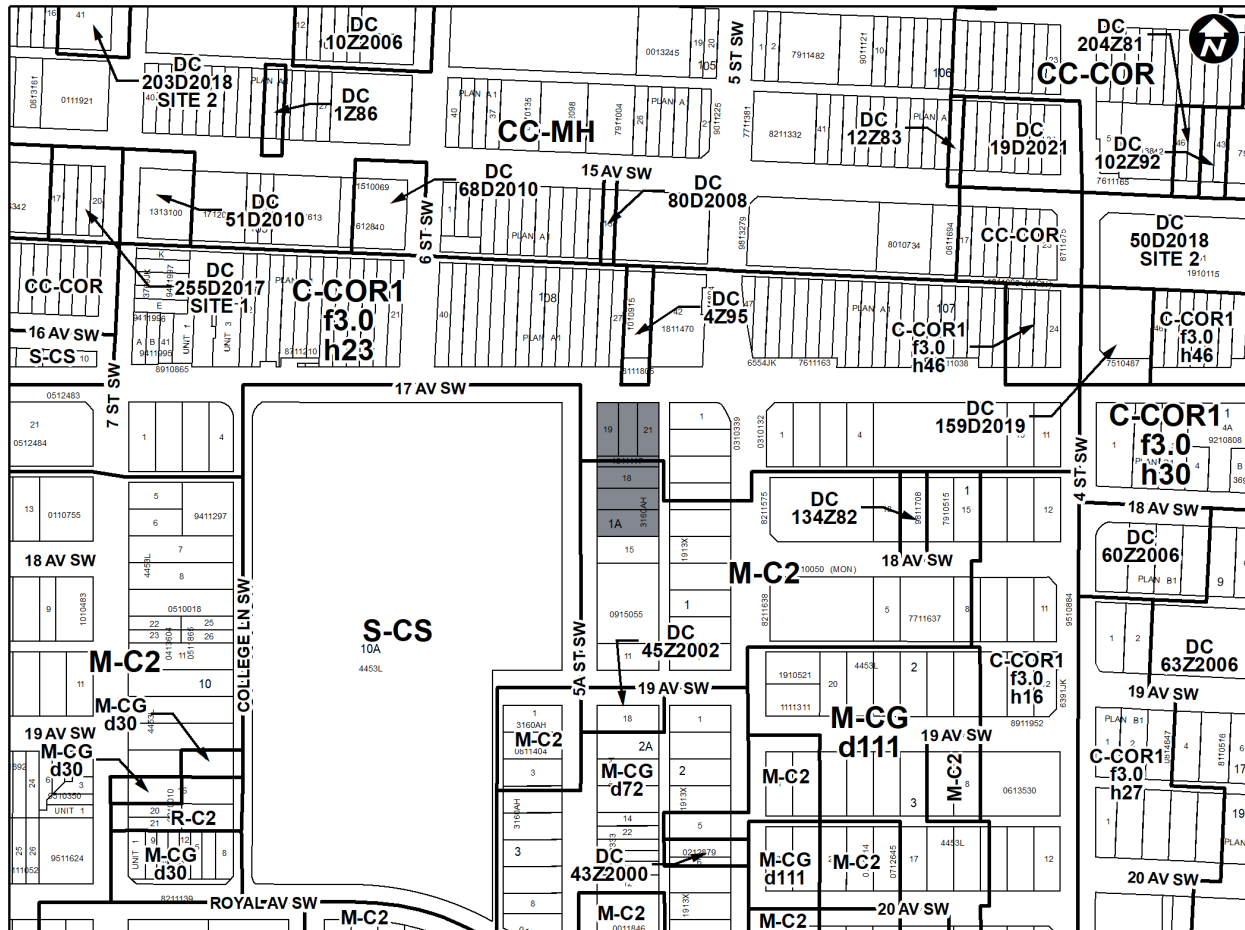
CITY CLERK

SIGNED ON _____

PROPOSED

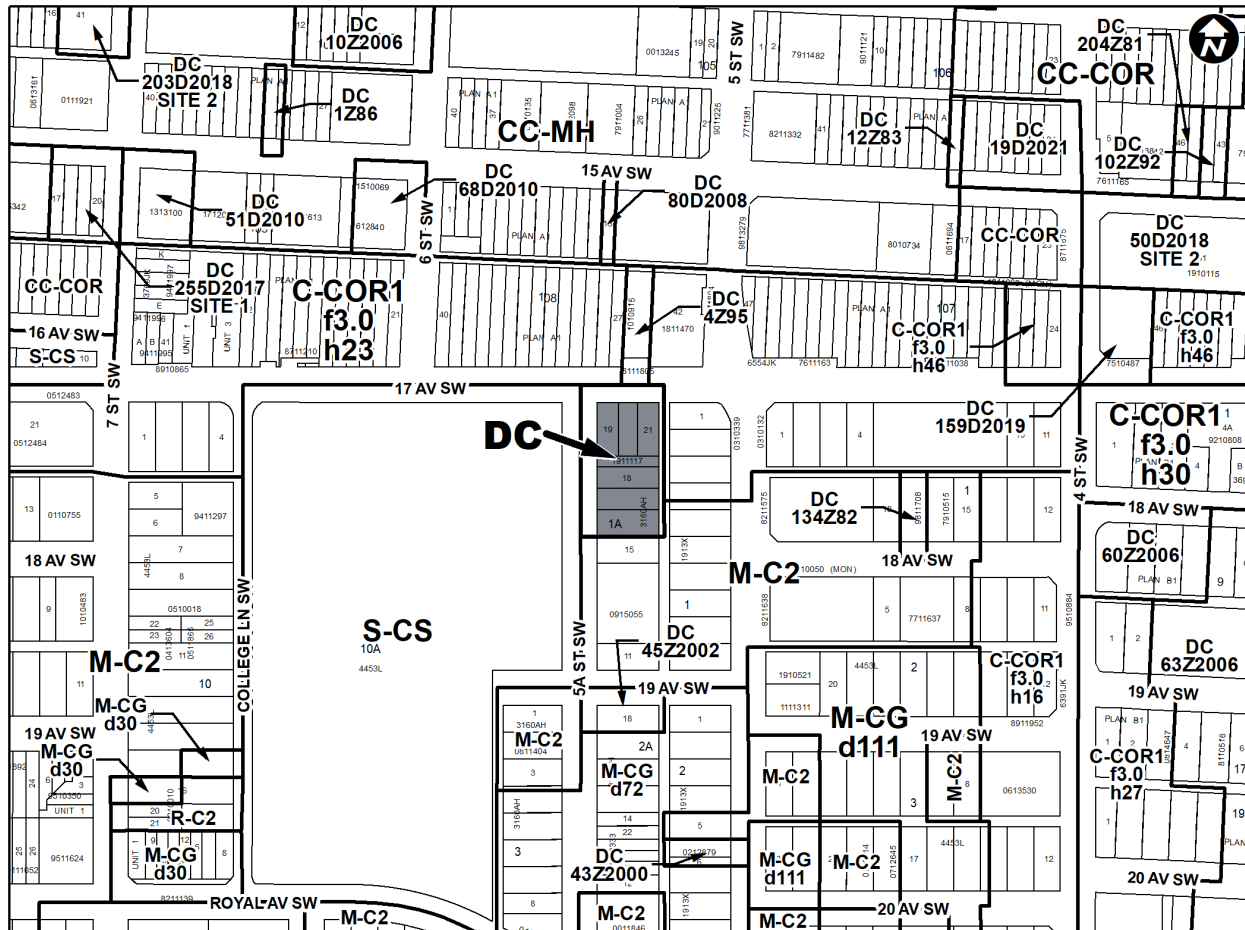
AMENDMENT LOC2018-0250/CPC2022-0966
BYLAW NUMBER 150D2022

SCHEDULE A



**AMENDMENT LOC2018-0250/CPC2022-0966
BYLAW NUMBER 150D2022**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for a mixed-use development that allows for commercial and retail uses fronting 17 Avenue SW and residential uses fronting 5A Street SW;
- (b) provide for a building form that considers the surrounding development context; and
- (c) provide an opportunity for a density bonus over and above base density to achieve public benefit and provide amenities within the same community.

PROPOSED

AMENDMENT LOC2018-0250/CPC2022-0966 BYLAW NUMBER 150D2022

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:

- (a) “**bonus provisions**” means those items set out in Schedule C of this Direct Control District Bylaw which may be provided by a **development** in order to earn extra **floor area ratio**.
- (b) “**underground parking area**” means an enclosed space used for the parking of motor vehicles within part of a **building**, the whole of which lies entirely below the **grade** of the **building**.

Permitted Uses

- 5 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 3.0.
- (2) The maximum **floor area ratio** may be increased to 6.0 in accordance with the **bonus provisions** set out in Schedule C of this Direct Control District Bylaw.

Building Height

- 9 (1) Unless otherwise referenced in subsection (2), (3), or (4) the maximum **building height** is 50.0 metres.
- (2) Where the **parcel** shares a **property line** with 17 Avenue SW, the maximum **building height** is 20.0 metres within 30.0 metres of the **property line**.
- (3) Where the **parcel** shares a **property line** with another **parcel** the maximum **building height** is 10.0 metres within 6.5 metres of the **property line**.

PROPOSED

AMENDMENT LOC2018-0250/CPC2022-0966
BYLAW NUMBER 150D2022

- (4) Where the **parcel** shares a **property line** with a **lane**, the maximum **building height** is 20.0 metres within 3.0 metres of the **property line**.

Building Orientation

- 10 (1) The maximum **building setback** from a **property line** shared with a commercial **street** is 3.0 metres.
- (2) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a commercial **street**.

Building Façade

- 11 (1) The length of the **building** façade that faces the commercial **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **setback areas** referenced in Sections 788 and 789 of will not be included as part of the length of the **property line**.

Use Area for Dwelling Units and Live Work Units

- 12 There is no maximum **use area** for **Dwelling Units** and **Live Work Units**.

Location of Uses within Buildings

- 13 (1) The following **uses** must not be located on the ground floor of **buildings** where the **use** fronts 17 Avenue SW:
- (a) **Assisted Living;**
 - (b) **Catering Service – Minor;**
 - (c) **Child Care Service;**
 - (d) **Dwelling Unit;**
 - (e) **Health Care Service;**
 - (f) **Instructional Facility;**
 - (g) **Live Work Unit;**
 - (h) **Office;**
 - (i) **Place of Worship – Small;**
 - (j) **Post-secondary Learning Institution;**
 - (k) **Residential Care;**
 - (l) **Social Organization;** and
 - (m) **Veterinary Clinic.**
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (3) Where this section refers to “Commercial Uses” it refers to the listed **permitted uses** and **discretionary uses** in the Commercial – Corridor 1 (C-COR1) District

PROPOSED

AMENDMENT LOC2018-0250/CPC2022-0966
BYLAW NUMBER 150D2022

of Bylaw 1P2007, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit and Residential Care.**

Setback Areas

- 14** **(1)** Where a **parcel** shares a **property line** with 5A Street SW, the minimum **setback area** is:
- (a) unless otherwise referenced in subsections (b) and (c), 5.0 metres;
 - (b) 3.0 metres for any portion of a **building** that is located below **grade**; and
 - (c) 4.4 metres within 30.0 metres of the **property line** shared with 17 Avenue SW.
- (2)** Where a **parcel** shares a **property line** with a **lane** the minimum **setback area** is:
- (a) unless otherwise referenced in subsection (b), 0.5 metres; and
 - (b) there is no minimum **setback area** within 30.0 metres of the **property line** shared with 17 Avenue SW.
- (3)** Unless otherwise referenced in subsection (4), where a **parcel** shares a **property line** with another **parcel** the minimum **setback area** is 4.0 metres.
- (4)** An entrance to an **underground parking area** may project a maximum of 3.5 metres into the **setback area** required in subsection (3).
- (5)** There is no minimum requirement for a **setback area** where a **parcel** shares a **property line** with 17 Avenue SW, but where a **setback area** is provided, it must have a maximum depth of 3.0 metres.
- (6)** Sections 787, 788, and 789 of Bylaw 1P2007 do not apply in this Direct Control District.

Relaxations

- 15** The **Development Authority** may relax the rules in Sections 7 and 9 through 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

PROPOSED

AMENDMENT LOC2018-0250/CPC2022-0966
BYLAW NUMBER 150D2022

SCHEDULE C

Provision of Public Amenities through Bonus System

1.0 Bonus System

1.1 Approach

Development sites can be developed up to the maximum **floor area ratio** without providing any bonus items. In order to develop above the maximum **floor area ratio** and up to the bonus maximum **floor area ratio**, **developments** must provide one or more bonus items in exchange for a defined amount of additional **gross floor area**.

Any combination of bonus items can be used to earn additional **gross floor area**, subject to the discretion of the **Development Authority**, the local context of the proposed **development** site, and any rules set out in Land Use Bylaw 1P2007 and this Direct Control District Bylaw.

The contribution amount will be calculated at the time of **development permit** approval, based on the rate of \$70.00 per square metre of **gross floor area** that would bring the **development** above the maximum **floor area ratio** of 3.0.

2.0 Provision of Publicly Accessible Private Open Space

2.1 Description

Publicly accessible private open space is defined as a portion of a private **development** site that is made available to the public for the life of the **development** through a legal agreement acceptable to The **City**, and is in a location, form and configuration and is designed and constructed in a way that exceeds **City** standards for public realm and is acceptable to The **City**.

2.2 Eligibility

Any **development** that can provide a publicly accessible private open space that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. A publicly accessible private open space must:

- (a) have a minimum overall contiguous area of no less than 90.0 square metres, including a minimum width of 8.5 metres of private land immediately adjacent to 17 Avenue SW;
- (b) have sufficient width to allow for a plaza or plaza-like space on the 17 Avenue SW frontage;
- (c) be located at **grade** between the face of the **building** and the **property line**;
- (d) be maintained by the owner for the life of the **development**;
- (e) include street furniture elements including, but not limited to seating, bicycle racks, general and feature lighting; and
- (f) include canopy trees and soft landscaping elements where possible and appropriate.

2.3 Bonus Rate

The bonus is based on the cost of construction (excluding land costs) of the proposed space to be accessible by the public. Cost estimates must be prepared by a Registered Landscape

PROPOSED

AMENDMENT LOC2018-0250/CPC2022-0966
BYLAW NUMBER 150D2022

Architect or Professional Quantity Surveyor as part of the **development permit** application and must be accepted by the **Development Authority**.

For example, if the cost to the applicant to construct the space is \$500,000.00 and the rate per square metre of **gross floor area** that would bring the **development** above the maximum **floor area ratio** of 3.0 is \$70.00 then the amount of the bonus floor area will be calculated as follows:

Total construction cost / \$70.00 = Allowable Bonus Floor Area

\$500,000.00 / \$70.00 = 7,142.85 square metres

3.0 Provision of Public Art – On Site

3.1 Description

Public art – on site means publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.

3.2 Eligibility

Any **development** that can provide public art that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. The artwork must be maintained by the owner for the life of the **development**, have a minimum value of \$150,000.00, as approved by The **City**, be located in a permanently and publicly accessible area; and located either outdoors, at **grade** and visible from the public sidewalk; in the **building's** interior and experienced from a publicly accessible space; or on the **building's** exterior and experienced from the public sidewalk.

3.3 Bonus Rate

The amount of additional floor area that may be earned through the provision of public art – on site will be determined through negotiations between the landowner/applicant and The **City**, based on the overall value of the artwork. As with other bonus items, the floor area bonus will relate to the rate of \$70.00 per square metre of floor area that would bring the **development** above 3.0 **floor area ratio**.

For example, if the total value of the artwork is determined to be \$100,000.00 and the rate per square metre of floor area above 3.0 **floor area ratio** is \$70.00, then the amount of the bonus floor area will be calculated as follows:

Total cost of the artwork / \$70.00 = Allowable Bonus Floor Area

\$100,000.00 / (\$70.00) = 1,428.57 square metres

Note: The total value of the proposed public art will be provided to the **Development Authority** at the time **development permit** application by an independent art professional, as accepted by the **Development Authority**.

PROPOSED

AMENDMENT LOC2018-0250/CPC2022-0966
BYLAW NUMBER 150D2022

4.0 Provision of Off-Site Improvements

4.1 Description

An applicant may provide unique off-site improvements within the community of Cliff Bungalow including but not limited to: streetscape design and improvements within **City** rights-of-way; implementation of urban design strategies and public art on public land; transit enhancements, or other public realm-enhancement projects deemed acceptable to the **Development Authority**.

4.2 Eligibility

Any **development** that can provide an off-site improvement or public realm enhancement project that is in a location, form and configuration that is acceptable to the **Development Authority** is eligible for this bonus. Off-site improvements which are necessary to fulfil the infrastructure requirements of the proposed **development** will not qualify for this bonus.

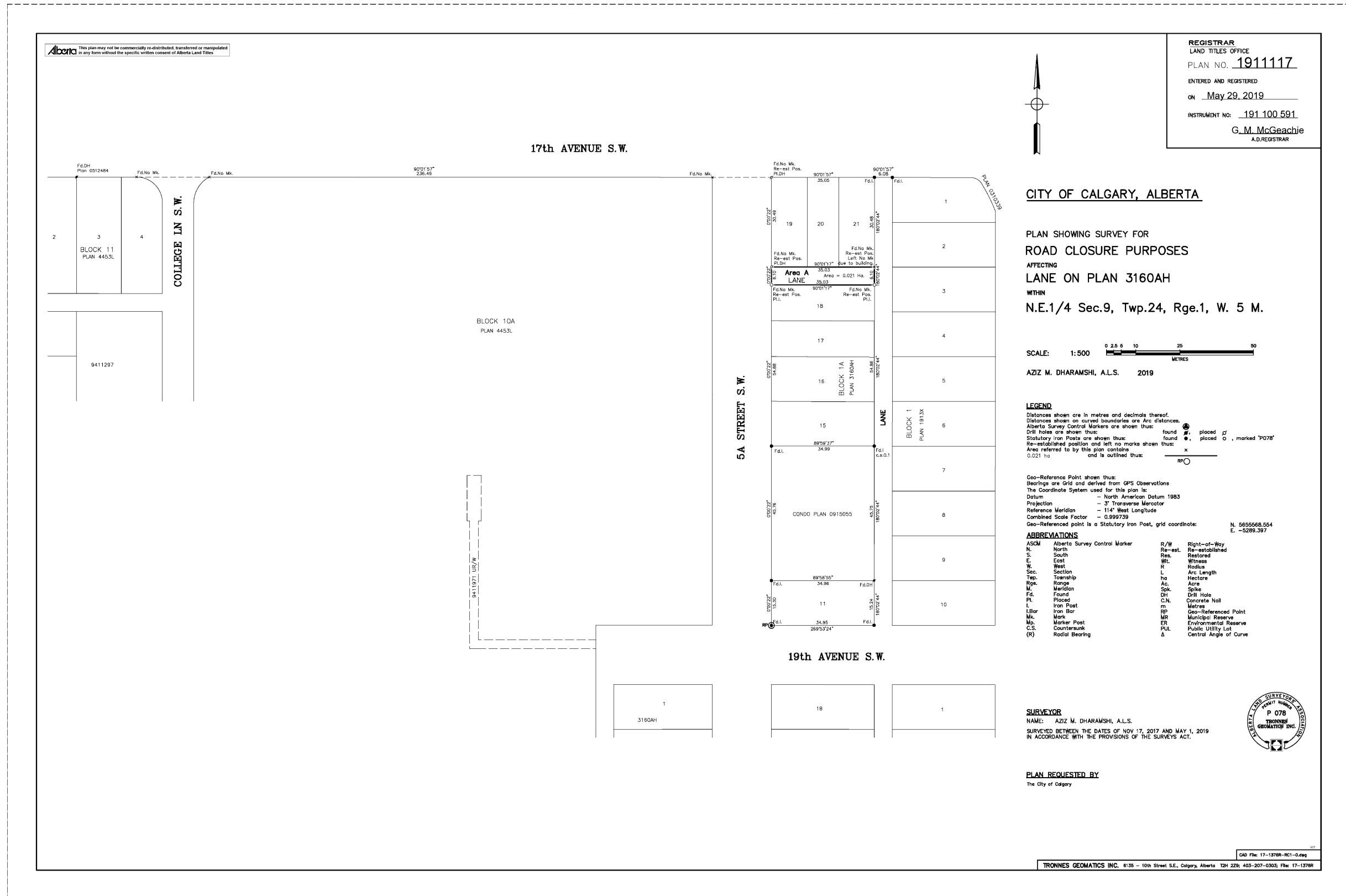
4.3 Bonus Rate

The allowable bonus floor area will be based on the construction cost of the off-site improvement. It does not include operating costs. Cost estimates must be prepared by a Professional Quantity Surveyor or Registered Architect as part of the **development permit** application and must be accepted by the **Development Authority**.

For example, if the cost to the applicant to provide the off-site improvement is \$500,000.00 and the rate per square metre of floor area above 3.0 **floor area ratio** is \$70.00, then the amount of the bonus floor area will be calculated as follows:

Total off-site improvement cost / \$70.00 = Allowable Bonus Floor Area
$$\$500,000.00 / \$70.00 = 7,142.85 \text{ sq}$$

Registered Road Closure Plan



Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands.

Applicant Submission

June 2, 2022

Applicant's Submission

B&A Planning Group has been retained by Arlington Street Investments to pursue a land use amendment for 615 17th Avenue SW and 1714, 1716, 1718 5A Street SW. The properties' current land use is designated Commercial – Corridor 1 (C-COR1f3.0h23) and Multi-Residential – Contextual Medium Profile (M-C2) Districts respectively. The site presently accommodates Fishman's Dry Cleaners and Thai Tai Restaurant, an existing City laneway, two houses and an apartment complex. The tree lined 5A Street and the Carolina Apartment adjacent to our site are included in the City of Calgary inventory of historic resources.

This redesignation application provides the opportunity to comprehensively redevelop this site and to appropriately frame and contextually activate 17th Avenue SW and 5A Street SW. While implementing the City's Municipal Development Plan for strategic and sensitive intensification in established areas, the application integrates a mid-rise form with moderate intensity into the Cliff Bungalow Community and along the 17th Avenue main street.

Our proposal is for a Direct Control District based on the C – COR1 District to allow for a height of 50m and a density 6 FAR with fine grained active uses at grade along the 17th Avenue frontage and well defined residential uses with amenity space at grade to frame the tree-lined 5A Street. Sensitive setbacks and building design are intended to ensure the Carolina Apartment is appropriately honoured. The future building will be designed to allow sunlight access on the north sidewalk on 17th Avenue.

Our proposed land use amendment is in alignment with the Municipal Development Plan and the 17th Avenue Urban Design Strategy as it sensitively provides Main Street intensification creating both an active commercial and complementary residential interface at grade.

We look forward to Administration, Calgary Planning Commission and Council support of our application.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Fishmans Land Use - Arlington Street Investment

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

OUTREACH STRATEGY

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

A number of outreach and engagement strategies were completed as part of this project, including in person and online stakeholder meetings, in-person and online public information sessions and a project website.

2018-2019

- Multiple (4+) meetings with CBMCA, Beltline CA and 17th Ave REDS
- Public introduction and engagement promotions
- Formal public information session (15 in-person attendees)
- Project updates through website

****The project was put on hold and re-started in 2022.**

2022

- Multiple meetings (2+) with CBMCA, CBE, Beltline CA and 17th Ave REDS
- Engagement promotions
- Online public information session and survey (11 participants, 1 survey response)
- Project updates through website

STAKEHOLDERS

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Cliff Bungalow Mission Community Association
Beltline Community Association
17th Ave REDS
Calgary Board of Education
General Public (15 in person in 2018, 12 online in 2022)

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

WHAT DID YOU HEAR?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

2018

- Open house attendees ranged from local business owners, residents, community association representatives and industry peers
- Discussions with stakeholders primarily consisted of the following topics:
 - o The importance of maintaining the historic and residential feel of 5A Street
 - o Timeline for application approval and construction
 - o If and how the project will influence future development in the area
 - o The City's broader plans for their Main Streets initiative, and 17th Avenue in particular
- In general, face-to-face discussions ranged from inquisitive, neutral to supportive. For the most part, stakeholders were generally accepting of the look and feel of the draft renderings of the project.

2022:

- o Importance of 5A Heritage Trees and Protection
- o Support for the proposed plaza and smaller CRU units
- o Preference for a stepped building, but understand the new proposed podium and tower
- o Will the CA's thoughts on Community Benefit be considered?
- o Assortment of unit sizes to accommodate singles to families should be considered
- o CA will provide a list of community benefits for consideration at DP Stage
- o Does the building guarantee no shadows on the north side of 17th?
- o Concern over density and parking in this area and desire for assurances that enough parking would be provided

HOW DID STAKEHOLDER INPUT INFLUENCE DECISIONS?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Arlington has incorporated a number of revisions noted in both 2018 and during the 2022 discussions. These include revisions to setback, facade treatment, stepbacks, floor plate size and shadowing. Arlington understands the significance of community benefits and would like to continue its dialogue with the City, CA, and CBE during the Development Permit stage to ensure that the benefits are meaningful to the community.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

A What We Heard Report was started in 2018 and will be updated and shared with the CBMCA and posted on the project website to close the loop and act as a reference for the next level of discussions. The land use discussions are just the beginning.

calgary.ca/planningoutreach

Community Association Letter

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

462, 1811 4 Street SW, Calgary Alberta, T2S 1W2

Community hall and office, 2201 Cliff Street SW

www.cliffbungalowmission.com

cbmca.development@gmail.com



June 30, 2022

City of Calgary

Planning and Development

Third floor, Municipal Building

800 Macleod Trail SE

Calgary, Alberta

Re: **LOC2018-0250**, 617 17 Avenue SW (Multiple Addresses)

Decision: **Objection¹**

The Cliff Bungalow-Mission Community Association ("CBMCA") is submitting a "Letter of Objection" to this LOC Application, believing that it does not currently provide a net benefit to the community of Cliff Bungalow-Mission.

The CBMCA believes that with further engagement and discussions between the relevant parties (Applicant, the Community and City Administration), this LOC Application could evolve to a point where it allows for the Applicant to deliver a great project that is in the public interest (both as it relates to the Community of Cliff Bungalow-Mission and for the City of Calgary as a whole), while also meeting the developer's profitability criteria. This sentiment has been expressed to the Councillor Walcott's Office, the Applicant and the File Manager.

¹ The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

The CBMCA's understanding is that all parties wish to engage further in good faith and the CBMCA looks forward to continuing to work together on this LOC Application. As a result, the CBMCA views its current position of "Objection" to the LOC Application as fluid and hopes it can be replaced with a position of "Approval" or "No Objection" through continued consultation and engagement.

The CBMCA's major objections are summarized below, with further context provided in the pages that follow.

- There has been insufficient engagement with the Community since the LOC Application was reintroduced in 2022.** Since this LOC Application was reintroduced in 2Q22, the CBMCA has only had one engagement session with the Applicant, which consisted of a presentation, followed by a Q&A session. Over the past three years, the CBMCA's Planning and Development Committee has seen a substantial increase in bench strength, and now features three urban planners, one landscape architect, one capital markets specialist, a Past President of the Calgary Heritage Initiative, a Past President of the Federation of Calgary Communities and four long-standing residents of the Cliff Bungalow community. These are skilled professionals with substantial relevant expertise and a strong understanding of the community's needs and perspective. These professionals have put significant time into studying this LOC Application on a voluntary basis in order to serve their community. The CBMCA believes the LOC Application can be materially improved upon with further engagement and consultation between the City Administration, the CBMCA and the Applicant. Also of note, the massing model has changed considerably – which in conjunction with the large time lapse since the LOC Application was reintroduced – suggests the potential need for further consultation with the community more broadly, potentially including a new Open House and "What We Heard" report.
- Questions of context regarding density and massing.** The CBMCA has significant concerns with regard to the context of massing and density in this location as it relates to planning concepts such as density step-downs, locating incremental density on busier thoroughfares, the historic context of the boulevard of 5A Street SW and the Cliff Bungalow ARP. This is further discussed in Section I.
- Concerns regarding density bonusing and community benefits.** The CBMCA has calculated the market value of the incremental density requested through this LOC Application at \$5,000,000-\$8,000,000. This is a significant ask from the Applicant in terms of developer inducements. While the Applicant has proposed some community amenities, these proposed benefits have not been developed in consultation with the community of Cliff Bungalow-Mission. Additionally, the value of the proposed community benefits has not been costed by either the Applicant or City Administration, so there is no foundation from which to gauge whether the proposed benefits represent a reasonable sharing of the

- **Micro-issues related to the DC-Zoning specifications.** In Section III, the CBMCA provides some comments on the LOC Application with regards to the proposed DC-Zoning specifications as it relates to setbacks, step-backs, urban forestry, public space, landscape architecture, etc. These items are best communicated and resolved through a dialogue between the City Administration, the planners and architects on the CBMCA Planning Committee and the Applicant. **Of note, the CBMCA wishes to provide specific comments with regards to the draft LOC and draft ARP Amendment; however, to this date, no draft LOC or draft ARP Amendment have been provided to the CBMCA.**
- **A public laneway will be sold from the City of Calgary to the Applicant if the LOC Application is successful. This in turn suggests that the City of Calgary should contribute towards the community amenity package with respect to this LOC Application.** A natural starting point for the City's contribution for this amenity value is the price obtained from the sale of the public laneway.



- **Concerns around the replacement of affordable housing with new housing stock.**³ The CBMCA notes its concern with the loss of 20 affordable housing units in conjunction with

³ This is much more a criticism for the City of Calgary and prior City Councils than it is for the Applicant. The City of Calgary can be much more thoughtful in nudging private economic actors to help achieve societal objectives (such as affordable housing) in cost-effective ways and this should be a priority for councilors and city administration who wish to prioritize both affordable housing and responsible fiscal policy.

any proposed development on this parcel, while over fifty significant parcels sit fallow (mostly surface parking lots) in the Beltline, East Village, Sunalta and the Downtown Core. While the replacement of old (non-historical) housing stock is part of the natural lifecycle of redevelopment, the loss of old housing stock is also typically the loss of affordable housing. In contrast, these fifty fallow parcels could provide upwards of 10,000 new housing units without the demolition of any affordable housing. If the City of Calgary is serious about maintaining affordable housing in Calgary's inner-city, its politicians and policymakers need to pursue policy mechanisms to extend the life of older housing stock while prioritizing the development of vacant parcels. This includes incentivizing developers to develop these fallow land parcels PRIOR to demolishing existing housing stock. Within this framework, the approval of upzoning applications that involve the demolition of affordable housing units is the antithesis of good policy.

The CBMCA also notes some positive attributes to this proposed LOC as summarized below.

- **The LOC Application would contribute to the densification objectives outlined in Calgary's Municipal Development Plan ("MDP").** The CBMCA is aware that a primary objective of the MDP is to have 50% of incremental growth to be situated in established communities. The Applicant has also noted this project would entail mid-market housing, which would increase the density within the neighbourhood of Cliff Bungalow-Mission more than luxury housing proposals.
- **The development is located on the periphery of the community.** The CBMCA is cognizant that all communities will be required to add density if the objectives of the MDP are to be met. The position of the CBMCA is to be supportive of sensitive densification proposals. The CBMCA believes that one strategy to accomplish gentle densification for the community is to consider slightly higher densification on the periphery of the historic community. A portion of the amalgamated parcel is located on the periphery of the community, so may be a good candidate for gentle upzoning (that said, upzoning from a blended FAR of 2.75x to an FAR of 6.0x stretches the definition of gentle upzoning).
- **The shadowing impact is limited.** The massing model shared by the Applicant would have contained shadowing impacts, both with regard to the pedestrian realm of 17th Avenue SW and the residential dwellings of Cliff Bungalow-Mission. This is a positive attribute of the proposed LOC Application and is one indication (of several) of the thoughtfulness of the Applicant.
- **Environmental remediation of the contaminated parcel.** The CBMCA is aware that the Fishman's parcel along 17 Avenue is likely contaminated due to the presence of a dry-cleaning facility on site. The redevelopment of this amalgamated parcel would entail environmental remediation of the Fishman's site, which is a positive outcome.

- **The Applicant has put forward some thoughtful design proposals in their LOC Application.** The CBMCA has been impressed with the some of the design proposals of the LOC Application, including the widening of sidewalks along 17 Avenue SW, tree plantings and the Applicant's attempts to pay homage to the historic boulevard of 5A Street, the historic Apartment building (The Carolina) located to the south of the Applicant's parcel and to Western Canada High School (also historic) to the west of the Applicant's parcel. However, these too can be improved upon with further consultation and engagement.⁴

Zaakir Karim

Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
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⁴ It should be noted, as referenced throughout this note, that these design proposals, in and of themselves, may not constitute community benefits, but rather simply be good architectural and landscape design. The correct categorization of which, will come down to the details, design and implementation of the specifics of each itemization. For example, if public plaza is a usable space that is open to the public, it would constitute a community amenity. If it simply functioned as an outdoor patio space for a retail tenant, it would not constitute a community amenity. The nuanced nature of this subject is important and was a substantial part of the discussion around the proposed event center.

I. Discussion of concerns around massing and density of proposed LOC

The Applicant's LOC Application is proposing a 5-storey podium and 15-storey tower, with an FAR of 6.0x. The CBMCA's calculations suggest the existing zoning of the amalgamated parcels has a blended FAR of ~2.7x and a maximum height of 5-storeys. As a result, the Applicant is proposing to increase the allowable height of the future development by nine storeys more than the current allowable height and increase the density by more than 100%.

A. The planning concept of density step-downs through the Beltline suggests a weak context for this LOC Application

Seventeenth Avenue SW (FAR of 3.0x and a maximum allowable height of five storeys) acts as a transition zone between the medium-rise density of the Beltline (the residential area of the Beltline a base FAR of 5.0x with most new towers in the 15-storey range) and Cliff Bungalow (FAR of 2.5, maximum of five-storeys).

This is illustrated in the map and table below, which show the step down of density through the Beltline from the North (near the downtown core) to the South (as it leads into lower-density neighbourhoods). The major thoroughfares close to downtown (between 10th Avenue SW and 12th Avenue SW demarked as Area C on the map below) have a base FAR of 8.0x for residential uses. Moving south, this allowable density then steps down between 12th Avenue SW and 15th Avenue SW (Area A), which has a base FAR of 5.0x. And going further south, the density then steps down further along 17 Avenue (Area D with a base FAR of 3.0x). And finally, to the south of 17 Avenue within Cliff Bungalow, the FAR steps down to 2.5x. *Given this context, stepping up from an FAR of 3.0x along 17 Avenue to an FAR of 6.0x in Cliff Bungalow is not justifiable using the planning application of density step-downs.*

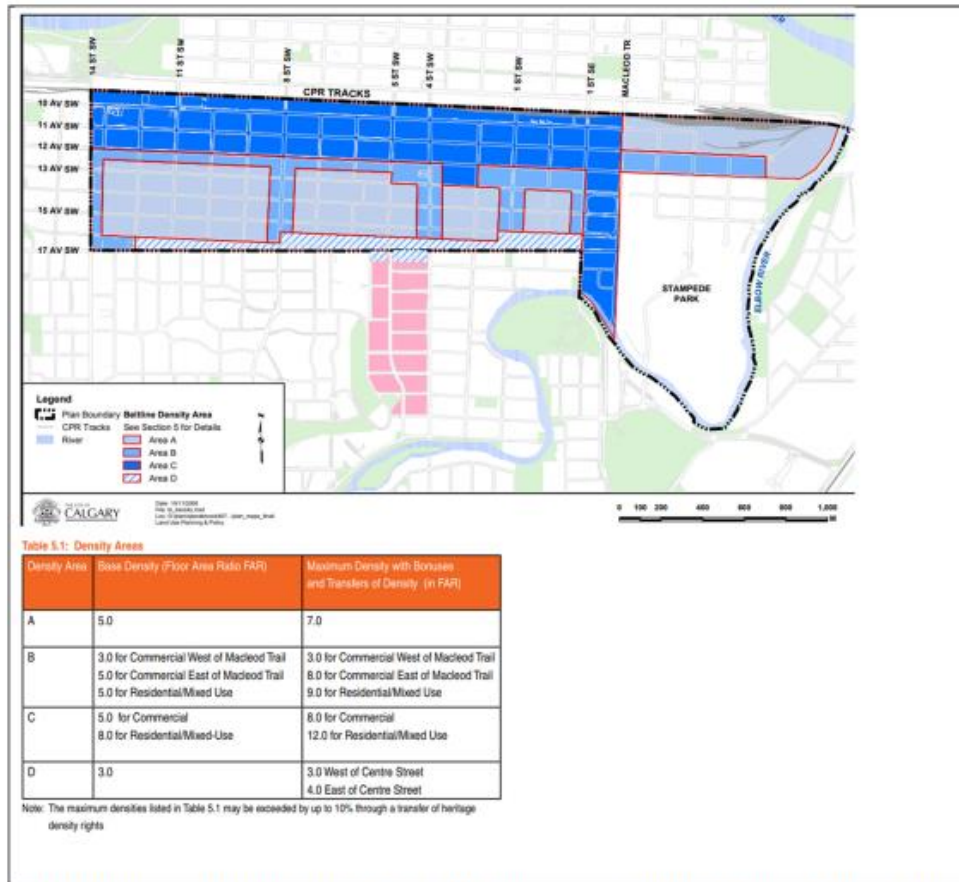


Exhibit 1. Density map of the Beltline shown in shades of blue, with the area of Cliff Bungalow with an FAR of 2.5x is shown in pink. This exhibit illustrates how density steps down from an FAR of 8.0x on 10 Ave SW, to 5.0x at 13 Ave SW to 3.0x at 17 Ave SW to 2.5x in Cliff Bungalow.

B. Planning concept of placing incremental density along “major thoroughfares” suggests a weak context of this LOC Application

Separately, another density strategy for the City of Calgary is to accommodate density along “major thoroughfares.” This can also be seen in the Beltline density map (above), where Area B allows for additional density along the higher traffic North-South corridors of 1st Street SW, 4th Street SW, 8th Street SW and 14th Street SW.

In contrast, this parcel is located along 5A Street SW. This street is one of the quietest streets within Cliff Bungalow, and already has difficulty accommodating one lane of traffic in each direction. Even though the LOC Application notes a parkade entrance located in the laneway between 5th Street SW and 5A Street SW, the addition of 200+ additional residents would substantially increase

traffic along 5A Street SW as this is where the main entrance to the residential tower is located (rideshare pick-ups/drop-offs, deliveries, visitors, resident traffic, etc.).

Existing resident traffic includes institutional traffic from Western Canada High School⁵, where over 200 cars occupy two parking lots for 10 months of the year, with two exits onto 5A, one a public parking lot adjacent to the 17 Ave intersection. The traffic engineering impact assessment would provide actual data and impacts.

Given the context outlined above, stepping up from an FAR of 3.0x to an FAR of 6.0x is not justifiable using the application of placing incremental density along major thoroughfares.

C. The existing approach to sensitive densification within the community of Cliff Bungalow-Mission is achieving exceptionally strong results. This provides strong evidence the sensitive density policies outlined within the Cliff Bungalow ARP are appropriate and effective.

To the Community Association's knowledge, no sufficient rationale outlining the Applicant's need for such a large increase in massing or density has been put forward beyond "sensitive densification" outlined within the MDP.

However, from the community perspective, Cliff Bungalow-Mission is already a successful model of sensitive densification within the confines outlined within their ARPs. And this sensitive densification is working to help achieve the densification objectives outlined within the MDP. The Cliff Bungalow Area Redevelopment Plan is a values-based, statutory document developed to inform the Bylaws by providing direction which is specific and appropriate to our district, and remains very relevant to smart growth within the community.

New developments within the Cliff Bungalow-Mission community over the past five years have increased the implied population of the community by ~7% (implied population capacity growth of 447 people relative to a total population of ~6,500 in 2019) proving the success of the sensitive densification policies outlined within the ARPs of community.

⁵ It is common knowledge that there have been numerous low-impact collisions that occur along 5A Street SW between 17 Avenue SW and 19 Avenue SW. This is driven by the confluence of young (inexperienced) drivers and the already significant traffic along the narrow streets along 5A Street.

Development	Year of Completion	Dwellings lost	Dwellings gained	Incremental dwelling count	Implied population growth	Compliance with ARP	Community Position (Objection or No Objection)
Matrix Apartments	2023	4	67	63	95	Yes	No Objection
Alicia Townhomes	2022	2	6	4	8	Yes	No Objection
Elva Apartments	2022	4	61	57	86	Yes	No Objection
The Block on Fourth	2022	0	39	39	59	Yes	No Objection
Riverwalk Retirement Facility	2022	36	141	105	131	No	Objection
Beverley Apartments	2021	8	35	27	41	Yes	No Objection
The Bergin	2020	2	21	19	29	Yes	No Objection
Total		56	370	314	447		

Exhibit 2. Residential developments completed or under construction within Cliff Bungalow – Mission over the most recent five years (2019-2023) have led to an implied population growth of 447 over this period. The CBMCA has not objected to six of the seven proposed developments, underscoring the community's value of supporting incremental density and development when proposed projects adhere to the confines of the Community's ARP. This also suggests that many projects are viable within the confines of the ARP within these communities.

Population estimates	Cliff Bungalow-Mission	Calgary
Population (2019)	6,480	1,285,711
Population growth (2019-2023)	447	69,389
New population (2023)	6,927	1,355,100
Implied population growth (2019-2023)	7%	5%

Exhibit 3. The population of Mission-Cliff Bungalow is growing proportionally faster than Calgary (~7% vs ~5% between 2019-2023) as a whole, illustrating the attractive of Mission-Cliff Bungalow to Calgarians and the success their respective ARP's in creating policies that allow for strong densification while retaining the historic character of the communities.

In comparison, the City of Calgary is estimated to grow ~5% over this same period. This means that if every community had been as successful as Cliff Bungalow-Mission in adding density over the past five years, the entirety of Calgary's population growth could have been fully confined to existing neighbourhoods (and then some) over this period. The community of Cliff Bungalow is already punching well above its weight relative to Calgary's MDP objective of having 50% of all population growth occur in established communities.

This underscores that the fabric of the Cliff Bungalow-Mission community is attractive. It also underscores that the policies embedded within the ARPs of Cliff Bungalow-Mission are not only valid, but immensely successful and highly effective in creating a community where people want to live and where developers are able to add significant amounts of incremental density within the confines of the ARP policies.

Furthermore, its contextually important to note that this densification is incrementally adding to an already dense community. At an average density of 8,945 people/km², Cliff Bungalow – Mission is Calgary's third most dense community (see for example, China Town at 8,274 people/km² and Beltline at 8,999 people/km²). Cliff Bungalow-Mission is one of the most desired communities exactly for that reason – its ability to accommodate many people and small businesses while retaining a 'sense of place' and cultural context. The CBMCA stresses the importance for City Administration and City Councillors to protect what makes the community of Cliff Bungalow-Mission special and attractive (which includes the predominance of new multifamily complexes with massing of 4-6 storey).

D. A 15-Storey tower would look out place in the historic neighbourhood of Cliff Bungalow, which is predominantly composed of single-family houses, townhomes and small apartment complexes

The neighbourhood of Cliff Bungalow is a historical community characterized predominantly by pre-WWI houses and sensitive densification that has primarily entailed the development of townhomes and small multi-family complexes (3-6 stories) within the neighbourhood. Given this context, a 15-storey tower would look substantially out of place, both with respect to the existing character of the neighbourhood and with respect to the community's approach to sensitive densification. This is illustrated below in a photograph of the community.

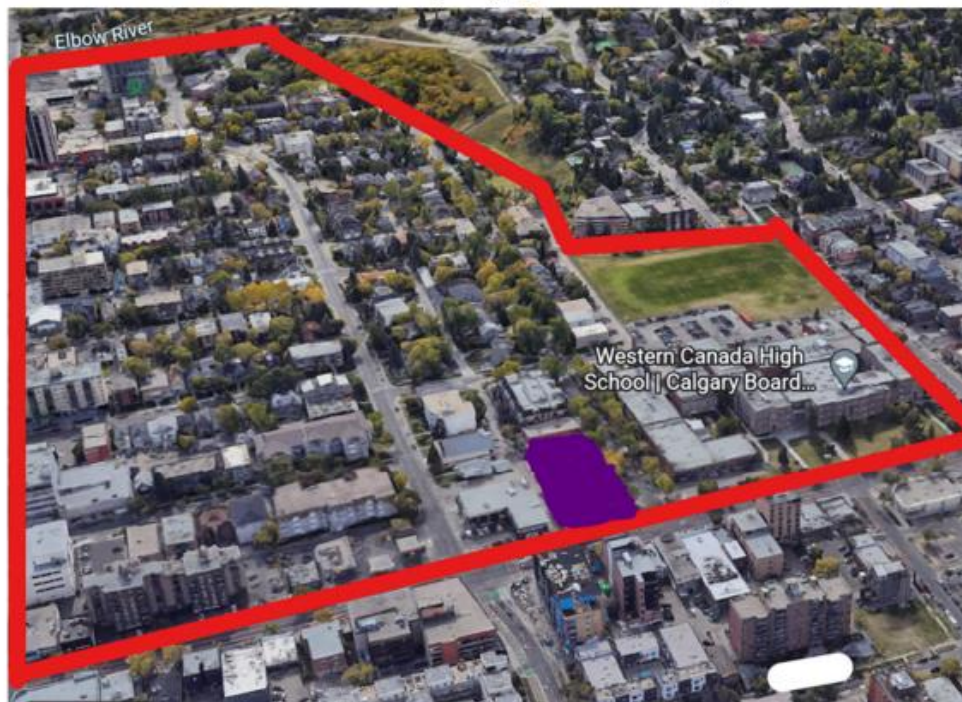


Exhibit 4. The neighbourhood of Cliff Bungalow is low-medium rise community, where most structures are a mix of circa-1900 single family homes, townhouses and 4-6 storey apartments. A fourteen-storey tower would upset the character and context of the neighbourhood. The location of this LOC Application is shaded in purple – the massing of a 15-storey tower here would be significantly out of context within the neighbourhood of Cliff Bungalow.

The Cliff Bungalow ARP notes that one objective for Residential Land Use is to “preserve and enhance the established low to medium density character.” A fifteen-storey tower does not align with this objective. A second objective is to ensure that housing, both new and redeveloped, is architecturally compatible with the existing residential character of the community. Once again, a fifteen-storey tower, does not align with this objective. Within the Medium Density Policy, the ARP notes that “The design of new developments should reflect the character of the original community.” Once again, a fifteen-storey tower does not reflect the character of the original community that was developed through the early-twentieth century.

II. Discussion of concerns around density bonusing and community benefits

The community of Cliff Bungalow-Mission has a clear position that commensurate community benefits need to be a major component of any LOC Application that entails any “spot” up-zoning component.

- The CBMCA estimates the market value of density rights being requested by The Applicant to be within a range of \$5,000,000-\$8,000,000. That value needs to be shared with other stakeholders including the citizens of Calgary; otherwise, it wholly represents a developer subsidy.
- The density bonusing framework in the Beltline would specify that 75% of the incremental density value must benefit the residents of the Beltline (this would equate to community amenities of \$3,750,000-\$6,000,000 on this LOC Application). The developer would be required to pay this if the incremental density was being sought on the North side of 17th Avenue. However, because the Applicant is seeking incremental density on the South side of 17th Avenue, there is no formal framework for density bonusing. This implies that City Administration and the area Councillor should propose a reasonable level of density bonusing and community amenities on a case-by-case basis. Given the proximity of this parcel to the Beltline, the CBMCA believes the formula that exists within the Beltline could be a logical starting point.
- **Concerns with regards to the lack of framework for calculating the appropriate level of community amenities.** The value of the proposed community benefits has not been costed by either the Applicant or City Administration, so there is no foundation from which to gauge whether the proposed benefits represent a reasonable sharing of the incremental value of density being requested by the Applicant.⁶
 - First, City Administration has not provided any analysis with regards to the market value of incremental density the Applicant is requesting. This analysis should be completed by City Administration.
 - Second, a rationale outlining a fair and reasonable amount of the community benefits in relation to the value of the density and height increase that should be sought has not been outlined by City Administration. The CBMCA has also not been consulted with on this matter.
 - Third, the Applicant has not costed the cost of community benefits they are proposing.

⁶ Best practice would entail the City of Calgary obtaining a third-party appraisal to assess the valuation of incremental density rights and the Applicant to provide their land acquisition, environmental remediation and the estimated costing of proposed community benefits. From here, a discussion could take place between City of Calgary, Councillor's Office, the Applicant and the Community as to a reasonable request for community benefits.

Without the above having been completed, neither CBMCA, City Administration, nor City Councillors have a reasonable basis on which to assess whether the value of community amenities being offered by the Applicant are fair and reasonable.

- **Concerns with regards to lack of engagement with regards to community amenities.** Once a reasonable level for community amenities has been established, the CBMCA should be consulted on its preferred menu for community amenities. While the Applicant has proposed some community amenities, these proposed benefits have not been developed in consultation with the community of Cliff Bungalow-Mission. There may be other projects within the community of Mission-Cliff Bungalow that would bring more benefit to the community and its residents than what has been proposed. Of note, one consideration that needs to be further discussed between City Administration and the CBMCA is the impact of the proposed plaza on Pocket Park⁷, which will likely be removed if the proposed public amenities are accepted. Pocket Square was completed in 2019 after 100s of volunteer hours and a \$300,000 grant from City Council.
- **Concerns with regards to the proposed community amenities.** The community benefits listed within the presentation to the committee are welcomed additions that will create a more cohesive and activated public realm along 17th Ave. That said, it's unclear where minimum standard design considerations (wide sidewalks, tree trees, site furniture) for development in the urban realm ends and legitimate "Community Amenities" begin without further detail and engagement with regards to what exactly is being proposed with regards to the public plazas along 17th Avenue.
- Without an identical density bonusing framework across inner-city neighbourhoods, developers have a perverse incentive to obtain free density within inner-city communities outside of the Beltline instead of paying for incremental density within the Beltline. This leads to three major unintended consequences.
 - First, developers have a perverse incentive to leave vacant lots fallow within the Beltline and instead pursue upzoning that will lead to the demolition of existing affordable housing in neighbourhoods surrounding the Beltline⁸.
 - This is a major reason why there are over thirty vacant parcels within the Beltline while Calgary continues to lose affordable housing in surrounding neighborhood. This is a negative outcome for both the Beltline and for the surrounding neighborhoods.
 - It is also a significant contributing factor of why these same communities are becoming increasingly vocal with regards to the increased threat of

⁷ Further information on Pocket Park can be found at <https://www.lindsayfischer.ca/pocket-square> and at <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=26348>

⁸ Including, but not limited to Sunalta, Scarboro, South Calgary, Altadore, Cliff Bungalow, Mission, Sunnyside, Hillhurst, West Hillhurst, Bankview and Bridgeland

losing their identity. The pace of change within these neighborhoods is needlessly aggressive due to the perverse incentive of these policy gaps.

- It also leads to a reduced tax base for the City of Calgary, because instead of having BOTH affordable housing and new development, the City ends up with affordable housing AT THE EXPENSE of affordable housing.
- Second, these same communities outside of the Beltline are treated unfairly with regards to density bonusing.
- In the past, City Councillors have denied Cliff Bungalow-Mission a reasonable fair share of density bonusing noting that the Applicant was “small-time,” “the incremental value of density being sought was small” and that the CBMCA came to the negotiating table too late. In this case, none of those arguments (all of which have a weak fundamental basis with regards to good policy) apply. First, Arlington Street is a major developer within the City of Calgary. Second, the value of incremental density being sought is substantial. And third, the CBMCA is coming to the table very early stating its request to negotiate community benefits as part of this LOC-Application.
- Density bonusing is a mechanism to achieve MDP objectives – including park space, recreational amenities and affordable housing – without the need for additional taxpayer dollars. A fiscally responsible City needs to empower communities to obtain their fair share of density bonusing.

III. Micro-comments related to the proposed DC-Zoning

A. Comments with respect to landscape architecture and public realm

Below, the CBMCA provides some comments with regards to the proposed the LOC Application as it relates to setbacks, pedestrian circulation, urban forestry, public space and landscape architecture. The CBMCA believes these items are best communicated and resolved through an iterative dialogue between the City Administration, the planners and architects on the CBMCA Planning Committee and the Applicant.

Comments with regards to pedestrian circulation

- The CBMCA believes rather than the proposed boulevard planting application, the pedestrian realm along 17th Ave could be widened through the implementation of a CoC trench. This is further detailed in the subsection below (noted as Softscape Street Trees).
- The Application notes the “Interior Walk” along 5A Street a community benefit, marked as a “public sidewalk.” The CBMCA believes that it is important to ensure the public sidewalk

actually feels public, which comes down to considerations such as the use of specific hardscape vs softscape landscaping design features.

Comments with regards to softscaping along 17 Avenue SW and 5A Street SW

Along 17th Avenue SW

- Four trees are proposed along 17th Ave SW. The ultimate planting depth of these trees is unclear as it appears to be measured from face of curb rather than from the back of the curb. Soil volume, calculated at roughly 31 cubic meters (assuming 2.0m wide x 17.125 long x 0.9m deep) may be better suited for three trees assuming shared soil volume at 10 cubic meters per tree.
- The CBMCA has concerns with regards to whether the softscape boulevard along 17th Avenue will be able to stand up to urban realm conditions due to its north facing exposure (especially in the winter with snow plowing and salt/gravel/garbage). The CBMCA foresees long term maintenance issues with regards to tree and shrub/grass survival.
- The CBMCA believes there is a potential opportunity to space the proposed trees out over the length of the building façade facing 17th Ave SW in CoC standard tree trench and grate. By doing so, the pedestrian realm could be further widened along 17th Ave. Under the current iteration of the LOC Application, the face of building to the back of boulevard results in 2.6m sidewalk. In contrast, application of a CoC trench detail would allow the sidewalk to be widened to ~2.9m, with the opportunity to implement site furnishing in the spacings of the trees.

Along 5A Street SW

- The CBMCA appreciates the 3.5m softscape provided for large mature street trees
- The CBMCA is concerned that a significant amount of critical root zone and possible structural root plate of existing trees could be removed and damaged, even with the provided 3.55 m buffer provided. The CBMCA believes the Applicant should consider providing a soil vault system within private property to provide more soil volume for the existing trees to access and ultimately a soil vault system should likely be a requirement of the LOC Application. With any development, there is a risk that these trees will not survive construction activities; the impact on the trees may not be immediate, but in the long term (5-10 years) there is a material risk of a decline in the health and ultimately death of these historic trees. Providing soil vaults along this edge can future proof any future planting that is required if existing tree die within the boulevard.

Comments with regards to public plazas:

- The CBMCA appreciates the corner activation gesture to create a public plaza where Calgarians can congregate along 17 Avenue SW, especially in the afternoon and the evening sun. That said, the CBMCA believes the Applicant needs to provide clarity on the intent of the public plaza, as some renderings show the building architecture extending out into the plaza, while the landscape plan shows a proposed art feature. Does the Applicant intend the plaza to be open to the public or will it be fenced patio seating for an adjacent CRU? While patio spaces activate and liven street activity, they are not public amenities.

Comments related to the massing model

The CBMCA's believes 5A Street should each be maximized to minimize the visual impact of a modern tower while walking along historic 5A Street. The CBMCA would like to further engage with the applicant on various ideas to allow for this, including the ideas noted below:

- **Possible elimination of surface level parking on east side of massing model.** By eliminating the surface level parking lot on the east side of the massing model, the tower could be oriented further east, which in turn allows for a further set-back and/or step-back along 5A Street.
- **Use of in-set balconies.** The CBMCA believes that in conjunction with curtailing surface level parking on the east side of the podium, the developer may be able to increase the building footprint through the use of in-set balconies for the tower. This would also allow the tower footprint to be oriented further east, which in turn allows for a further set-back and/or step-back along 5A Street.

IV. Comments with regards to design, look and feel of the proposed development

This is a stand-alone LOC Application without an accompanying DP Application. As a result, it is too early to comment on the quality, materiality or architectural style of the proposed development.

This is unfortunate given the prominence a future development on this site would have (assuming the LOC Application is approved). At 15-storeys, the proposed residential tower would be the highest building on 17th Avenue (by ~9 storeys by our count). It would also be the tallest building within the entire neighbourhood of Cliff Bungalow. The context of this proposed LOC Application – specifically with regards to its proposed massing relative to existing building on 17th Avenue and within the community of Cliff Bungalow-Mission – suggests there should have been a stronger consideration given towards requiring the Applicant to submit concurrent LOC and DP Applications for this specific file.

Annex I – Proposed Approach to Community Amenities and Density Bonusing

To the knowledge of the CBMCA, the City of Calgary does not have a formalized policy to pass zoning by-laws involving increases in the height or density in return for the provision by the owner of community benefits. The CBMCA thus looked to Section 37³ of the City of Toronto for guidance. Below are the most pertinent policy considerations that the CBMCA would use in a discussion of community benefits:

1. **The proposed development must represent good planning.** An owner/developer should not expect inappropriately high density or height increases in return for community benefits and the City should not approve bad development simply to get community benefits.
2. **Good architecture and good design are expected of all developments, as a matter of course, and are not eligible as community benefits.** If the CBMCA were to accept good architecture and/or good design as eligible benefits, it would be signalling that lower standards are appropriate in developments where community benefits are not used, which is definitely not the case.
3. **No citywide formula should exist in determining the level of community benefits.** An example of such a formula would be that the cost of community benefits should be at least 30% of the increased land value resulting from the density increase. As a result, community benefits are to be negotiated on a case- by-case basis, and the amount or value of the community benefits in relation to the value of the density or height increase varies from project to project or from one area of the City to another.
4. **Community benefits should be specific capital facilities, or cash contributions to achieve specific capital facilities.** This principle contains two important sub-principles: a) community benefits should be capital facilities; and b) those capital facilities should be specific capital facilities. Community benefits should be durable.
5. **There should be an appropriate geographic relationship between the secured community benefits and the increase in height and/or density in the contributing development.** The priority location for community benefits should be on-site or in the local area.
6. **The Ward Councillor should always be consulted by City Planning staff prior to any negotiation of community benefits.** The Ward Councillor has a role, if he or she wishes, in determining what benefits should be the subject of negotiation between the City and the developer/owner, and should always be consulted prior to negotiations with the applicant.

7. **City Planning staff should always be involved in discussing or negotiating community benefits with developers/owners.** City Planning staff has a particular responsibility to ensure that the Official Plan policies are being complied with, and must recommend an appropriate package of community benefits when the staff report recommending approval of the proposed development is forwarded for Community Council consideration.

³ <https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

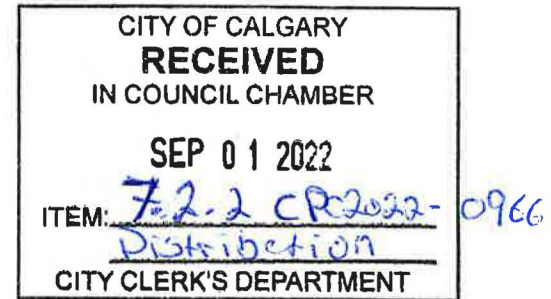
462, 1811 4 Street SW, Calgary Alberta, T2S 1W2
Community hall and office, 2201 Cliff Street SW
www.cliffbungalowmission.com
cbmca.development@gmail.com



August 30, 2022

City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: **LOC2018-0250**, 617 17 Avenue SW (Multiple Addresses)
Decision: **Withheld pending outcome of unresolved matters¹**



The Cliff Bungalow-Mission Community Association (“CBMCA”) is withdrawing its position of “Objection” to this LOC Application, reflecting perceived progress on issues of importance to community. The CBMCA’s final decision is now pending the outcome of two unresolved matters as noted below:

1. **Concrete action should be taken towards creating a formalized density bonusing policy for the community of Cliff Bungalow-Mission.** The CBMCA believes that this Application lays bare the failures of the existing policy framework. This failure is not the fault of either the Applicant, the File Manager, City Administration or the current iteration of City Council.

That said, City Council does have a responsibility to address this policy failure. A density bonusing framework would allow for more reasonable community share of the value created through future LOC Applications. A density bonusing policy would also work to correct numerous perverse incentives and unintended consequences of the current policy framework that are adversely impacting the community of Cliff Bungalow-Mission, while still allowing incremental density to be sought on parcels where there is a strong rationale to do so. ***The CBMCA is thus requesting that a motion is introduced at the Council Public Hearing on October 4th to direct City Administration***

¹ The CBMCA will ultimately issue one of four decision types: 1 Opposed, 2 Concerned, 3 No Objection/Comment or 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP’s and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP’s and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP’s. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

to work with the community to create a density bonusing framework specific to the community of Cliff Bungalow-Mission.

2. **Further details are required on the tangible community amenities being proposed as part of this LOC Application.** Without a fuller understanding of the community amenity package being provided (in terms of real outputs rather than monetary inputs), it is difficult to make a final decision as to whether this project should earn the support of the community. The CBMCA believes that even under a voluntary community contribution framework, an acceptable mix of community amenities should be provided. It is unclear whether that has been accomplished. The CBMCA continues to note that proceeds from the sale of a public laneway required to develop this project could be put towards funding an acceptable community amenity package.

While concerns with regards to context and massing remain valid, the CBMCA believes that all stakeholders – including the File Manager, the Applicant and Councillor Walcott – have engaged thoroughly with the CBMCA in good-faith and continue to work towards addressing the community's remaining concerns.

Concerns Addressed by the Applicant and City Administration

1. **The CBMCA believes there has now been sufficient engagement since the LOC Application was reintroduced.** The CBMCA is satisfied that both the Applicant and City Administration have thoughtfully and thoroughly engaged the CBMCA in good-faith.
2. **Micro-issues related to the LOC.** The Applicant did address micro-issues related to the LOC Application, while other micro-level concerns are not addressable until the DP Application. The CBMCA will send comments to the File Manager and Applicant prior to August 31, 2022 outlining suggestions around the wording in the draft ARP amendment and draft terms of the Direct Control District. While these comments are likely too late to be incorporated into the CPC submission, the CBMCA hopes there is some flexibility with regards to taking these comments into consideration prior to the Council Public Hearing.

Assessing the merit of this LOC Application within Cliff Bungalow-Mission

The CBMCA continues to have significant concerns with regard to the context of massing and density in this location as it relates to planning concepts such as density step-downs, locating incremental density on busier thoroughfares, the historic context of the boulevard of 5A Street SW and the Cliff Bungalow ARP. The CBMCA believes these critiques – which are outlined in our comment dated June 30, 2022 - remain valid.

Positive attributes of this Application include higher density, increased housing supply and proximity to transit; however, these positive attributes would be true of ANY parcel undergoing an LOC Application within the historic community of Cliff Bungalow-Mission. As a result, if these conditions were deemed sufficient for an LOC Application to gain approval, the neighborhood of Cliff Bungalow-Mission would inevitably lose many of the defining characteristics of what makes the community special, including the historic nature of the Cliff Bungalow neighborhood and density within a low to medium massing scale. Thus, in order to preserve these important characteristics of Cliff Bungalow-Mission, an LOC Application needs compelling rationales - beyond those noted above - in order to earn community support. The CBMCA believes the CPC and City Council should use this same approach when assessing LOC Applications for this community. And absent compelling additional rationales, the Cliff Bungalow's ARP – which remains the guiding statutory document for the redevelopment of the neighborhood - needs to be respected.

All that said, the CBMCA does recognize there are some compelling rationales for this LOC Application beyond the generic attributes noted above. These include the environmental remediation of a contaminated site, considerable improvements to the 17 Avenue SW pedestrian realm, an initial parcel that was likely too small for commercial development without additional land assembly (which then necessitated a residential component) and an undetermined mix of community amenities.

In contrast, prior LOC Applications within the community of Cliff Bungalow-Mission, including most recently LOC2020-0048 and LOC2018-0143, were approved with weak rationales. Approval of these two prior LOC applications by previous iterations of City Council have resulted in a significant loss of trust between community residents and City Council. To minimize outcomes like these from reoccurring and to restore a strong level of trust between the community and its council, there needs to be a recognition of the need for additional safeguards within the community of Cliff Bungalow-Mission. The CBMCA believes a formalized density bonusing framework developed in conjunction with the community would help achieve this objective.

Unresolved concerns

Concerns with regards to community amenities

The CBMCA has provided input on community amenities that would be of benefit to the community of Cliff Bungalow-Mission, but there has been no further communication with City Administration as to the community amenities that will be provided to the community. Without a fuller understanding of the community amenity package being provided, it is difficult for the CBMCA make a decision as to whether this project should earn the support of the community at this time. The CBMCA believes that even under the current voluntary density bonusing framework, enough funds should be provided to deliver a reasonable mix of community amenities for the community. It is unclear whether that has been accomplished.

The need for a density bonusing policy

The Applicant has offered a voluntary contribution that is fairly similar to contribution rates made for similar projects within the inner-city (outside of the Beltline). Under the current voluntary contribution regime, it is idealistic to expect the Applicant to come to the table with a substantially larger contribution. The Applicant is a private entity that has an objective to make a profit for its shareholders. And by the time this LOC Application was submitted, the Applicant had already negotiated prices for its land assembly that likely assumed an expected voluntary contribution based on past precedents. ***The CBMCA realizes that this implies the current Application should be assessed under a framework that incorporates the existing voluntary contribution policy as this was the regulatory regime in place when the Application was submitted.***

That said, the voluntary contribution framework is extremely unfair to the community of Cliff Bungalow-Mission.² Since 2019, three LOC Applications in the community of Cliff Bungalow-Mission have been brought to CPC, with the community only receiving about \$0.10 for each dollar of incremental density value created by council. Relative to the density bonusing policy that exists in the Beltline (where \$0.75 for each dollar of incremental density created are directed to the community), the voluntary framework has cost the community of Cliff Bungalow-Mission an estimated \$10,000,000-\$15,000,000 in community benefits over the past three LOC-Applications alone. These are funds that could be used to pursue MDP objectives such as affordable housing, urban forestry, public art and recreational facilities without the use of additional taxes.

² The current framework is regressive, benefiting landholders and developers at the expense of communities.

Beyond the inherent unfairness of the low community contributions, the voluntary contribution framework is bad public policy because it creates a number of perverse incentives and unintended consequences. The most important unintended consequences is that it incentivizes developers to knock-down existing housing outside of the Beltline (typically older housing stock, which is affordable) instead of developing the empty parking lots within the Beltline. This reduces the supply of privately owned affordable housing, but also is detrimental the build out of the Beltline community. The voluntary framework also has an adverse impact with regards to historical preservation because developers have a perverse incentive to seek upzoning in historical neighborhoods instead of adding to the built-form of the Beltline. And these perverse incentives disproportionately affect Cliff Bungalow-Mission more than any other neighborhood in Calgary for three important reasons:

1. Cliff Bungalow-Mission is directly contiguous to the most attractive part of the Beltline, so developers looking to upzone land in the heart of the Beltline can simply look a few blocks away and pay a substantially lower contribution rate (~10% instead of 75%)
2. Cliff Bungalow-Mission has the highest land value of all the multi-family, inner-city neighborhoods within Calgary. As a result, the perverse incentive to seek up-zoning in this community is higher than any other because the incremental value gained from upzoning is higher (per unit density) in Cliff Bungalow-Mission than it is in any other community.
3. Cliff Bungalow-Mission has a higher proportion of historically important structures than other inner-city communities, so upzoning within this community results in a higher chance of demolition of historically important structures and streetscapes relative to other communities.

This underscores that the need to counteract perverse incentives is especially urgent and imperative for the community Cliff Bungalow-Mission. *A density bonusing framework, in addition to allowing for a more reasonable split of value created through an approved LOC Application, could work to limit these unintended consequences, while still allowing upzoning on parcels where it makes sense.*

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

462, 1811 4 Street SW, Calgary Alberta, T2S 1W2

Community hall and office, 2201 Cliff Street SW

www.cliffbungalowmission.com

cbmca.development@gmail.com



August 31, 2022

City of Calgary

Planning and Development

Third floor, Municipal Building

800 Macleod Trail SE

Calgary, Alberta

Re: **LOC2018-0250**, 617 17 Avenue SW (Multiple Addresses)

Decision: **Withheld pending outcome of unresolved matters¹**

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 01 2022

ITEM: 7.2.2 CPC 2022-0966

Distribution - Letter

CITY CLERK'S DEPARTMENT

The Cliff Bungalow-Mission Community Association ("CBMCA") would like to further expand on its position on the **community amenities** aspect of this application. As noted in comments dated August 30, 2022, the CBMCA's position is that even under a voluntary community contribution framework, an acceptable mix of community amenities should be provided.

To this point, the CBMCA has noted that its favored public amenities include: (1) land acquisition for park space, (2) Elbow River Pathway Right-of-Way Extensions, and/or (3) conversion of 23rd/24rd Avenue cul-de-sacs into public space. Each of these amenities would be durable, contribute towards MDP objectives and be valued by residents within the community. The CBMCA would like the mix of community amenities offered to include some mix of these aforementioned items (in addition to the amenities proposed on the Applicant's site and the improvements proposed for the plaza across the street at Western Canada High School).

Also noted in the CBMCA's more recent note (dated August 30, 2022), it is unclear whether the proposed contribution would be sufficient to deliver a sufficient mix of community amenities and

¹ The CBMCA will ultimately issue one of four decision types: 1 Opposed, 2 Concerned, 3 No Objection/Comment or 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

pending clarification on this matter, the CBMCA is unable to render its final position on this application.

While the CBMCA is focused on the amenities delivered rather than the input price of these amenities, it is important to put the proposed contribution into context. The CBMCA estimates that the proposed contribution only represents about \$0.085 for each \$1.00 of additional density being created by City Council (the other \$0.915 would go to the Applicant).

The CBMCA realizes that within the existing framework, it is idealistic to expect a voluntary contribution equating to what Beltline's density bonusing framework would require the Applicant to provide. **However, there is an extremely wide gulf between what the CBMCA estimates the Applicant is offering (~\$500,000) and what CBMCA estimates the Beltline's density bonusing policy would require (~\$4,600,000).** This is jarring given that this parcel sits across the street from the Beltline and is located in a community with even higher land values (per unit density).

Value created through upzoning	Community Contribution (%)	Contribution community (\$)	Notes
6,083,490	0%	0	
6,083,490	8.5%	516,479	Current Offer by Applicant
6,083,490	10%	608,349	
6,083,490	25%	1,520,873	
6,083,490	50%	3,041,745	
6,083,490	75%	4,562,618	Beltline Density Bonusing Framework
6,083,490	100%	6,083,490	

Table 1. Community contribution schedules for LOC2018-0250 as estimated by the CBMCA

Thus, it is the CBMCA's position that if the proposed contribution is insufficient to deliver a reasonable mix of community amenities, the Applicant has the ability to provide a more generous voluntary contribution in order to deliver such a package.

Zaakir Karim
Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

PROPOSED

CPC2022-0966
ATTACHMENT 10

BYLAW NUMBER 8C2022

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 1911117, AREA 'A')
(CLOSURE LOC2018-0250/CPC2022-0966)**

WHEREAS The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

PLAN 1911117
AREA 'A'
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.

PROPOSED

BYLAW NUMBER 8C2022

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Calgary Planning Commission Member Comments



For CPC2022-0966 / LOC2018-0250
heard at Calgary Planning Commission
Meeting 2022 September 01



Member	Reasons for Decision or Comments
Commissioner Tiedemann	<p>Reasons for Approval</p> <ul style="list-style-type: none"> While this application will allow for a taller, more dense building than we have previously seen along this side of 17th Ave, the specific details provided in the DC district ensure that the majority of the mass and height are placed in a thoughtful and sensitive way on the site. The DC district will ensure the best possible outcome for this site once the project moves into the DP design stage. This application represents an exciting re-development on a significantly underutilized parcel along one of Calgary's most vibrant streets. While the CA did bring up some strong points regarding the value of the density bonusing and community amenity contribution on this site, I believe this is a larger issue that should be discussed at broader level, rather than at a project specific level.
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The Cliff Bungalow-Mission Community Association (CBMCA) wrote three letters about this application. It is clear that this is a significant project in the area of their community west of 4th St SW and that there are concerns. I hope that by the time this goes to Council, the Community Association has clarified their major concerns. <p>As I understand it, some of the topics that CBMCA discusses should be dealt with at a higher policy level than this application. The City should probably review bonus density formulae across the city. Community amenities associated with bonus density should be included in the Implementation Options of a Local Area Plan. They make good points about the loss of naturally occurring affordable housing, about which I hope the Housing and Affordability Task Force will make meaningful recommendations. I'm sure that urbanists on Twitter would respond to their comments about vacant lots with, "A land value tax would solve this."</p> <p>I was a little surprised that there wasn't a parking relaxation, but the applicant said marketability was more important than parking concerns.</p> <p>On the whole, this application does the following well:</p>

	<p>It is along a corridor, consistent with Municipal Development Plan direction;</p> <ul style="list-style-type: none">○ Urban Forestry has been involved with this application from the beginning to ensure the protection of the 5A Street SW Boulevards;○ It gives the College Apartments to the south more space with a 4 meter setback; and○ The tower further is located to the south to try to keep the sidewalk less shaded and create a better gathering place along 17th Avenue.
--	--

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 615 17 AV SW - LOC2018-0250 - DMAP Comment - Tue 9/27/2022 9:09:54 AM
Date: Tuesday, September 27, 2022 9:09:58 AM

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Application: LOC2018-0250

Submitted by: Andrea Ewing

Contact Information

Address: 1916 5A St SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Community character, Traffic impacts

General comments or concerns:

City Planners, Councillors and LOC2018-0250 File Manager,

My name is Andrea Ewing, I'm a resident on 5A street who is very concerned about the proposed land use change(s) in my neighbourhood. Cliff Bungalow is a wonderful, neighbourly, family-friendly part of the inner city that is in danger of irreparable damage if the proposed rezoning occurs. Beyond the impacts to the feel and community of Cliff Bungalow and 5A street I have two primary concerns, traffic – congestion & speeding – and parking.

The infrastructure of 5A street and 19th & Royal Avenues are already at capacity, with the narrow streets and limited visibility due to congested parking along either side. Often traffic is already delayed as cars try to move in different directions down the streets. These delays can lead to very frustrated drivers who, when able, tend to speed down our street far too quickly. We have on a number of occasions have had to call the police to come and patrol the traffic, and while cars have not reached

ticketable speeding levels, the officers have agreed that they are driving far too fast to be considered safe. There are a number of young children who live along 5A street and we are very concerned about their safety as cars zip along our neighbourhood road.

In addition to general traffic, the addition of this many residents to our street will only further aggravate parking concerns. I was very troubled by recent reporting that the City has agreed to sell parking permits to condo and apartment residents, it will make parking along our street nearly impossible.

The LOC application LOC2018-0250 has me greatly concerned about impacts to the enjoyment of my home, especially when considered alongside another LOC application LOC2022-0153, a rezoning along 5A street. If these two projects proceed traffic and parking will become a major problem along 5A Street, 19 & Royal Avenues and I hope these are concerns are given thorough consideration.

Thank you,

Andrea Ewing
1916 5A St SW
[REDACTED]

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 615 17 AV SW - LOC2018-0250 - DMAP Comment - Thu 9/15/2022 8:11:37 AM
Date: Thursday, September 15, 2022 8:11:41 AM

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Application: LOC2018-0250

Submitted by: Andrea Ewing

Contact Information

Address: 1916 5A St SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

The infrastructure around 5A street is already at max capacity. There is no parking and traffic can be very difficult to move on the narrow streets. Adding a large development like this will only increase these concerns.

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

I am concerned about frustrated drivers aggressively driving down 5A street where I live with my family and young daughter. The visibility is very poor on the street and cars already drive far too quickly along it. Increasing traffic has me greatly concerned.

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?

I can see on paper how this project would work towards some of these goals, however 5A street can not support increased density.

How will the proposed impact the immediate surroundings?

Traffic and parking are already strained in our neighbourhood. Many of our neighbours already struggle to find parking for their vehicles. Added residents and visitors will exacerbate this problem. Recently reading about the city considering paid parking permits for condos and apartments increases this worry considerably.

General comments or concerns:

Cliff Bungalow streets were not constructed to support some of the developments being proposed. I believe projects being considered will make traffic flow very difficult in the area and would like for the redesignation to be denied.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	Darren
Last name (required)	Courtnage
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM

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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Motion Arising 8.1.4

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Rather than write a response, I have created a YouTube video talking about Capitol Hill's history and experience with RC-G's to date. I provide my personal opinions in this video but largely it is intended to be an informative video for Community members. Apologies that it is quite lengthy. If you take the time to give a listen, suggest put on 1.5x play back speed to speed it up. I suspect you will find informative. Here is the link <https://youtu.be/Vg4PzDxWHxo>

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 September 9**

**ISC: UNRESTRICTED
IP2022-0989
Page 1 of 6**

Land Use Bylaw Amendments to Address Missing Middle Housing

RECOMMENDATION:

That the Infrastructure and Planning Committee recommend that Council:

Give three readings to the Proposed Bylaw to amend Land Use Bylaw 1P2007 to add a new housing district (Housing – Grade-Oriented (H-GO) District), to amend the Residential – Grade-Oriented Infill (R-CG) district, as well as other minor consequential amendments to accommodate grade-oriented housing forms such as: semi-detached dwellings, rowhouses, townhouses, at-grade flats, and suites as outlined in Attachment 2.

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022
SEPTEMBER 9:**

That Council give three readings to **Proposed Bylaw 56P2022** to amend Land Use Bylaw 1P2007 to add a new housing district (Housing – Grade-Oriented (H-GO) District), to amend the Residential – Grade-Oriented Infill (R-CG) district, as well as other minor consequential amendments to accommodate grade-oriented housing forms such as: semi-detached dwellings, rowhouses, townhouses, at-grade flats, and suites as outlined in Attachment 2.

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, held 2022 September 9:

“Moved by Councillor Chabot

That with respect to Report IP2022-0989, the following be approved:

That the Infrastructure and Planning Committee recommend that Council refer this report back to Administration to undertake a public engagement forum to allow members of the public to provide input into the proposed bylaw and report back to Council through the Infrastructure and Planning Committee no later than Q2 2023.

For: (5): Councillor Sharp, Councillor Chabot, Councillor McLean, Councillor Chu, and Councillor Wong

Against: (6): Councillor Mian, Councillor Carra, Councillor Demong, Councillor Spencer, Councillor Penner, and Councillor Walcott

MOTION DEFEATED

Moved by Councillor Mian

That the Recommendation contained in Report IP2022-0989 be amended by amending Attachment 2, as follows:

1. Amend section 2(r) of Attachment 2 to replace “Residential – Grade-Oriented Infill District” with “Housing – Grade-Oriented District” in section 1388 of the proposed H-GO District.
2. Amend section 3(o) of Attachment 2 to add “or **corner**” after “**laned**” in subsection 540(2) of the proposed amendment to the R-CG District.

Land Use Bylaw Amendments to Address Missing Middle Housing

3. Add a new section 5 to Attachment 2 as follows:

“5. This Bylaw comes into force on January 2, 2023.”:

For: (9): Councillor Sharp, Councillor Mian, Councillor Carra, Councillor Chabot, Councillor Demong, Councillor Spencer, Councillor Penner, Councillor Walcott, and Councillor Wong

Against: (2): Councillor McLean, and Councillor Chu

MOTION CARRIED”

Highlights

- A new land use district (Housing – Grade-Oriented (H-GO) District) is being proposed to provide more consistency for the development of grade-oriented housing forms such as: semi-detached dwellings, rowhouses, townhouses, and suites. Grade-oriented housing forms have all dwelling units with clear pedestrian access to the entrance of each unit from the street. Often referred to as “missing middle”, this form has seen limited development in many cities across North America including Calgary. These forms were not anticipated in Calgary’s current Land Use Bylaw resulting in inconsistent and unique direct control districts.
- **What does this mean to Calgarians?** Calgarians will have a better understanding of what could be built in their communities through more consistency in how homes are built. The new district will enable a wider variety of housing forms and increase Calgary’s housing stock, making it easier for existing and new Calgarians to find a home in a community that best suits their needs. Making housing more accessible will also help attract businesses and talent to Calgary as housing choice and affordability are two of the drivers for where businesses locate. Further, greater housing choice will lead to more complete and resilient communities by ensuring there is sufficient population needed to support services and amenities despite future challenges.
- **Why does this matter?** Peak population has declined in 86 per cent of Calgary’s established communities and they need new residents to support local businesses, schools, and city services. This directly impacts the social, environmental, and economic considerations identified as Council priorities by allowing more equitable access to housing in established communities. Environmental benefits will be realized through more efficient built forms, reductions in the amount of building materials required, due to increased number of dwelling units in a single building and the utilization of existing transit, utilities and amenities.
- The proposed amendments will provide greater efficiencies for the development industry, Administration and Council by reducing the number of direct control applications and associated costs, while ensuring a consistent set of rules meet the needs of surrounding neighbours.
- The Residential Grade-Oriented Infill (R-CG) district has successfully enabled rowhouses on many corner parcels, but it remains challenging on mid-block parcels. Administration is proposing amendments to the R-CG district to enable midblock and courtyard forms.
- The proposed amendments to multi-residential districts remove barriers to enabling a wide variety of housing forms on multi-residential parcels, further reducing the use of direct control districts.

Land Use Bylaw Amendments to Address Missing Middle Housing

- On 2022 April 12, Council directed Administration to reduce the number of direct control districts being brought to Council by creating a new land use district that addresses the challenges of implementing the grade-oriented forms of the R-CG district mid-block.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

This report proposes amendments to Land Use Bylaw 1P2007 to introduce a new land use district, Housing – Grade Oriented (H-GO) district, amendments to the Residential Grade - Oriented Infill (R-CG) district, the general rules for multi-residential districts and standardized parking rates (see Attachment 2 for amendments).

New Standard Land Use Bylaw District

The current Land Use Bylaw was adopted in 2008. Over the past 14 years, there have been many changes to housing forms and Calgarians' housing needs, resulting in a regulatory gap. This gap has led to a rise in the number of direct control applications for a wide variety of housing forms, which require more time and resources from Administration and Council to process and approve. Council approved a motion arising during the 2022 April 12 meeting of Council (CPC2022-0256) that directed Administration to create a standard district to address this gap and provide a consistent approach to these types of applications. To do this, Administration focused on researching different housing forms, conducting analysis into why these housing forms are important for Calgary and how it relates to other work being done at The City (details in Attachment 3), as well as what other cities are doing to accommodate these housing forms (details in Attachment 4).

To provide this form of housing through a standard district, a review of previous direct control applications was completed to identify problems and potential solutions. Administration carefully considered several regulations that impact built form, such as parking, landscaping, height, and massing. The new district proposes guidance on where the district is appropriate, such as close to light rail transit stations and Main Streets and where it is not, such as in the middle of low-density residential neighborhoods. More information on the rationale behind the creation of the district rules can be found in Attachment 5. Architectural testing on the draft district and proposed amendments was completed by industry (details in Attachment 6) to ensure the rules would result in the intended built form.

In addition to the new standard district, Administration has developed the Landscape Design Guide for Small Residential Sites to assist with development application review. This document will help support high-quality landscaping outcomes within the H-GO and R-CG districts (Attachment 7). This is an internal document (not needing Council approval) that will help inform builders and designers around landscape and site design expectations.

Amendments to the Residential – Contextual Grade-Oriented District (R-CG)

Previous motions arising directed Administration to bring forward amendments to the existing R-CG district to better enable mid-block and courtyard style housing forms (Attachment 1). In

Land Use Bylaw Amendments to Address Missing Middle Housing

response to these motions, Administration is proposing amendments to R-CG that will enable a mix of homes but will not result in an increase in maximum density already allowed in the district.

Amending the rules of R-CG will reduce the number of land use redesignations and direct control districts on existing R-CG parcels, allowing more applications to go straight to development permit. The need to apply for a direct control district increases costs for developers and leads to delays in implementing these much-needed housing forms. This effectively reduces availability and drives housing costs up, reducing access to housing in Calgary's established communities for many Calgarians. If amendments to R-CG are not adopted, Council would likely see an increase in redesignation applications to the new district, that would better accommodate the type of built form being sought through direct control districts.

Amendments to Multi-Residential Districts

Through testing of the new district and analysis of recent direct control districts, Administration identified that many of the applications for grade-oriented forms use a current multi-residential land use designation (i.e., M-CG, M-C1 and M-C2) as their base when they are proposing higher densities. Administration would like to accommodate these developments under existing land use districts without the need for a land use redesignation. As a result, administration is proposing amendments to the parking requirements for multi-residential districts along with some minor amendments to various definitions in the Land use Bylaw.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Administration engaged stakeholders, primarily builders, architects, and planners, to ensure that the new district would result in the desired built forms and remove barriers to redevelopment. Administration also reviewed all the comments and discussion during public hearings for these direct control districts, to ensure the district best responds to community concerns. A detailed description of the stakeholder engagement can be found in Attachment 8. Further, feedback from Calgary Planning Commission (Attachment 9) was used to inform and develop the final amendments. Letters of support are included in Attachment 10.

IMPLICATIONS

Social

These amendments reduce barriers for the development of more homes in a consistent manner in established communities. Increasing the diversity of housing types in these communities aligns with Council's foundation of a resilient Calgary by removing barriers to development, making more homes more attainable and welcoming more people with diverse backgrounds into these communities. This leads to the city being more equitable, allowing a diversity of socio-

Land Use Bylaw Amendments to Address Missing Middle Housing

demographics throughout Calgary. This diversity keeps us socially resilient ensuring our communities and Calgarians can thrive.

Environmental

Calgary's net zero 2050 climate goal will not be met with current City building practices, and Calgary's Climate Strategy identifies that increasing the availability of housing types in a variety of communities will be necessary. Amendments will reduce barriers for redevelopment in established neighbourhoods, allowing for the efficient use of land and providing more homes close to existing transit, shopping, and workplaces, which can support the City's climate mitigation goals through reduced dependency on private vehicles.

Economic

Amendments will streamline the development process by reducing the need for direct control district applications and land use amendments, and their associated time and cost. Adding more units to our established communities will enhance the residential tax base and add customers in proximity to local businesses and existing City services.

Service and Financial Implications

No anticipated financial impact.

RISK

The proposed amendments may be perceived as a way for The City to change predominantly Single Detached communities. These amendments do not change the land use designation of any parcel in Calgary, nor do they increase the maximum density on any parcel. There is also the risk that there will be opposition to these changes from Calgarians that do not want to see their neighbourhoods change from being predominantly Single Detached Dwellings, as these amendments introduce a new district that does allow for more housing forms. These amendments do not make it harder for Single Detached Dwellings to be built, and Council will still render decisions on land use applications for the new district.

Amendments to R-CG and multi-residential districts will impact currently designated parcels while not changing the intent of these districts, allowing more applications to go straight to a development permit. Future applications for land use redesignations will be reviewed by Council prior to approval. If amendments to R-CG are not approved, it is anticipated that Council will see more direct control applications, or redesignations to the new district.

Not adding the H-GO district puts Calgary's established communities at risk of continued population decline and the associated inability to support business, civic services, and infrastructure. It will exclude some Calgarians from finding homes in complete communities due to a lack of diverse housing choice in developed areas. Not adopting these amendments could lead to an increase in Council time to review direct control applications for these forms of housing.

ATTACHMENT(S)

1. Attachment 1 - Previous Council Direction
2. **Proposed Bylaw 56P2022**

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 September 9**

**ISC: UNRESTRICTED
IP2022-0989
Page 6 of 6**

Land Use Bylaw Amendments to Address Missing Middle Housing

3. Attachment 3 - Why Housing Choice is Important to the Housing Continuum
4. Attachment 4 - Research Summary of Other Cities
5. Attachment 5 - Problem Identification and Rationale
6. Attachment 6 – District Testing and Visuals
7. Attachment 7 - Landscape Design Guide for Small Residential Sites
8. Attachment 8 - Engagement Summary and What We Heard
9. Attachment 9 - Calgary Planning Commission Comments
10. Attachment 10 - Letters of Support
11. Attachment 11 – Presentation - Land Use Bylaw Amendments to Address Missing Middle Housing
12. **Attachment 12 - Public Submissions Received at Committee**
13. **Attachment 13 – Public Submissions Received after Committee**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning and Development	Approve
Trudy Wobeser	Law	Consult
Debra Hamilton	Community Planning	Consult
Brenda Desjardins	Calgary Building Services	Consult

Previous Council Direction

Below is the context and previous council direction around this report.

Context

Over the past few years, new emerging trends in ground-oriented housing forms have become more prominent. These were not anticipated through Land Use Bylaw 1P2007, which was created 14 years ago. Existing regulatory gaps makes accommodating these forms through a standard district difficult, leading to a rise in the number of direct control applications for housing products that aim to mix semi-detached, rowhouses, townhouses, at-grade flats, and basement suites.

While the Residential - Grade-Oriented Infill (R-CG) district was intended to accommodate missing middle housing forms and has successfully enabled the addition of rowhouse options on many corner parcels, constraints in the rules have not allowed development of the mid-block, courtyard form. On 2022 April 12, Council directed Administration to minimize the number of DC districts proposed for planning applications where R-CG does not fully serve the needs of the applicant and the community by bringing an amendment to the Land Use Bylaw to create a new land use district that addresses the shortcomings of the R-CG district in creating “the missing middle”. To address those short comings, and to avoid the need for land use redesignations where existing districts work, a new land use district was developed, as well as amendments to R-CG and the general rules of multi-residential rules.

Previous Council Direction

The table below provides details of Council direction since 2019 that have guided Administration’s work on amendments to the Land Use Bylaw proposed in this report.

Timeline of Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 April 12	CPC2022-0256	Motion Arising with respect to Report CPC2022-0256 On 2022 April 12, Council directed Administration to minimize the number of Direct Control (DC) districts proposed for planning applications where R-CG does not fully serve the needs of the applicant and the community by bringing an amendment to the Land Use Bylaw to create a new land use district that addresses the shortcomings of the R-CG district in creating “the missing middle”, reporting back to Council through the Infrastructure and Planning Committee no later than end of Q3 2022.

9/13/2021	CPC2021-1183	<p>Motion Arising with respect to Report CPC2021-1183</p> <p>On 2021 September 13 Council directed Administration to prioritize and undertake a sustainment review of Land Use Bylaw 1P2007 pertaining to the Residential – Grade-Oriented Infill (R-CG) District. The scope of review should consider possible recommendations of refined or new rules to allow for: grade-oriented, low density multi-unit residential development in a variety of forms and unit configurations on mid-block and corner parcels; development forms with an orientation of dwelling units around a central courtyard; and specific motor vehicle parking requirements for secondary suites and backyard suites. And further, Administration be directed to report back through the successor committee of the Standing Policy Committee on Planning and Urban Development with a timeline for this work in Q1 2022 as part of the 2022 Planning Department Workplan.</p>
7/29/2019	CPC2019-0759	<p>Motion Arising with respect to Report CPC2021-1183</p> <p>On 2019 July 29 Council directed Administration, as part of ongoing review of the low-density land use districts and existing work on the Developed Areas Guidebook, to bring forward land use amendments that facilitate mid-block rowhouse implementation, with particular consideration to: allowing courtyard-style development with rules that require building separation distances that allow for reasonable sunlight penetration, sufficient private amenity/gathering space, and that minimize side yard massing challenges. Any additional rules required to enable successful internal private amenity/gathering space, including minimum dimensions and green landscaping requirements; and height limits, chamfers, setbacks, and/or step backs that reduce side/rear massing impacts and support appropriate transitions to adjacent parcels of varying intensities or scales of development, returning to Council through the Standing Policy Committee on Planning and Urban Development no later than Q4 2020.</p>

PROPOSED

IP2022-0989
ATTACHMENT 2

BYLAW NUMBER 56P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2022-0989)

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) Add a new subsection 13(19.2) as follows:

"13(19.2) **"BRT station"** means a station used for embarking and disembarking bus rapid transit passengers."
 - (b) Delete subsection 13(24) and replace with:

"13(24) **"building height"** means the height of a **building**, excluding **ancillary structures**, determined by measuring from **grade**, except where otherwise referenced in a land use district or general rules applicable to a land use district."
 - (c) Add a new subsection 13(90.3) as follows:

"13(90.3) **"mobility storage locker"** means a secure **building**, or portion of a **building**, that:

 - (a) has a door with a minimum width of 0.9 metres that has direct access to **grade**;
 - (b) has a minimum length of 2.8 metres;
 - (c) has a minimum width of 1.2 metres; and
 - (d) has a minimum height of 1.8 metres.
 - (d) Add a new subsection 13(108.2) as follows:

"13(108.2) **"primary transit service"** means bus service provided on the primary transit network identified in the Calgary Transportation Plan."

PROPOSED

BYLAW NUMBER 56P2022

- (e) Add a new subsection 13(135.2) as follows:

“13(135.2) “suite” means a Backyard Suite or Secondary Suite.”

- (f) Add a new subsection 14(3) as follows:

“14(3) For the purpose of measuring the following:

- (a) the distance to a **BRT station** from a **development** is measured in a straight line from the closest edge of the station to the closest point of the **parcel**, or all the **parcels**, containing the subject **development**;
- (b) the distance to a **LRT platform** from a **development** is measured in a straight line from the closest edge of the platform to the closest point of the **parcel**, or all the **parcels**, containing the subject **development**; and
- (c) the distance to **primary transit service** from a **development** is measured in a straight line from the closest edge of public right-of-way containing the **primary transit service** to the closest point of the **parcel**, or all the **parcels**, containing the subject **development**.”

- (g) Amend subsection 270.1(a) by adding “**BRT stations**,” after “shelters,”.

- (h) Delete section 295 and replace with:

“295 “Secondary Suite”

- (a) means a **use** that:
 - (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) contains a **kitchen**, living, sleeping and sanitary facilities;
 - (iii) is self-contained and located within a **Dwelling Unit**;
 - (iv) must not be located in a **Dwelling Unit** where another **Dwelling Unit** is located wholly or partially above or below the **Dwelling Unit** containing the **Secondary Suite**; and
 - (v) is considered part of and secondary to a **Dwelling Unit**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and **landings**;

PROPOSED

BYLAW NUMBER 56P2022

- (d) requires a minimum of 1.0 **motor vehicle parking stalls**; and
 - (e) does not require **bicycle parking stalls – class 1 or class 2**.
 - (i) Amend subsection 347.3(3) by deleting “Unless otherwise referenced in subsection (4)” and replacing it with “Where not located on a **corner parcel**”.
 - (j) Delete subsection 347.3(4).
2. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
- (a) Delete subsection 13(120) and replace with:

“13 (120) “residential district” means any of the land use districts in the low density residential districts and the multi-residential districts and the H-GO District.”
 - (b) Amend subsection 65(1)(a) by deleting “**low density residential districts, multi-residential districts**” and replacing with “**residential districts**”.
 - (c) Amend subsection 97(5) by adding “, the H-GO District” after “**low density residential districts**”.
 - (d) Amend subsection 104(2) by deleting “**low density residential districts, multi-residential districts**” and replacing with “**residential districts**”.
 - (e) Amend subsection 226(a)(iii) by adding “, the H-GO District,” after “**multi-residential districts**”.
 - (f) Amend subsection 541(2) by deleting “or the M-CG District” and replacing with “, the M-CG or H-GO District”.
 - (g) Amend subsection 585(2) by deleting “or M-CG District” and replacing with “, M-CG or H-GO District”.
 - (h) Amend subsection 585(3) by deleting “or M-CG District” and replacing with “, M-CG or H-GO District”.
 - (i) Amend subsection 594(2) by deleting “or M-CG District” and replacing with “, M-CG or H-GO District”.
 - (j) Amend subsection 604(2) by deleting “or M-CG District” and replacing with “, M-CG or H-GO District”.
 - (k) Amend subsection 644(4) by adding “H-GO,” after “**low density residential district**”.
 - (l) Amend subsection 653(4)(b) by adding “H-GO,” before “M-CG”.

PROPOSED

BYLAW NUMBER 56P2022

- (m) Amend subsections 1057(1) and (2) by adding “H-GO,” after “**low density residential district**,”.
- (n) Amend subsections 1371(2), (3), (4), and (4)(a) by adding “H-GO,” after “**low density residential district**,”.
- (o) Amend subsection 1374(1) by adding “H-GO,” after “**low density residential district**,”.
- (p) Amend subsections 1381(2), (3), (4) and (4)(a) by adding “H-GO,” after “**low density residential district**,”.
- (q) Amend subsection 1385(1) by adding “H-GO,” after “**low density residential district**,”.
- (r) Add a new Part 15 as follows:

“PART 15

Division 1: Housing – Grade Oriented (H-GO) District

Purpose

1386 The Housing – Grade Oriented (H-GO) District:

- (a) accommodates grade-oriented development in a range of housing forms where the **Dwelling Units** may be attached or stacked within a shared **building** or cluster of **buildings** in a form and at a scale that is consistent with **low density residential districts**;
- (b) provides flexible **parcel** dimensions and **building setbacks** that allow a diversity of grade-oriented housing;
- (c) accommodates site and **building** design that is adaptable to evolving housing needs;
- (d) should only be designated on **parcels** located within:
 - (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
 - (ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - (A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;

PROPOSED

BYLAW NUMBER 56P2022

- (B) 600 metres of an existing or capital-funded **LRT platform**;
- (C) 400 metres of an existing or capital-funded **BRT station**; or
- (D) 200 metres of **primary transit service**.

Permitted Uses

1387 The following **uses** are **permitted uses** in the Housing – Grade Oriented District:

- (a) **Accessory Residential Building;**
- (b) **Dwelling Unit;**
- (c) **Home Based Child Care – Class 1;**
- (d) **Home Occupation – Class 1;**
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Secondary Suite;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

Discretionary Uses

1388 The following **uses** are **discretionary uses** in the Housing – Grade Oriented District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

Rules

1389 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the Rules Governing All Districts referenced in Part 3; and
- (b) the applicable Uses and Use Rules referenced in Part 4.

PROPOSED

BYLAW NUMBER 56P2022

Floor Area Ratio

1390 The maximum **floor area ratio** is 1.5.

At Grade Orientation of Units

1391 (1) All **units** must provide individual, separate, direct access to **grade**.

(2) **Units** with an exterior wall facing a **street** must provide:

- (a) an entrance that is visible from the **street**; and
- (b) sidewalks that provide direct exterior access to the **unit**.

Parcel Coverage

1392 (1) Unless otherwise referenced in subsection (2), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** containing one or more **Dwelling Units** is:

- (a) 45.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
- (b) 50.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** 40 **units** per hectare or greater and less than 50 **units** per hectare;
- (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater and less than 60 **units** per hectare; or
- (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.

(2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by 21.0 square metres for each **motor vehicle parking stall** provided on a **parcel** that is not located in a **private garage**.

(3) In all other cases, the maximum **parcel coverage** is 45.0 per cent.

Building Depth and Separation

1393 (1) Unless otherwise referenced in subsections (2) and (3) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **building** containing a **unit**.

PROPOSED

BYLAW NUMBER 56P2022

- (2) On a **laned parcel**, there is no maximum **building depth** for a **main residential building** wholly contained to the rear of 40.0 per cent **parcel depth** where:
- (a) there is more than one **main residential building** on the **parcel**;
 - (b) 50.0 per cent or more of the **units** on the **parcel** are contained in **main residential buildings** located within the first 60.0 per cent of the **parcel depth**; and
 - (c) where the minimum separation distance of the **main residential buildings** on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 6.5 metres.
- (3) For a **main residential building** that is located on a **corner parcel** there is no maximum **building depth** where the minimum **building setback** from the **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and:
- (a) 50.0 per cent **parcel depth**; or
 - (b) the **building depth** of the **main residential building** on the adjoining **parcel**;

whichever is closer to the **rear property line**.

Building Setback Areas

1394 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 1393, 1395, 1396 and 1397.

Building Setback from Front Property Line

1395 The minimum **building setback** from a **front property line** is 3.0 metres.

Building Setback from Side Property Line

- 1396** (1) Subject to subsections (2) through (5), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.
 - (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
 - (4) Unless otherwise referenced in subsection (5), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.

PROPOSED

BYLAW NUMBER 56P2022

- (5) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres where the wall of the portion of the **building** that contains the **private garage** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Building Setback from Rear Property Line

- 1397 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 5.0 metres.
- (2) On a **corner parcel** or a **laned parcel**, the minimum **building setback** from a **rear property line** is 1.2 metres.

Projections Into Setback Areas

- 1398 (1) Unless otherwise referenced in subsections (2) through (9), a **building** or air conditioning units must not be located in any **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project into a **setback area** only in accordance with the rules contained in this section.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**.
- (4) **Patios** may project without any limits into a **setback area**.
- (5) Wheelchair ramps may project without any limits into a **setback area**.
- (6) Eaves may project a maximum of 0.6 metres, and window wells may project a maximum of 0.8 metres, into any **setback area**.
- (7) **Landings** not exceeding 2.5 square metres, ramps other than wheelchair ramps and unenclosed stairs may project into any **setback area**.
- (8) **Signs** may be located in any **setback area**, and where so located, must be in accordance with Part 3, Division 5.
- (9) Air conditioning equipment may project a maximum of 1.0 metre into any **setback area** that does not share a **property line** with a **street**.

Building Height

- 1399 (1) Unless otherwise referenced in subsections (2), the maximum **building height** is 12.0 metres measured from **grade**.

PROPOSED

BYLAW NUMBER 56P2022

- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with a **low density residential district**, H-GO or the M-CG District, the maximum **building height**:
- (a) is the greater of:
 - (i) the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or
 - (ii) 8.0 metres from **grade**;measured at the shared **property line**; and
 - (b) increases at a 45 degree angle to a maximum of 12.0 metres measured from **grade**.

Solar Collectors

- 1400 (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12:
- (a) may project a maximum of 2.0 metres from the surface of the roof; and
 - (b) must be located at least 1.0 metres from the edge of the roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
 - (b) must not extend beyond the outermost edge of the roof.
- (4) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
 - (b) may project a maximum of 0.6 metres from the surface of that wall.

Accessory Residential Buildings

- 1401 (1) An **Accessory Residential Building**:
- (a) may have an **amenity space** in the form of a **deck** or a **patio**;

PROPOSED

BYLAW NUMBER 56P2022

- (b) Unless specified in subsection (4) must not be located in a required **setback area**; and
 - (c) must not be located between any **building** and a public **street**.
- (2) Notwithstanding section 1399, the maximum height for an **Accessory Residential Building** is:
- (a) 4.6 metres, when measured from **grade** at any point **adjacent** to the **building**; and
 - (b) 3.0 metres to any **eaveline**, when measured from the finished floor of the **building**.
- (3) Notwithstanding section 1396, for an **Accessory Residential Building**, unless otherwise referenced in subsection (4), the minimum **building setback** from a **side property line** that is not shared with a **street** is 0.6 metres.
- (4) Notwithstanding section 1398, an **Accessory Residential Building** may be located in a **setback area** from another **parcel** where:
- (a) the **Accessory Residential Building** is less than 10.0 square metres **gross floor area**; or
 - (b) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Landscaping Requirements

- 1402 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) All areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
- (3) All **setback areas adjacent** to a **street**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.
- (4) **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.

PROPOSED

BYLAW NUMBER 56P2022

- (5) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (6) A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.
- (7) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.
- (8) Mechanical systems or equipment that are located outside of a **building** must be **screened**.
- (9) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.

Landscape Plan Requirements

1403 A landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to **buildings** or the site plan, and must show at least the following:

- (a) the existing and proposed site grading;
- (b) the existing vegetation and indicate whether it is to be retained or removed;
- (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening, soft surfaced landscaped area** and **hard surfaced landscaped areas**;
- (d) **private amenity space** or **common amenity space**;
- (e) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
- (f) details of the irrigation system; and
- (g) for **landscaped areas** with a **building** or other structure below, the following additional information must be provided:
 - (i) the location of underlying slabs and abutting walls;
 - (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
 - (iii) depths of the growing medium for each planting area;

PROPOSED

BYLAW NUMBER 56P2022

- (iv) the mature height and spread of all trees and shrubs; and
- (v) the means of irrigating the planting areas.

Planting Requirements

1404 (1) Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees; and
 - (d) where approved by the **Development Authority**, may be provided on a boulevard **adjacent** to the **parcel**.
- (2)** A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of **parcel area**.
- (3)** Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- (4)** The requirement for the provision of 1.0 tree is met where:
- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.
- (5)** The requirement for the provision of 2.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.
- (6)** The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a **calliper** greater than 100 millimeters is preserved.
- (7)** For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
- (a) 1.2 metres for trees;
 - (b) 0.6 metres for shrubs; and
 - (c) 0.3 metres for all other planting areas.
- (8)** The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.

PROPOSED

BYLAW NUMBER 56P2022

- (9) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Amenity Space

- 1405 (1) Each **unit** and **suite** must have **amenity space** that is located outdoors and is labelled on the required landscape plan.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.

Retaining Walls

- 1406 (1) A **retaining wall** must be less than 1.2 metres in height when measured from the lowest **grade** at any point **adjacent** to the **retaining wall** to the highest **grade** retained by the **retaining wall**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls**.

Fences

- 1407 The height of a **fence** above **grade**, at any point along a **fence** line, must not exceed:
- (a) 1.2 metres for that portion of the **fence** extending beyond the foremost portion of all **buildings** on the **parcel**;
- (b) 2.0 metres for that portion of the **fence** that does not extend beyond the foremost portion of all **buildings** on the **parcel**; and
- (c) 2.5 metres to the highest point of a gateway, provided that the gateway does not exceed 2.5 metres in length.

Visibility Setback

- 1408 Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the **street**.

Decks and Patios

- 1409 (1) The height of a **deck** must not exceed 1.5 metres above **grade** at any point.
- (2) A **privacy wall** located on a **deck** or **patio**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck** or **patio**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

PROPOSED

BYLAW NUMBER 56P2022

Balconies

- 1410 (1)** Unless otherwise referenced in subsection (2), an **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached.
- (2)** Where a **balcony** is located on the roof of the first or second **storey** and does not overhang any façade of the **storey** below the maximum area is equal to 50.0 per cent of the horizontal cross section of the **storey** below.

Motor Vehicle Parking Stalls

- 1411** The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.375 stalls per **unit** or **suite**.

Mobility Storage

- 1412** The minimum number of **mobility storage lockers** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 lockers per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.

Bicycle Parking Stalls

- 1413** The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage** or **mobility storage locker**.

Driveway Length and Parking Areas

- 1414 (1)** A driveway must not have direct access to a **major street** unless:
- (a)** there is no practical alternative method of vehicular access to the **parcel**; and
 - (b)** a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- (2)** A driveway connecting to a **street** must:
- (a)** be a minimum of 6.0 metres in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and
 - (b)** be a minimum of 3.0 metres in width.
- (3)** A driveway connecting to a **lane** must:
- (a)** be a minimum of 0.60 metres in length, when measured along the intended direction of travel for vehicles; and

PROPOSED

BYLAW NUMBER 56P2022

- (b) be located between the **property line** shared with a **lane** and the vehicular entrance of the **private garage**.
- (4) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:
 - (a) it is located on a **laneless parcel**;
 - (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
 - (c) there is a legally existing driveway that it is not being relocated or widened.

Waste, Recycling and Organics

1415 Garbage, recycling, and organics containers must be stored in a **screened** location shown on a site plan approved by the **Development Authority**."

- 3. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) Add a new subsection 13(143) as follows:

"**13 (143) "zero setback"** means a **building setback** where:

 - (a) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
 - (b) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
 - (c) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located."
 - (b) Amend subsection 27(5)(d.1) by deleting "and" after ",".
 - (c) Add a new subsection 27(5)(d.2) as follows:

"**27(5)(d.2) Townhouse** when listed as a **discretionary use** in a **residential district** in the **Developed Area**; and"

PROPOSED

BYLAW NUMBER 56P2022

- (d) Delete subsection 153.1(vii) and replace with:
 - “**153.1(vii)** in the R-CG District or a **multi-residential district** must be located on the same **parcel** or **bare land unit** with a single **Dwelling Unit**; and”
- (e) Amend subsection 351(4) by deleting “A” and replacing with “Except in the R-CG District, a”.
- (f) Amend subsection 352(7) by deleting “A” and replacing with “Except in the R-CG District, a”.
- (g) Amend subsection 525(1)(b) by adding “**Townhouses**,” after “**Rowhouse Buildings**,”.
- (h) Amend subsection 527(2)(s) to delete “and”.
- (i) Add a new subsection 527(2)(s.1) as follows:
 - “**527(2)(s.1)** **Townhouse**; and”
- (j) Delete section 533 and replace with:
 - “**At Grade Orientation of Units**
 - 533 (1)** All **units** must provide individual, separate, direct access to **grade**.
 - (2)** **Units** with an exterior wall facing a **street** must provide:
 - (a) an entrance that is visible from the **street**; and
 - (b) sidewalks that provide direct exterior access to the **unit**.”
- (k) Amend subsection 534(2) to delete “or” after “**Semi-Detached Dwelling**” and replace with “,” and add “or **Townhouse**” after “**Single Detached Dwelling**”.
- (l) Delete section 535 and replace with:
 - “**Building Depth and Separation**
 - 535 (1)** Unless otherwise referenced in subsections (2) and (3) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **building** containing a **unit**.
 - (2)** On a **laned parcel**, there is no maximum **building depth** for a **main residential building** wholly contained to the rear of 40.0 per cent **parcel depth** where:
 - (a) there is more than one **main residential building** on the **parcel**;

PROPOSED

BYLAW NUMBER 56P2022

- (b) 50.0 per cent or more of the **units** on the **parcel** are contained in **main residential buildings** located within the first 60.0 per cent of the **parcel depth**; and
- (c) where the minimum separation distance of the **main residential buildings** on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 6.5 metres.

- (3) For a **main residential building** that is located on a **corner parcel** there is no maximum **building depth** where the minimum **building setback** from the **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and:

- (a) 50.0 per cent **parcel depth**; or
- (b) the **building depth** of the **main residential building** on the adjoining **parcel**;

whichever is closer to the **rear property line**.”

- (m) Amend section 536 to add “535,” after “sections”.

- (n) Delete section 537 and replace with:

“Building Setback from Front Property Line

537 The minimum **building setback** from a **front property line** is 3.0 metres.”

- (o) Delete sections 539 and 540 and replace with:

“Building Setback from Side Property Line

539 (1) Subject to subsections (3) through (9), the minimum **building setback** from any **side property line** is 1.2 metres.

- (2) Subject to subsections (3) through (7), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:

- (a) 1.2 metres; or
- (b) 3.0 metres on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.

- (3) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.

- (4) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where:

PROPOSED

BYLAW NUMBER 56P2022

- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.2 metre private maintenance easement.
- (5) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where the **main residential building** on the adjoining **parcel** has a **zero setback**.
- (6) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
- (7) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced to zero metres where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a private access easement:
 - (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (8) Unless otherwise referenced in subsection (9), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.
- (9) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres where the wall of the portion of the **building** that contains the **private garage** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Building Setback from Rear Property Line

540 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 7.5 metres.

- (2) On a **laned** or **corner parcel**, the minimum **building setback** from a **rear property line** is 1.2 metres.”

(p) Delete subsection 541(1) and replace with:

“541 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 11.0 metres measured from **grade**.”

PROPOSED

BYLAW NUMBER 56P2022

- (q) Amend subsection 541(3) to delete “The” at the beginning of the subsection and replace with “On a **corner parcel**, the”.
- (r) Delete subsection 541(4) and replace with:

“**541 (4)** Where not located on a **corner parcel**, the maximum **building height** is 8.6 metres for any portion of a **main residential building** located between the **rear property line** and 60.0 per cent **parcel depth** or the **contextual building depth average**, whichever is greater.”
- (s) Delete subsection 541(5).
- (t) Delete section 542 and replace with:

“Landscaping Requirements

- 542 (1)** For **developments** of three **units** or more, **landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2)** For **developments** of two **units** or less the General Landscaping Rules of Section 346.1 apply.
 - (3)** All areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
 - (4)** All **setback areas adjacent** to a **street**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.
 - (5)** **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.
 - (6)** Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
 - (7)** A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.
 - (8)** All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.
 - (9)** Mechanical systems or equipment that are located outside of a **building** must be **screened**.

PROPOSED

BYLAW NUMBER 56P2022

- (10) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.”

- (u) Add new subsections 542.1 and 542.2 as follows:

“Landscape Plan Requirements

542.1 For **developments** of three **units** or more, a landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to **buildings** or the site plan, and must show at least the following:

- (a) the existing and proposed site grading;
- (b) the existing vegetation and indicate whether it is to be retained or removed;
- (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening, soft surfaced landscaped area** and **hard surfaced landscaped areas**;
- (d) **private amenity space** or **common amenity space**;
- (e) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
- (f) details of the irrigation system; and
- (g) for **landscaped areas** with a **building** or other structure below, the following additional information must be provided:
 - (i) the location of underlying slabs and abutting walls;
 - (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
 - (iii) depths of the growing medium for each planting area;
 - (iv) the mature height and spread of all trees and shrubs; and
 - (v) the means of irrigating the planting areas.

Planting Requirements

542.2 (1) Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees; and
- (d) where approved by the **Development Authority**, may be provided on a boulevard **adjacent** to the **parcel**.

PROPOSED

BYLAW NUMBER 56P2022

- (2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of **parcel area**.
 - (3) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
 - (4) The requirement for the provision of 1.0 tree is met where:
 - (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.
 - (5) The requirement for the provision of 2.0 trees is met where:
 - (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.
 - (6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a **calliper** greater than 100 millimeters is preserved.
 - (7) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
 - (a) 1.2 metres for trees;
 - (b) 0.6 metres for shrubs; and
 - (c) 0.3 metres for all other planting areas.
 - (8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
 - (9) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.”
- (v) Add a new section 543 as follows:
- “Amenity Space**
- 543** (1) For **developments** of three **units** or more, each **unit** and **suite** must have **amenity space** that is located outdoors and is labelled on the required landscape plan.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.”

PROPOSED

BYLAW NUMBER 56P2022

- (w) Delete subsection 544(1) and replace with:
- “544 (1)** Where a ***balcony*** is located on the roof of the first or second ***storey*** of a ***main residential building*** and does not overhang any façade of the ***storey*** below, the ***balcony*** may have a maximum ***floor area*** that equals 50.0 per cent of the horizontal cross section of the ***storey*** below.”
- (x) Delete section 546 and replace with:
- “Motor Vehicle parking Stall**
546 The minimum number of ***motor vehicle parking stalls*** is calculated based on the sum of all ***units*** and ***suites*** at a rate of 0.375 stalls per ***unit*** or ***suite***.”
- (y) Add a new section 546.1 as follows:
- “Mobility Storage**
546.1 The minimum number of ***mobility storage lockers*** is calculated based on the sum of all ***units*** and ***suites*** at a rate of 0.5 lockers per ***unit*** or ***suite*** where a ***unit*** or ***suite*** is not provided a ***motor vehicle parking stall*** located in a ***private garage***.”
- (z) Add a new section 546.2 as follows:
- “Bicycle Parking Stalls**
546.2 The minimum number of ***bicycle parking stalls – class 1*** is calculated based on the sum of all ***units*** and ***suites*** at a rate of 1.0 stall per ***unit*** or ***suite*** where a ***unit*** or ***suite*** is not provided a ***motor vehicle parking stall*** located in a ***private garage*** or ***mobility storage locker***.”
- (aa) Add a new section 546.3 as follows:
- “Waste, Recycling and Organics**
546.3 For ***developments*** of three or more ***units***, garbage, recycling, and organics must be stored in a ***screened*** location approved by the ***Development Authority***.”
4. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
- (a) Delete subsection 239(a)(iii).
- (b) Amend subsection 239(a)(iv) by deleting “minimum of four ***units***” and replacing with “minimum of three ***units***”.

PROPOSED

BYLAW NUMBER 56P2022

- (c) Delete section 558 and replace with the following:

“Motor Vehicle Parking Stall Requirements

558 The minimum *motor vehicle parking stall* requirement is calculated:

- (a) based on the sum for all **Dwelling Units** and **suites** where the rate is 0.5 stalls per **Dwelling Unit** or **suite**; and
- (b) for each **Live Work Unit** is:
 - (i) 0.5 stalls per *unit* for resident parking; and
 - (ii) 0.5 *visitor parking stalls*.”

- (d) Delete section 559 and replace with the following:

“Bicycle Parking Stall Requirements in Multi-Residential Development

559 The minimum number of *bicycle parking stalls* is calculated based on the sum for all *units* and *suites* where the rate is:

- (a) 1.0 *bicycle parking stall – class 1* per *unit*;
- (b) 1.0 *bicycle parking stall – class 1* per *suite*; and
- (c) 0.1 *bicycle parking stalls – class 2* per *unit* for *developments* of 20 *units* or more, with a minimum of 2.0 stalls.”

- (e) Delete section 560 and replace with:

“Reduction for Transit Supportive Multi-Residential Development

560 The required number of *motor vehicle parking stalls* in section 558 is reduced by 25.0 per cent for a *development* on a *parcel* located within:

- (a) 600.0 metres of an existing or approved capital funded **LRT platform**;
- (b) 400.0 metres of an existing or approved capital funded **BRT station**; or
- (c) 200.0 metres of *primary transit service*.”

- (f) Add a new subsection 565(5) as follows:

“565 (5) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:

- (a) it is located on a *laneless parcel*;

PROPOSED

BYLAW NUMBER 56P2022

- (b) it is located on a ***laned parcel*** and 50.0 per cent or more ***parcels*** on the same block face have an existing driveway accessing a ***street***; or
 - (c) there is a legally existing driveway that it is not being relocated or widened.”
- (g) Amend section 573 by deleting the section title and replacing with:
“Single Detached, Semi-Detached, Duplex Dwellings and Backyard Suites”
- (h) Delete subsection 573(d).
- (i) Delete subsection 1352 and replace with:
“Reduction for Transit Supportive Development
1352 The required number of ***motor vehicle parking stalls*** in section 1350 is reduced by 25.0 per cent for a ***development*** on a ***parcel*** located within:
 - (a) 600.0 metres of an existing or approved capital funded ***LRT platform***;
 - (b) 400.0 metres of an existing or approved capital funded ***BRT station***; or
 - (c) 200.0 metres of ***primary transit service***.”

5. This Bylaw comes into force on 2023 January 02.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Why Housing Choice is Important to the Housing Continuum

Context

To address Council's direction, Administration focused on conducting analysis into what housing forms are needed in Calgary, why they're important for Calgary as it grows over the next twenty years, and how it relates to other work being done at The City.

What is Missing Middle Housing?

Missing Middle Housing is a term coined by Daniel Parolek to capture different housing forms that are often lacking within many North American communities. These forms are seen as ways to respond to the housing crisis being felt in many North American cities. Due to changing household demographics, environmental and economic factors, and market interests, there is a large mismatch in many cities between the housing stock that is desired, and the housing stock being provided. Household and cultural demographics have changed substantially since the post-World War II development boom, where single-detached dwellings accommodated a large majority of the population.

Why Housing Choice is Needed in Calgary

Enabling housing choice in Calgary means there are more opportunities for all Calgarians to find a place that meets their needs that they can call home. The dominant housing form in Calgary is single-detached homes, and it is expected that this will continue well into the future. However, as Calgary evolves, grows, and diversifies, the housing stock must ensure that it meets the needs of a diverse population.

Calgary's changing demographics

Calgary has been in a constant state of change, and the following statistics demonstrate that more variety is needed in the housing stock to meet the needs of an increasingly diverse make-up of households.

- › 66 per cent of homes in Calgary are owner occupied single-detached homes, but 75 per cent of Calgary households have insufficient income to buy a single-detached house¹. This indicates that many Calgarians may be spending more than 30 per cent of their pre-tax income on shelter. A limited supply of alternative built forms may be forcing them to live in places that don't meet their needs.
- › 86 per cent of Calgary's established area communities have lost population since their peak². While various factors influence individual housing and community choices, the degree of this decline indicates that some Calgarians are not able to find housing options to suit their needs in their community and are being forced to leave.
- › The number of single and two-person households are the highest they have ever been in Canada, households composed of roommates are the fastest growing household category across the country, and the number of multi-generational homes or multiple family dwellings continues to

¹ The City of Calgary's report *Housing in Calgary: An Inventory of Housing Supply, 2015-2016*

² The City of Calgary, *Civic Census 2019*

grow³. This demonstrates that household make-up is changing and may indicate that housing type preferences are also changing/expanding.

The proposed Land Use Bylaw amendments will provide the regulatory tools necessary to enable increasing housing choice in Calgary's inner city and established communities.

The Role Housing Choice Plays in Housing Affordability

Housing affordability is impacted by many inter-related factors, many of them outside the jurisdiction or influence of municipal government such as global supply chains, availability of labour, economy, financing tools, and policy, as examples. There is no single solution for addressing housing affordability; it requires a range of actions on a variety of fronts. Below is a summary of the contributions that Administration's work on amendments to the Land Use Bylaw proposed in this report can make to this effort.

- › Reducing municipal regulatory barriers can decrease the length of time for development approvals and building costs by providing clear expectations for development outcomes that are informed by economic feasibility. In the case of amendments to existing districts in this report, the development of new homes on parcels already designated with these districts can proceed directly to the Development Permit step, saving significant time and money, and lowering the cost of development.
- › Increasing housing choice will not have a direct impact on the price of individual housing units given many factors that impact housing prices. However, diversifying Calgary's housing stock today ensures that there are a range of housing options at a range of prices for Calgarians for years to come. Today's market rental and ownership homes will be more affordable units in the future, just as more affordable market rental and ownership homes available today were built 30 or more years ago.
- › The recent Direct Control District applications and the development of rowhouses within the Residential – Grade-Oriented Infill (R-CG) District since it was introduced in 2015, demonstrate a demand for more variety in grade-oriented housing forms in Calgary. Through public engagement on other projects, Administration has heard that many Calgarians want a home in an established community that has a direct connection to the street (i.e., not an apartment building), but that there are minimal options available today. Making it easier to build these types of homes can increase the amount of supply in this segment of the housing market across Calgary's established areas. Increasing the supply for this form of housing will help meet the demand Calgary is experiencing.
- › New homes built within the rules of the proposed Housing – Ground-Oriented (H-GO) District would be cheaper compared to a new single detached home built on the same parcel and provide opportunity for numerous households to live within a single development with the added benefit of living in a location close to shops, amenities, and transit.
- › While the amendments to the Land Use Bylaw proposed in this report most directly impact market housing, the benefits of removing regulatory barriers mentioned above are also realized for affordable housing developments led by both the City of Calgary and not-for-profit housing providers.

³ Statistics Canada 2021 Census <https://www150.statcan.gc.ca/n1/daily-quotidien/220713/dq220713a-eng.htm>

The Role of This Work Supporting Other City Initiatives

The City is currently engaged in a lot of work surrounding the topic of housing. From aging-in-place to the creation of more affordable housing units, Administration knows that housing is not just a planning consideration, and as such, needs a comprehensive approach.

Accessible and Age-friendly Housing

A lot of work is being done across the corporation to look at how to make our housing stock more physically accessible. Whether it be for seniors or persons with disabilities, accessibility is something that many Calgarians need in a housing form they can afford, in a location where they feel at home. The proposed Housing – Ground-Oriented (H-GO) District enables, but does not incentivize nor require, including single-story ground-oriented units within developments. However, enabling these types of units is an important first step in ensuring that these forms of housing can also serve Calgarians seeking or needing more accessible housing options. Additionally, the location criteria of the proposed Housing – Ground-Oriented (H-GO) District emphasizes proximity to amenities and transit, something that is important for Calgarians with accessibility needs.

Affordable Housing Units and the Housing Continuum

The proposed amendments to the Land Use Bylaw in this report most directly impact the Market Rental Housing and Market Home Ownership components as shown on the housing continuum image below.



A healthy supply of housing across the housing continuum ensures that Calgarians can rely on housing that fits their budget and life circumstances.

Currently, there is no distinction between Affordable Housing (see definition below) and market housing from a land use perspective since land use addresses form and development standards rather than end users. This means that applications proposing Affordable Housing units go through the same process as applications for market housing. This can add significant cost to applications and can often limit or prevent much-needed units from being built due to stigma and misunderstandings around who will live, rent, or own these units.

Working with other business units to discover the needs across the housing continuum was an important factor in the creation of the new Housing – Grade-Oriented district. One of the main concerns we heard from other business units was the need to have a permitted approach to building dwelling units. A permitted approach means that the use is allowed as-of-right if it meets all the rules of the district. By ensuring the rules of the district are met, Administration is still able to ensure the application is meeting the appropriate form intended for a parcel, however, as a permitted use, there is less likelihood for an appeal of the application by those with unwarranted objections. This streamlines the application process ensuring what is intended to be built on a parcel can be done, while still ensuring the development meets the rules of the district.

Appeals to the Subdivision and Development Appeal Board are rising for applications that increase intensity as there is a worry that new housing forms will impact the value of neighbouring properties or

that it will change the “character” of a community. Communities are places that change over time, and that change, when intentional, can support Calgary’s ability to be more equitable and diverse. Change is key to ensure that communities can be resilient and meet the evolving needs of the people who live there.

Common Housing Terms

Housing affordability	Housing affordability is when housing supply balances and meets housing demand so that households have access to a range of housing options where they would be able to spend no more than 30% of their income on shelter expenses.
Missing middle housing	Missing middle housing encompasses a range of small to moderate scale developments that provide homes in buildings typically between 2 - 4 storeys with two or more units. These built forms integrate well within a neighbourhood and offer additional opportunities to single-detached homes, allowing more people of different demographics and needs, at different ranges of affordability and stages of life, to move into, or remain living in, a neighbourhood.
Affordable housing	The City of Calgary defines affordable housing as housing for people who, because of financial or other circumstances, need assistance to cover their housing costs. It may take several forms on the housing spectrum, from non-market rental units to attainable homeownership. To exclude discretionary overspending, The City targets affordable housing to households earning 65% or less of the Calgary area median income.
Affordable housing need	A household needs affordable housing when it earns less than 65% of the Calgary area median income and spends more than 30% of its pre-tax income on adequate shelter.
Non-market housing	Rental or for-sale housing provided for income groups not served by the private market. It is typically made affordable through public and/or non-profit ownership of housing units, or through rent supplements that allow low-income households to access housing in the private market.
Social housing	Social housing refers to a set of programs designed by the federal and provincial governments in which non-market units are provided for low-income households. In regulated social housing units, rent is geared to 30% of the tenant’s household income with a minimum required payment of \$120 per month. As currently structured, this model is supported by ongoing deep subsidies from the federal and provincial governments.
Supportive care housing	Housing that provides case management and supports to individuals and families with special needs to achieve housing stability and independence. While there is no maximum length of stay in supportive housing, these programs may aim to eventually transition clients out of the program to less intensive community-based services, or may constitute long-term permanent housing, depending on the program goals and population served.

Research Summary of Other Cities

Overview Summary of Enabled Diverse Housing Options

The following table compares proposed changes to regulation and policy in several cities across North America that address building form, secondary suites, and parking requirements to enable more diverse forms of housing development. More detailed information on subject city case studies can be seen following this table.

Table 1: City Comparisons, what is enabled through policy and regulation changes

Cities	Changes in Policy/Regulation	Regulations for Suites	Changes in Parking Requirements
Portland	Reduce regulatory restrictions by broadening the types of housing available in single-detached residential zones. This includes duplexes, triplexes, fourplexes, cottage clusters, and attached houses	A house with two accessory dwellings and a duplex with an accessory dwelling	No minimum parking requirements
Seattle	Zoning changes in the low-rise residential area allows for the construction of townhouses, three-story rowhouses, and three- and four-story apartment structures	Each dwelling unit can have one accessory dwelling	One parking stall per unit, however no minimum parking requirements in urban villages
Minneapolis	Amendments to the Minneapolis 2040 Plan and changes to zoning regulations to allow up to three units in all low-rise residential districts	An accessory dwelling unit may only be added to single-family or two-family dwellings	No minimum parking requirements
Edmonton	Zoning changes were applied to low-rise and medium-density residential zones enabling duplex housing with a secondary suite as well as multi-unit housing (which refers to three or more principal dwellings)	A single-detached with a secondary suite, semi-detached with a secondary suite, or row house with a secondary suite	No minimum parking requirements
Victoria	Proposing three new uses, houseplexes (from three to 6 units), corner townhouses, and heritage conserving infill that will be permitted in the city's Traditional Residential districts	A single-family home with a secondary suite	0.77 parking spaces per unit

Toronto	The areas designated “Neighbourhoods” in the Official Plan will allow a greater range of low-rise residential building types, such as semi-detached houses, duplexes, fourplexes, stacked townhouses, duplexes, fourplexes, accessory dwelling units (such as garden suites and laneway suites), and low-rise apartments	Secondary suites in townhouses city-wide, laneway suites across the city	No minimum parking requirements
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Portland Residential Infill Project, OR

Portland implemented the Residential Infill Project, a set of changes to the city's single-detached zoning bylaws that remove regulatory hurdles and encourage higher-density, middle-income housing types. The residential infill project changes reduce regulatory restrictions by broadening the types of housing available inside single-detached residential zones. It raises the allowed floor area ratio for multi-dwelling structures while decreasing it for new single-detached dwellings. Finally, with its unique land use regulations, it opens the door for higher density.

The following are the key findings of the Portland Residential Infill Project:

1. They complied with the state mandate (House Bill 2001) and the Senate bill for missing middle housing implementation by permitting duplexes on all parcels and other middle housing (triplexes, fourplexes, cottage clusters, attached houses) on the majority of parcels¹.
2. The zoning changes permit a house with two accessory dwelling units, a duplex with an accessory dwelling unit, a triplex, a fourplex, a cottage cluster, and affordable fourplexes and multi-dwelling structures¹.
3. Affordable fourplexes and multi-dwelling structures should have a maximum of six dwelling units on interior and corner lots (50 percent of those units on the site should be affordable to those earning no more than 60 percent of the area median family income)².
4. There is no minimum parking requirement for household living use in single dwelling zones, both near and far from public transit².

References

1. Housing Choices (House Bill 2001): Urban Planning: State of Oregon (2001). Available at: <https://www.oregon.gov/lcd/UP/Pages/Housing-Choices.aspx>
2. Portland Residential Infill Project (2022) Available at: <https://www.portland.gov/bps/planning/rip>

Seattle Mandatory Housing Affordability, WA

Seattle's growth and development has led to issues with housing stock and affordability. The purpose of Seattle's Mandatory Housing Affordability (MHA) legislation is to increase housing options and planning approvals. The legislation aims to reduce residential displacement by expanding the quantity of affordable dwellings that are accessible to low-income families with different housing options.

The following are the key findings of the Seattle's Mandatory Housing Affordability:

1. Zoning changes in the low-rise residential area allow for the construction of townhouses, three-story rowhouses, and three- and four-story apartment structures¹.

2. Accessory dwelling units are permitted in all neighbourhood residential zones and each principal dwelling unit can have one accessory dwelling unit². In most zones, one parking stall per unit is required. However, there is no minimum parking requirement in urban villages if it is within a quarter mile of a street with frequent transit service².

References

1. Chapter 23.44 - Residential, Single-Family | Municipal Code | Seattle, WA | Municode Library (2022)
2. Seattle ADUniverse (2022). Available at: <https://aduniverse-seattlecitygis.hub.arcgis.com/>

Minneapolis Comprehensive Plan 2040, MN

Minneapolis has addressed housing through two approaches – by revising the Minneapolis 2040 Plan and changing zoning regulations to allow one-to-three units in all low-rise residential districts that previously only allowed one unit. One of the Minneapolis 2040 Plan's goals is to alleviate racial inequities in economic, housing, safety, and health outcomes in Minneapolis. The Plan recognizes the role that Minneapolis' zoning laws, in conjunction with previous discriminatory housing policies (redlining), had in shaping inequitable access to homes¹.

The following are the key findings of the Minneapolis Comprehensive Plan 2040:

1. Zoning code amendments in the low-rise residential area allow residential uses with up to three units that retain the same building scale and size permitted for single-detached houses².
2. An accessory dwelling unit may only be added to a single or semi-detached dwelling.
3. For one to three dwelling units, there is no minimum parking requirement. For four dwelling units or more, there is a maximum of two parking stalls per unit³.

References

1. Minneapolis Missing Middle Housing (2022). Available at: <https://minneapolis2040.com/implementation/the-missing-middle#Goals>
2. Minneapolis, C. of (2022) Residential buildings with up to three units. Available at: <https://www2.minneapolismn.gov/business-services/planning-zoning/amendments/adopted-proposed/recently-adopted/residential-buildings-3-units-amendment/>
3. Parking, Loading, and Mobility Regulations (2021). Available at: <https://minneapolis2040.com/implementation/parking-loading-and-mobility-regulations/>

Infill Roadmap 2018, Edmonton, AB

The City of Edmonton developed the Infill Roadmap 2018 to enable new housing choices in their mature neighbourhoods. The Roadmap aimed at enhancing different forms of housing such as triplexes, rowhouses, and low-and mid-rise apartments up to six stories. To supplement the data obtained during the stakeholder and community consultation, three technical papers were also created: Edmonton's Urban Neighbourhood Evolution, Municipal Tools Review, and Market Housing and Affordability Study.

The following are some key findings from the Infill Roadmap 2018:

1. The zoning changes were applied to low-rise and medium-density residential zones. These changes enable duplex housing with a secondary suite as well as multi-unit housing (which refers to three or more principal dwellings)¹.
2. The changes have reduced the amenity area required for each residential unit from 15 squared metres to 7.5 squared metres, and it is also required for row-housing and multi-unit housing¹.

3. In 2020, Edmonton city council voted to eliminate parking minimums. Open option parking enables developers, property owners, and companies to choose how much on-site parking to provide on properties based on operations, activities, or lifestyle².

References

1. Missing Middle Zoning Review | City of Edmonton (2022). Available at: https://www.edmonton.ca/city_government/urban_planning_and_design/medium-scale-housing-review
2. Parking Rules for New Homes and Businesses | City of Edmonton (2020). Available at: https://www.edmonton.ca/city_government/urban_planning_and_design/comprehensive-parking-review

Missing Middle Housing Initiative, Victoria, BC

The Victoria Missing Middle Housing Initiative proposes that house-plexes (buildings with three to six units that are all accessed from grade) and corner townhomes, be permitted in the city's Traditional Residential districts where other low-density residential forms are allowed. It would also support in the preservation of heritage properties by permitting additional residences to be constructed on the same property as the heritage registered structure. At the same time, Victoria's Official Community Plan already envisions Missing Middle housing forms throughout the city¹.

The following are the key findings from the Initiative:

1. Missing middle housing is shaped through the Official Community Plan amendments and policy consolidation, zoning regulation bylaw amendment, affordable housing standards bylaw amendment and the land use procedures bylaw amendment².
2. Victoria is proposing three new uses and related regulations: house-plexes (from three to six units), corner townhouses, and heritage conserving infill³.
3. The proposed regulations require 0.77 parking spaces per unit. This is less than the current zoning requirement of 1.0-1.45 spaces per dwelling³.
4. Two bicycle parking stalls are required per unit, and one stall per secondary dwelling unit³.

References

1. Victoria Missing Middle Housing | Have Your Say (2022). Available at: <https://engage.victoria.ca/missing-middle-housing/>
2. Victoria Council Report (2022). City of Victoria. Available at: <https://pub-victoria.escibemeetings.com/filestream.ashx?DocumentId=82130>.
3. Missing Middle Housing Initiative Information Boards (2022). City of Victoria

Expanding Housing Options in Neighbourhoods, Toronto, ON

The City of Toronto has been undertaking the program of Expanding Housing Options in Neighbourhoods to include more diverse housing forms. The areas designated "Neighbourhoods" in the Official Plan are primarily residential buildings up to four-storeys. These areas permit a greater range of low-rise residential building types, such as semi-detached houses, duplexes, fourplexes, stacked townhouses, accessory dwelling units (such as garden suites and laneway suites), and low-rise apartments.

The following are the key findings from the Expanding Housing Options in Neighbourhoods project:

1. Permitting secondary suites in townhouses city-wide as well as removing the requirement for the original house to be at least five years old¹.

2. Allowing laneway suites across the city².
3. Creating townhouse and low-rise apartment guidelines to help implement policies in the Official Plan and monitoring the outcomes³.
4. The City is recommending inclusion of garden suites in neighbourhoods to expand housing options.
5. Doing pilot projects for different housing forms, ranging from duplexes to low-rise apartments.
6. There is no minimum parking requirement for each dwelling unit in the following forms: detached house, semi-detached house, townhouse, duplex, triplex or fourplex⁴.

References

1. Toronto, C. of (2018c) Secondary Suites, City of Toronto. Available at: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/secondary-suites/>
2. Toronto, C. of (2018b) Changing Lanes: Laneway Suites in the City of Toronto, City of Toronto. Available at: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/changing-lanes-the-city-of-torontos-review-of-laneway-suites/> Missing Middle Housing Initiative Information Boards (2022).
3. Toronto, C. of (2017) Townhouse & Low-Rise Apartment Guidelines, City of Toronto. Available at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>
4. City of Toronto Zoning By-law 82-2022, as amended (Office Consolidation). Available at: <https://www.toronto.ca/legdocs/bylaws/2022/law0089.pdf>

Problem Identification and Rationale

What is the problem?

In April 2020 Council adopted a Motion Arising from Councillors Chabot and Sharp directing Administration to create a new Land Use District for the purpose of regulating new housing forms within the Land Use Bylaw. While conducting the preliminary research to respond to the April 2022 Motion, Administration concluded that there were multiple barriers to achieving these forms of redevelopment. To ensure direct controls are limited in the future, and that this type of development has the best chance of success, Administration identified three problems that had to be solved:

1. Between 2019-2021 there were approximately 30 direct control applications for types of low-scale development, all with inconsistent approaches and outcomes.
2. Current R-CG does not allow for mid-block redevelopment without the aide of a direct control districts.
3. Existing multi-residential districts have antiquated rules which increase the need for direct control districts.

Review and Analysis of Direct Control Applications

To understand the regulatory barriers that prevent these grade-oriented housing forms, Administration reviewed approximately 30 direct control applications to identify why they were being used instead of standard districts. The following table provides a brief overview of the direct control applications, the base district used and the reason for requesting the direct control district.

Table 1: Review of Direct Control Applications

#	File Number	Residential Base District	Reason For the Application
1	LOC2019-0006	R-CG to DC/R-CG	<ul style="list-style-type: none"> • Built form – courtyard (4-unit townhouse front and rear w/ suites) • Allow additional buildings on site • Allow secondary suites in all • Parking reduction
2	LOC2019-0199	R-2 to DC/M-CG	<ul style="list-style-type: none"> • Built form (1 building, rowhouse, suite ready) • Increase building height • Increase density • Allow more buildings on site • Increase building height
3	LOC2020-0052	R-CG to DC/M-CG	<ul style="list-style-type: none"> • Increase density • Built form (2 buildings, rowhouse w/ secondary suites) • Allow additional buildings on site • Parking reduction
4	LOC2020-0054	R-C2 to DC/M-C1	<ul style="list-style-type: none"> • Increase density • Built form (1 building, townhouse and microunits) • Increase building height • Allow suites/microunits • Parking reduction
5	LOC2020-0142	M-CGd67 to DC/M-C1	<ul style="list-style-type: none"> • Increase density • Built form (2 buildings, rowhouse and microunits)

			<ul style="list-style-type: none"> • Increase building height • Allow additional buildings on site • Parking reduction
6	LOC2020-0169	R-C1 to DC/R-CG	<ul style="list-style-type: none"> • Increase in density • Increase building height • Built form – courtyard (rowhouses/ suites/ semi-detached and duplex homes) • Allow more suites • Allow additional buildings on site
7	LOC2021-0004	R-C2 to DC/R-CG	<ul style="list-style-type: none"> • Increase in density • Built form - courtyard (2 semis w/ suites) • Allow more suites • Allow additional buildings on site
8	LOC2021-0005	R-C2 to DC/R-CG	<ul style="list-style-type: none"> • Increase in density • Increase building height • Built form – courtyard (2 semis w/ suites) • Allow more suites • Allow additional buildings on site • Parking reduction
9	LOC2021-0019	R-CG to DC/R-CG	<ul style="list-style-type: none"> • Remove single-detached, semi-detached, and duplex dwelling uses • Allow rowhouse and suites
10	LOC2021-0061	R-CG to DC/R-CG	<ul style="list-style-type: none"> • Built form – courtyard (2 semis up, 2 semis back) • Courtyard development, mid-block
11	LOC2021-0065	R-C2 to DC/M-CG	<ul style="list-style-type: none"> • Built form – courtyard (2 buildings, townhouse, semi detached and suites) • Addition of rowhouse use/suites • Increase building height • More flexible built form • Parking reduction
12	LOC2021-0072	R-C2 to DC/M-CG	<ul style="list-style-type: none"> • Built form – courtyard (2 buildings, townhouse, semi detached and suites) • Addition of rowhouse use/suites • Increase building height • More flexible built form • Parking reduction
13	LOC2021-0075	R-C2 to DC/M-CG	<ul style="list-style-type: none"> • Increase in density • Built form – courtyard (2 buildings, townhouse, semi detached and suites) • Addition of rowhouse use/suites • Increase building height
14	LOC2021-0082	R-C1 to DC/R-CG	<ul style="list-style-type: none"> • Increase in density • Built form – courtyard (2 semis w/ suites) • Increase building height • Addition of rowhouse use to accommodate secondary suites • Allow additional buildings on site • Parking reduction
15	LOC2021-0093	M-C1 to DC/M-C1	<ul style="list-style-type: none"> • Built form (rowhouse w/ suites) • Increase building height • More flexible built form • Parking reduction

16	LOC2021-0096	M-C1 to DC/M-C1	<ul style="list-style-type: none"> • Addition of rowhouse use/suites • More flexible built form • Parking reduction
17	LOC2021-0119	R-CG to DC/R-CG	<ul style="list-style-type: none"> • Increase in density • Built form - courtyard (2 townhouses with suites) • Allow additional buildings on site • Parking reduction
18	LOC2021-0129	M-CGd72 to DC/M-C1	<ul style="list-style-type: none"> • Built form – courtyard (2 buildings, microunits, townhouses and flats) • Increase building height • Allow additional buildings on site • Orientation of dwelling units around a central courtyard • Parking reduction
19	LOC2021-0137	R-CG to DC/R-CG	<ul style="list-style-type: none"> • Increase in FAR (number of units allowed) • Built form, courtyard (rowhouse, semi and suites) • Allow additional buildings on site • Creation of microunits to decrease parking requirement
20	LOC2021-0154	R-C2 to DC/M-CG	<ul style="list-style-type: none"> • Built form – courtyard (3 buildings, microunits, townhouses and flats) • Increase building height • Allow additional buildings on site • Orientation of dwelling units around a central courtyard • Parking reduction
21	LOC2021-0163	M-C1 to DC/M-CG	<ul style="list-style-type: none"> • Increase in density • Increase building height • Reduce parking requirement • Town house permitted use
22	LOC2021-0173	R-C2 to DC/M-C1	<ul style="list-style-type: none"> • Built form – courtyard (3 buildings, microunits, townhouses and flats) • Increase building height • Allow additional buildings on site • Orientation of dwelling units around a central courtyard • Parking reduction
23	LOC2021-0176	R-CG to DC/R-CG	<ul style="list-style-type: none"> • Increase density • Built form – courtyard (rowhouses, semi-detached dwellings, suites, townhouses and fourplexes) • Allow suites that don't face street • Reduced parking - remove proximity of LRT for reduced parking
24	LOC2021-0199	R-C2 to DC/M-C1	<ul style="list-style-type: none"> • Increase density • Built form – (1 building, 4 at-grade accessible flats, 4 stacked townhomes w/suites) • Allow additional buildings on site • Parking reduction
25	LOC2022-0012	R-CG to DC/R-CG	<ul style="list-style-type: none"> • Addition of suites • Parking reduction
26	LOC2022-0051	M-C1 to DC/M-C1	<ul style="list-style-type: none"> • Addition rowhouse and rules from R-C2 • Addition of suites
27	LOC2022-0077	R-C2 to DC/M-CG	<ul style="list-style-type: none"> • Addition of multi-residential buildings, stacked townhouses, and semi-detached dwellings • Increase building height

28	LOC2022-0112	R-C2 to DC/M-CG	<ul style="list-style-type: none"> • Increase density • Built form – courtyard (two buildings, 10 units each • Allow units that don't face street • Parking reduction
29	LOC2022-0113	R-C2 to DC/M-CG	<ul style="list-style-type: none"> • Increase density • Built form – courtyard (two buildings, 10 units each • Allow units that don't face street • Parking reduction

A review of the above direct control applications identified that there are two major categories of new emerging housing forms:

- 1) Approximately 40 percent of applications for these housing forms are based on R-CG with a total of 10 units or less, accommodated in rowhouses and secondary suites. These typically required a direct control application to change some elements of the built form required in R-CG (i.e., the restriction preventing rear units) as well as parking relaxations.
- 2) Approximately 60 percent of applications for these housing forms are based in M-CG or M-C1, are greater than 10 units, and are accommodated in a variety of housing forms such as suites, at-grade units, rowhouses, and stacked townhouses. Most of these applications included changes to the parking requirements, as well as slight changes to the built form rules of the standard multi-residential base district.

Administration concluded that to accommodate the variety of application types, that multiple amendments were needed in addition to the new district. Amendments to R-CG are required to allow mid-block applications to accommodate the applications above that use R-CG as their base for a direct control. Amendments to the multi-residential districts, as well as the creation of a new district, will accommodate the applications above that use a multi-residential district as its base for a direct control district.

Review of Existing Barriers (Rules of Existing Districts)

Additional review of the standard district regulations focused on evaluating elements which contribute to the design quality and community acceptance of developments at this scale. Some of the regulatory considerations that were analyzed include:

- appropriate density metrics (floor area or units per hectare),
- building size
- parking requirements and criteria to reduce parking rates, and
- the quality of the amenity space and landscaping

Density (Units per Hectare)

Administration also reviewed direct control applications to determine how the distribution of densities was applied depending on the base district. It was identified that direct control applications based in M-CG and M-C1 had higher densities, while lower densities were maintained for direct control applications based in R-CG. The review identified that we are seeing a density range of 64 to 85 (typically under 75) units per hectare for direct control applications based in R-CG and 148 to 193 (typically around 170) units per hectare for direct control applications based in multi-residential districts. These numbers align with the

densities that already exist in our standard districts. Administration identified that the majority of direct control applications were not to propose increases to the unit counts in these districts but to improve parking and building form rules.

Parking Requirements

Administration discovered that in most of the applications, there was a request for lower parking rates. While applications varied in what was being requested, most of them used principles or rates that have been used in other districts. One larger issue with the Land Use Bylaw is the different approaches used in different districts to address parking. Administration also reviewed the appeals made to the Subdivision and Development Appeal Board (SDAB) and observed that there have been large differences in how the SDAB interprets parking rules and how the Planning Department applies them. In response, developers are requesting direct control districts with clearer parking rules.

Other Requirements

Below is a summary of the main reasons why direct control districts are being used to address current gaps. The main regulatory barriers within the Land Use Bylaw, as it pertains to grade-oriented housing include:

- Rigid Use definitions which prevent the desired unit configurations.
 - Use definitions cannot be relaxed under the Municipal Government Act.
- Regulatory disincentives towards including secondary suites larger than 485 square feet.
- Rigid amenity space requirements which don't allow for designers to consider different parcel sizes, site layouts or the surrounding context.
- Waste and Recycling bins not being kept on the property
- Desire for more permitted uses to ensure the development is successfully built.

Proposed Solutions

Administration is proposing a holistic approach to solving the identified issues, rather than just responding to Council's Motion Arising. This approach will ensure the need for fewer direct control districts, more consistency in what development looks like, as well as more opportunity for parcels to go straight to development permit, reducing the time Council spends on applications.

New Land Use District (Housing: Grade-Oriented (H-GO) District)

The new H-GO district will allow for more flexible unit configuration with simplified amenity space and parking requirements. It additionally allows for moderately increased densities and as such, the purpose statement of the new district is written to provide guidance on where H-GO is appropriate, such as close to LRT stations and Main Streets and where it is not, such as in the middle of low-density neighborhoods on low-traffic roads. Locational appropriateness will also be defined in the Local Area Plan process, which will provide additional guidance to Administration on which recommendation to provide to CPC and Council when processing applications.

In Summary, the Housing: Grade-Oriented (H-GO) district would:

- Introduce locational criteria in the purpose statement
- Only be appropriate near transit service and Main Streets
- Allow for medium-density developments that are of limited height (3 storeys)

- Allow for a wide variety of housing types such as suites, at-grade flats, townhouses, stacked townhouses, as well as single and semi-detached homes through listing Dwelling Unit as a permitted use
- Be used to regulate larger applications consisting of 5 units and 5 suites, or more
- Be placed in a new section of the Land Use Bylaw outside of the low density residential and multi-residential districts.

Some specific development standards of the district include:

- A maximum Floor Area Ratio of 1.5
- A maximum height of 12 metres (same as M-CG)
- A minimum courtyard width of 6.5 metres
- A maximum parcel coverage of 60% (same as R-CG)
- A minimum parking requirement of 0.375 stalls per unit and suite (same as mixed-use districts)
- Tree and shrub requirements, and the requirement to provide a Landscape Plan in accordance with the Landscape Design Guide for Small Residential Sites and a storage area for Waste & Recycling to the satisfaction of the Development Authority.

Amendments to the Residential – Grade-Oriented Infill (R-CG) District

R-CG regulations have proven successful on corner parcels but pose some limitations to grade-oriented, mid-block development. Administration proposes amendments to R-CG that will enable smaller, grade-oriented, mid-block housing forms. There are approximately 2800 R-CG parcels in the city, largely the result of city-led land use redesignations, that have seen limited redevelopment. These parcels are typically located mid-block and are concentrated in four priority growth areas of the city. They surround the Bowness Road, 17th Ave NE and 37th Street SW Main Streets, and Banff Trail – Capitol Hill areas. Allowing smaller scale, grade-oriented mid-block developments on these parcels may be a successful way to enable redevelopment in these areas, without requiring the consolidation of lots. Amending the rules of R-CG will also help reduce the number of H-GO applications, allowing more applications to go straight to development permit. If amendments to R-CG are not adopted, Council would likely see significant R-CG to H-GO land use redesignations, as the new district would be more attractive to redevelopment. This means that Council would still be spending significant time on these applications at every public hearing.

Due to current and previous Council direction and strong approvals process advantages, amendments to R-CG have been proposed to accommodate and regulate smaller, grade-oriented, mid-block housing forms. The R-CG district is typically appropriate in low density areas with the following criteria:

- close to a main street or activity centre,
- mid-block, only in transition areas around transit areas (defined in a local area plan),
- around large or community-focused parks, and
- on most corner sites.

Local area plans can also provide further considerations for where this district is applied.

The proposed amendments to R-CG include:

- Removal of the requirement that all units face the street

- Removal of the requirement that all units be located at the front of the parcel
- A maximum height of 8.6 meters for buildings that are not at the front of the parcel
 - (1.1 meters taller than the current Backyard Suite allowance)
- A minimum courtyard width of 6.5 meters
- A minimum front setback of 3 metres and rear setback of 1.2 metres are required to allow units to be located at the rear of the parcel
- A minimum parking requirement of 0.375 stalls per unit and suite (same as H-GO)
- Tree and shrub requirements, and the requirement to provide a Landscape Plan in accordance with the Landscape Design Guide for Small Residential Sites and a storage area for Waste & Recycling to the satisfaction of the Development Authority for developments with three or more units.

The following table compares some of the proposed changes to R-CG from what currently exist in the Land Use Bylaw. It is important to note that maximum height, maximum density, and maximum parcel coverage remain unchanged, maintaining the desired built form. The front setback has been amended to remove the current contextual setback minus 1.5 metres to allow for more flexible site design, enabling mid-block, courtyard development. Similarly, the 7.5 metre rear setback was amended to 1.2 metres. It has been identified that current parking standards limit the ability to provide diverse housing options. This in turn limits the advantage of enabling grade-oriented development in Calgary's developed areas and results in the loss of opportunity to utilize existing services and infrastructure. With due consideration, Administration proposes to amend the minimum parking requirement as indicated in the chart below.

Table 2: Comparison of development standards for low density residential districts, including the proposed changes to R-CG.

		R-C1	R-C2	Current R-CG	Proposed R-CG
Maximum Height		8.6 to 10.0 metres	8.6 to 10.0 metres	8.6 to 11.0 metres	8.6 to 11.0 metres
Setbacks	Front	Contextual minus 1.5 m	Contextual minus 1.5 m	Contextual minus 1.5 m	3 metres
	Side	1.2 metres	1.2 metres	Zero to 1.2 metres	Zero to 1.2 metres
	Rear	7.5 metres	7.5 metres	7.5 metres (1.5m corner)	1.2m corner and laned mid-block
Lot Coverage		45%	45%	45-60%	45-60%
Maximum Density		30 uph	50 uph	75 uph	75 uph
Floor Area Ratio		n/a	n/a	n/a	n/a
Parking		1 - 2 per unit	1 - 2 per unit	1 per unit, 0 per suite	0.375 per Unit and Suite
Suites		Permitted	Permitted	Permitted	Permitted

Amendments to the General Rules for Multi-Residential Districts

Multi-residential districts have not typically been used to enable the missing grade-oriented housing form due to limitations of the definition of multi-residential development, and high minimum parking

requirements. Administration proposes to amend the general rules to enable grade-oriented development in multi-residential districts as follows:

Restriction on Secondary Suites in Multi-Residential Developments:

The definition of multi-residential development does not currently allow for secondary suites even when in a rowhouse form as is currently allowed in the R-CG district. The basis for many of the direct control applications in M-CG is to allow for the rowhouse form with suites. Administration proposes to amend the definition to allow suites in multi-residential development uses which do not have stacked units. This would allow for the development of secondary suites in rowhouses that are approved as multi-residential developments while still restricting secondary suites in apartment forms. This will also help minimize the number of redesignations from one of the existing multi-residential districts to the new district, in effect down-zoning, enabling more development to go straight to development permit.

Minimum Parking Requirements:

There is currently a large imbalance that exists with the Land Use Bylaw's parking requirements. This results in land use redesignations from multi-residential (M-CG, M-C1, M-C2) to mixed-use districts (M-U1, M-U2) to access a more streamlined parking rate, and not one that is based on demand for commercial uses.

If the H-GO district and improvements to R-CG are adopted without making parking rates consistent across land use districts, this imbalance will increase. Council will see more direct control applications attempting to utilize R-CG and H-GO parking rates for mid-rise and high-rise apartment development.

Applying the parking requirements of the current mixed-use districts to multi-residential districts will prevent redesignations and direct control applications by aligning parking rates across the Multi-Residential Land Use districts. Overall, this amendment will ensure that multi-residential districts are equally as enabling as the R-CG and H-GO districts to grade-oriented forms and will continue to provide for this emerging housing product.

The amendments will simplify and clarify parking requirements allowing for more flexibility of site design to support more functional, higher quality development. They will effectively create more consistent parking requirements across the city and ensure that desired development is not held up by the Subdivision and Development Appeal Board. These parking rates also allow for a better parcel configuration, leaving space for required storage lockers, waste and recycling bins and other utilities.

Summary

The proposed amendments will improve the regulatory environment for grade-oriented housing in Calgary. Failure to adopt the proposed amendments and a business-as-usual approach would mean more direct control applications in front of Council and more uncertainty for local industry and communities. New single and semi-detached units in the inner city would continue to maintain a strong regulatory advantage, despite being generally unattainable to Calgarians at median household incomes. The proposed amendments strive to "level the playing field" by encouraging more diverse housing choice in Calgary's established communities.

District Testing and Visuals

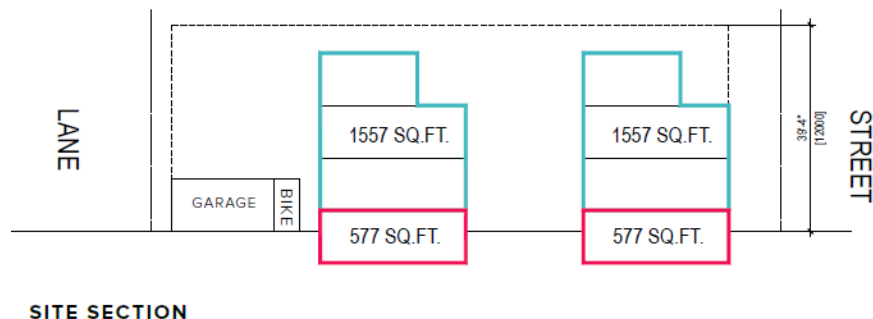
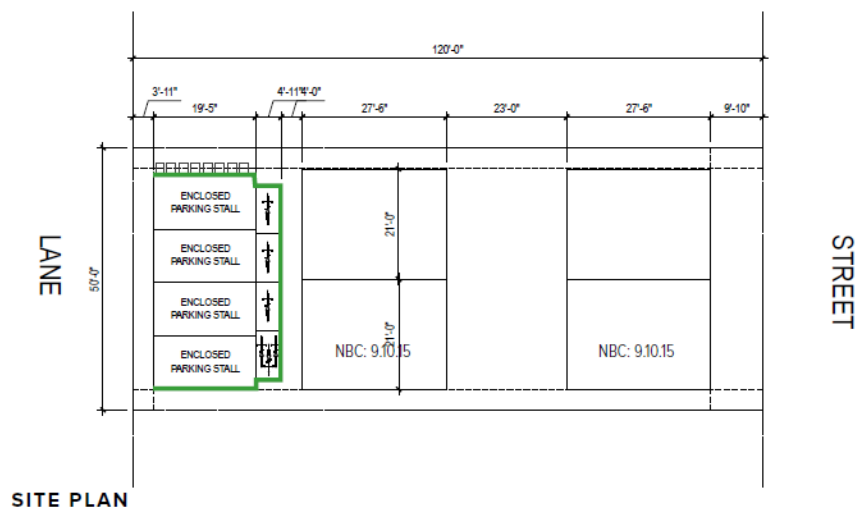
Why Testing?

The intended outcome of conducting architectural testing is to ensure that the regulations enable the intended built forms, and to identify any issues prior to the district being finalized. Several industry volunteers participated in the testing to provide feedback and inform refinements to the proposed rules.

Housing – Grade Oriented (H-GO) District Testing Results

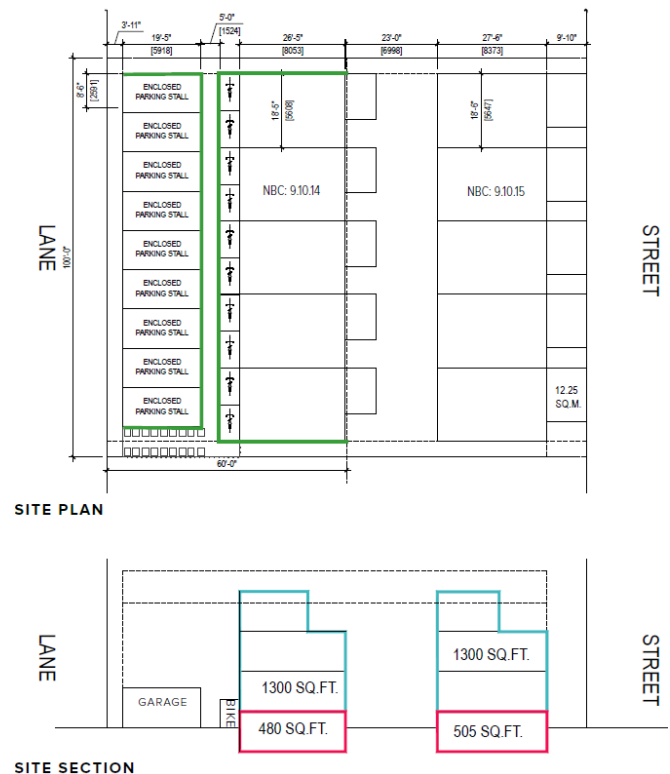
Example 1: 50 x 120 Foot, Mid-Block Parcel

The following is an example of what could potentially be built on a mid-block, 50 x 120-foot parcel. The example illustrates 2 semi-detached buildings (4 units), each with a secondary suite (4 units), a rear detached garage (4 parking stalls) and bike/mobility storage (4 units). Applying the front and rear setback rules of the new district enables courtyard development. Additionally, removing the requirement for all units, including suites, to face the street allows the development of the rear building. This creates development opportunities at densities and scales similar to existing low density residential developments.



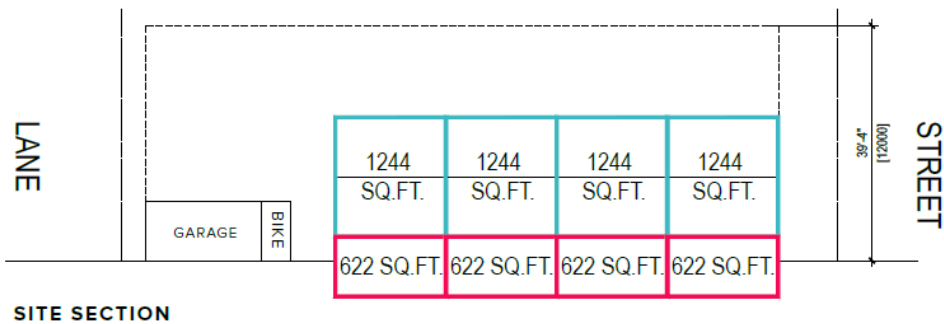
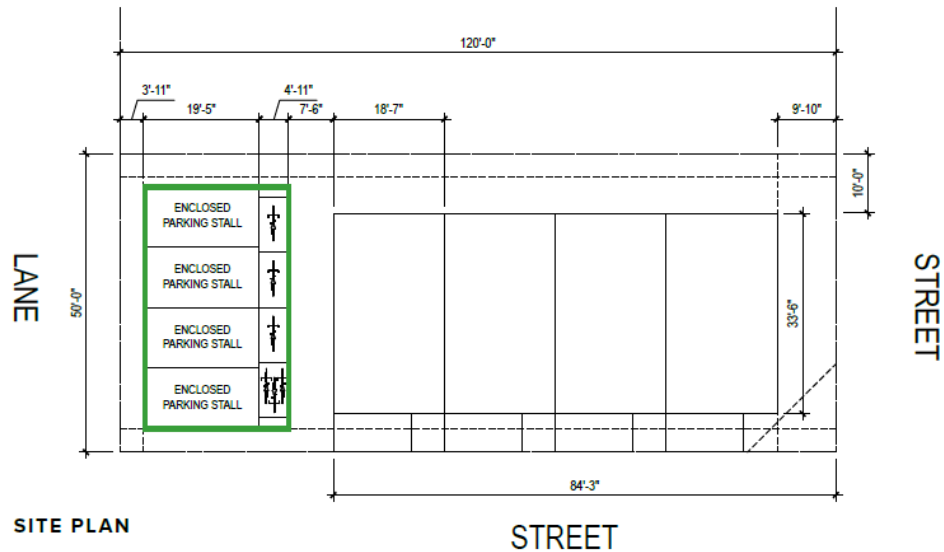
The following are two examples of what could potentially be built on a 100 x 120-foot parcel and how different unit configurations can be used on a mid-block parcel.

The second image (right) illustrates what the unit and site configuration could look like if the rear building were the same height as the front. The site coverage of 60% is maintained and the separation between the rear building and garage is open, affording access to natural light. This design indicates a progressive increase in rear building height from proposed mid-block R-CG amendments as is illustrated below.



Example 3: 50 x 120 Foot, Corner Parcel

The following is an example of what could potentially be built on corner, 50 x 120-foot parcel. The example illustrates a townhouse development (4 units), each with a secondary suite (4 units), a rear detached garage (4 parking stalls) and bike/mobility storage (4 units). This is very similar to what is being built with the current R-CG district on corner parcels and illustrates that, with minor changes to the R-CG district rules, corner parcels would not have to require a land use redesignation to H-GO to continue to be developed at existing densities. However, if there is potential for an alternative site design or built form (stacking of units to accommodate accessibility), this new district could be utilized.



Residential – Grade Oriented (R-CG) District Testing Results

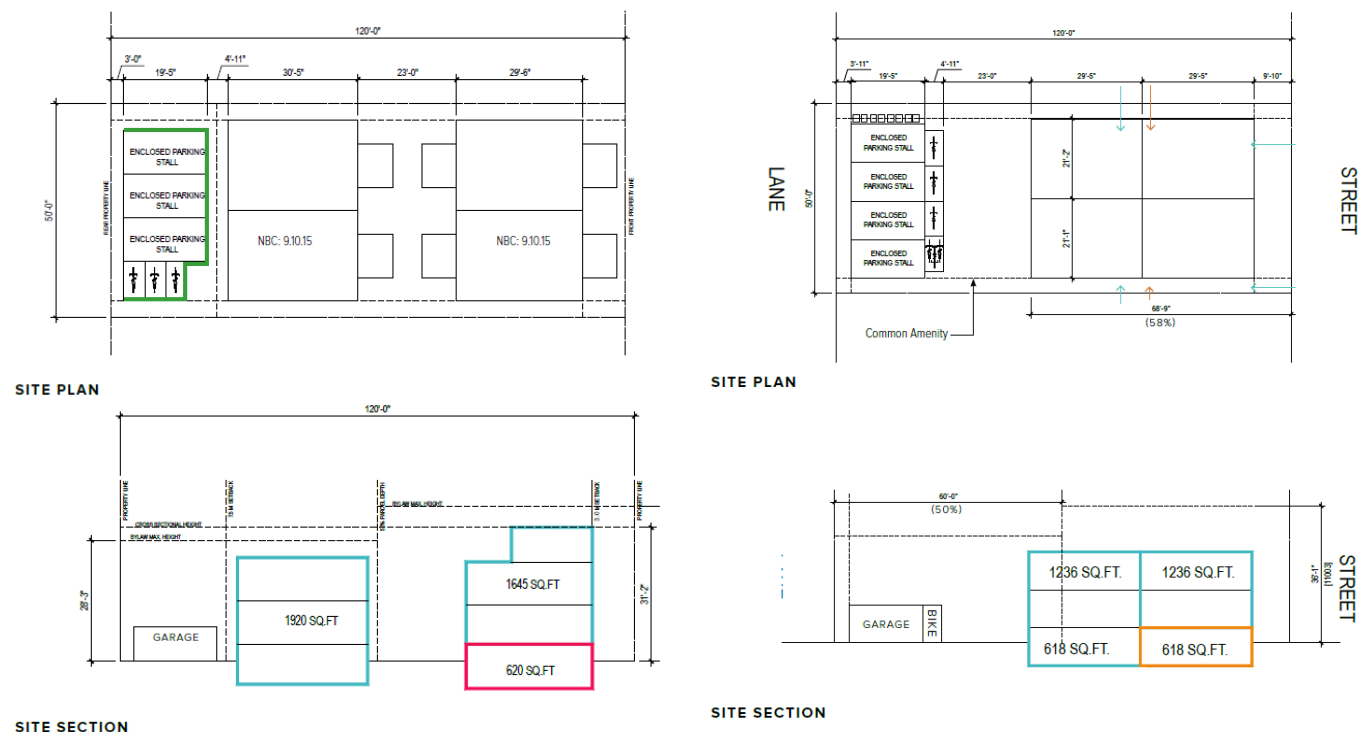
Example 1: 50 x 120 Foot, Mid-Block Parcel

The following are two examples of what could potentially be built on a mid-block, 50 x 120-foot parcel.

The first image (left) illustrates 2 semi-detached buildings with 2 secondary suites in the front building, a rear detached garage (3 parking stalls) and bike/mobility storage (3 units). The proposed rules limit the height of the rear building reducing the massing for multiple proposed buildings on mid-block R-CG parcels. Not allowing secondary suites in the rear building reduces the viability of a mid-block

development since the suite provides a mortgage-helper for the primary unit. As a result, Administration elected to amend the rules to allow for the inclusion of secondary suites in both the front and the rear buildings.

The second image (right) illustrates a different configuration. Proposed amendments to the R-CG district allow the re-introduction of the 4-pack, with secondary suites in the front units. This form enables a different site configuration opening the courtyard and reducing the number of buildings on the parcel. The example provided allows for 4 units up with suites in the front building and no suites in the rear limiting the number of units to 6. As mentioned above, not allowing secondary suites in the rear building reduces the viability of a mid-block development providing another example of why the rules should be amended to allow secondary suites in the rear dwellings.



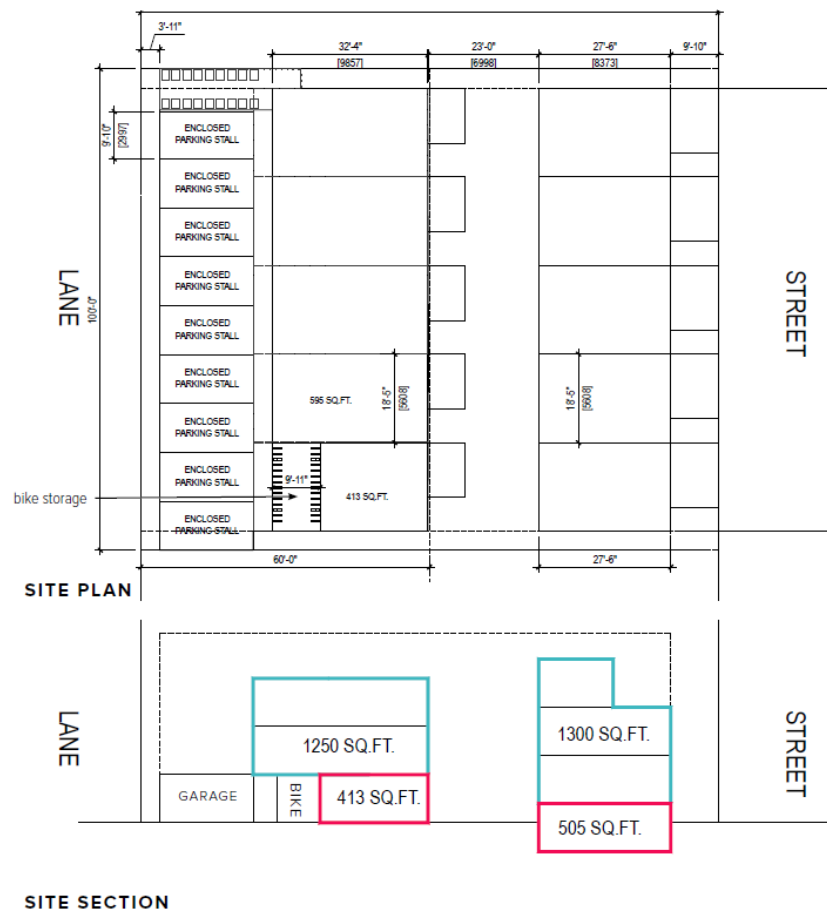
Multi-Residential – Contextual Grade-Oriented (M-CG) District Testing Results

Example 1: 50 x 120 Foot, Mid-Block Parcel

The following is an example of what could potentially be built on a 100 x 120-foot parcel in M-CG.

The image illustrates what the unit and site configuration could look like if the upper level of the rear building were cantilevered towards the detached garage, similar to the image shown above for R-CG mid-block. This configuration, while lowering the height of the rear building still creates a narrow tunnel between the rear building and the rear garage but the use of shared Class 1 bike storage enables better access than that illustrated above. The ability to remove a parking stall, to meet the new parking standards could allow a different site configuration that addresses waste and recycling and/or

bicycle/mobility storage. Additionally, changing the definition of multi-residential will allow courtyard, mid-block development on M-CG parcels.



Feasibility testing was also completed by staff from the City's Real Estate and Development Services Department, as these proposed amendments have the potential to impact City-owned land. The comments received as part of this internal review echoed the many of the same issues identified by industry partners. Finally, the proposed amendments were also reviewed by staff in the Land Use Bylaw Applications Review team to determine if the proposed amendments to the Land Use Bylaw are implementable.

Summary

The results of industry testing and internal review resulted in revisions to the first draft of the proposed H-GO and R-CG districts. These revisions included:

- The allowance for suites to be located in the rear building,
- Clarification of the calculating methods for parking requirements,
- Refinement of the bicycle parking requirements,
- Modification of the minimum building separation distance (courtyard width), and,
- Allowance for larger rooftop amenity space.

Landscape Design Guide for Small Residential Sites



Landscape Design Guide for Small Residential Sites

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This document is intended to:

- Set expectations for quality landscape design for developments with three or more dwelling units in the R-CG and H-GO districts
- Complement the landscaping regulations contained in Land Use Bylaw 1P2007
- Be referenced by development permit applicants to ensure a high quality, functional landscape design is achieved

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Table of contents

Why is landscape design important on small residential sites?	1
Site layout	
Building location	2
Site design and circulation	3
Site services	3
Amenity space	
Common and private amenity spaces	4
Common amenity spaces	4
Private amenity spaces	5
Trees and planting areas	
Plant choices	7
Stormwater management	8
Setback areas	8
Urban agriculture	9
Putting it all together	10

Design guide: **Landscaping small residential sites**



Why is landscape design important on small residential sites?

The purpose of this landscape design guide for small residential sites with three or more dwelling units is to provide flexible design direction that reflects the objectives and policies of Calgary's Municipal Development Plan. Development should complement the context of the surrounding community and use landscape design approaches to define public and private spaces. Landscape design is particularly important on small residential sites, as outdoor space is limited and high-quality design can ensure spaces are well used, cared for by residents and contribute to pleasant streetscapes for Calgarians to enjoy.

Site layout

①

Building location

Flexibility in building layout and massing offers the opportunity to design high-quality amenity spaces, setback areas and streetscapes. Locate buildings and upper storey massing to maximize sunlight access for amenity spaces and neighbouring parcels and provide space for layered landscaped areas and complementary setback and streetscape design. Consider the location of adjacent yard space and buildings. Where feasible, align buildings with neighbouring buildings, and amenity spaces and landscaped areas with neighbouring yards.



Setback design animates the streetscape and defines semi-private space.

2

Site design and circulation

Pathways provide opportunities for neighbours to meet, socialize and rest, promoting well-being and social connection. Where feasible, incorporate seating and small gathering spaces into site features like raised planters, retaining walls, stairs and stoops. Common pathways should be barrier-free and made of a hard surfaced material that meets standards of universal design.

Emphasize common entrances to the development using architectural and landscape design elements such as, but not limited to, trees and shrubs, accent lighting and pergolas. Publicly accessible pathways, such as those used by visitors, should be clearly visible from the sidewalk. Provide a wayfinding system, such as a map of the development or arrows alongside addresses, and prominently display unit numbers on sites where dwelling units and suites are not visible from the sidewalk.

Ensure sufficient pathway width is provided for comfortable use by people with mobility aids, bicycles, strollers, groceries, etc., especially where pathways are adjacent to encroachments such as downspouts, utility meters and window wells.



Generous pathways that connect to the public sidewalk, enhanced with planting areas and unique address signs, lead residents and visitors to units accessed from the outdoor amenity space.



3

Site services

Site and building services should be screened from the sidewalk and from amenity spaces. Consideration should be given to the location of waste and recycling areas; they should not be located next to amenity spaces or unit entrances. Transformers, HVAC units, utility meters and waste and recycling bins should be screened from the street and amenity spaces using architectural and/or landscape elements. Each unit is not required to have its own bins. More information can be found here: [Get, replace, or fix a blue, green or black cart](#) (calgary.ca)

Waste and recycling storage is conveniently located for easy access and screened with planting and/or architectural elements that match other site features.



Amenity space

①

Common and private amenity spaces

Outdoor common and private amenity spaces offer the opportunity to enjoy the outdoors and enhance local community identity in Calgary.

Amenity spaces provide important areas for recreation and socializing. These areas should be located and designed to provide residents with access to sun and shade and opportunities for four-season use.

Common and private amenity spaces should be sized to be usable by residents; oddly shaped, disconnected amenity spaces are discouraged.

Amenity space hard landscape materials should meet standards of universal design. The use of gravel and asphalt is discouraged. The use of lighter coloured building and paving materials and softer textures, such as wood, are encouraged where spaces are narrow and/or shady.

Opportunities to incorporate local materials and/or features, such as gates and privacy screens designed by local artists, are encouraged. Such features can contribute to the unique identity of small residential developments and make them more visually interesting for residents and visitors.

Private amenity spaces are sized and located to encourage frequent use. Strategic use of landscaping delineates private from common amenity space.



②

Common amenity spaces

Outdoor common amenity areas should be accessible to all residents and should meet or exceed standards of universal design. Hardscape areas should be complemented by layered landscaped areas and canopy trees to make the space inviting and functional.

Programming of common amenity spaces should be shown on the landscape plan. Programming may include, but is not limited to, seating or dining areas, barbeque or kitchen spaces, play areas and opportunities for residents to garden, or a combination of programming elements. Site furnishings and lighting should be shown on the landscape plan.

Entrances and windows facing amenity spaces encourage use and foster social connection.



3

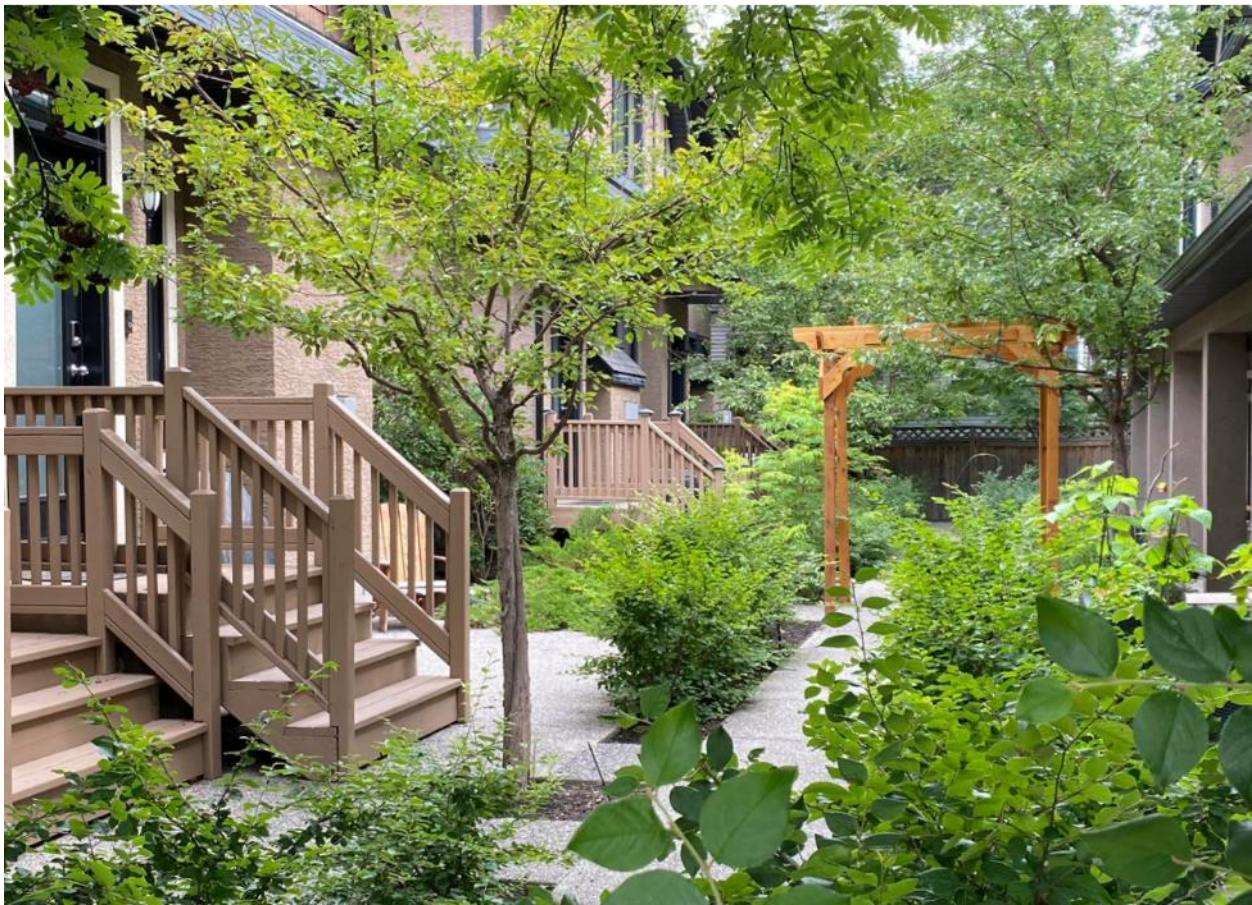
Private amenity spaces

Private amenity spaces, including those for below-grade units, extend the livable area of dwelling units and provide residents with opportunities to enjoy the outdoors. Private amenity spaces should be immediately adjacent to the unit they are provided for and should offer residents privacy through screening using a combination of architectural and landscape elements. Consideration should be given to providing access to sunlight, privacy and adequate space to ensure usability. Consider incorporating landscaped areas to enhance the quality of private amenity space.



Below-grade amenity spaces are set back from the public sidewalk and screened with planting to provide privacy while maintaining access to daylight and view above.





Trees and planting areas

1

Plant choices

Courtyard amenity areas provide access to outdoor space for residents, but many will be in full shade year-round. Plants should be chosen based on their ability to enhance these spaces and thrive in their specific site conditions. Shadow studies should be done to assess the growing conditions of these courtyard spaces. Landscaped areas and trees reduce the impacts of heat on urban areas and can buffer cold winds in the winter. The retention of existing healthy, mature trees and shrubs on site is encouraged.

Locate all plant material and trees in locations that allow for them to receive sufficient water and sunlight to ensure they can grow to their healthy, mature size. Planting directly under building overhangs or within 300mm of the building foundation is discouraged. Planting areas should be adequately sized and provide enough soil volume to support the mature spread of trees, shrubs and perennials which will enhance privacy for residents and neighbours. Plants should be grouped for visual impact, to emphasize pathways and entries, or to define amenity spaces while maintaining open space for passive or active use.

Many unique plants and plant communities thrive in Calgary. Provide a variety of plant material in the landscape, considering four-season interest, light conditions and habitat value for pollinators and birds. The use of native and drought tolerant, low-maintenance plants and trees is encouraged. Softscape alternatives to lawns are encouraged to reduce water and maintenance needs and expand site biodiversity. Landscaped areas should be mulched to suppress weeds and increase moisture retention. The use of gravel mulch is discouraged. More information on plant selection can be found here: [Plan your YardSmart yard and garden](https://calgary.ca/plan-your-yard-smart-yard-and-garden) (calgary.ca)

②

Stormwater management

Provide permeable areas to manage stormwater and snowmelt on site. Incorporating functional and visually pleasing stormwater management features such as rain gardens, vegetated bioswales and dry riverbeds within landscaped areas is encouraged. Plant material should be tolerant of both wet and dry conditions. More information on low impact development can be found here: [Low Impact Development](https://calgary.ca/low-impact-development) (calgary.ca)



Stormwater management strategies can be a feature in landscape design.

③

Setback areas

Setback areas that face the sidewalk should be designed to improve the public realm by including canopy trees, both public and private, and layered landscaped areas that provide seasonal interest and reduce the visual impact of the building on the public realm. Softscape alternatives to lawns are encouraged in setback areas. Learn more about Calgary's public trees here: [City owned trees](https://calgary.ca/city-owned-trees) (calgary.ca)



Garages and other accessory buildings should be complemented by landscaped areas that enhance the public realm.



A variety of plant colour, texture and scale provides four-season visual interest and softens the transition from public to private space.



4

Urban agriculture

Opportunities to grow and gather food and flowers can bring neighbours together and add an additional layer of ecological value to urban landscapes. Including native fruit-bearing trees and shrubs with edible fruit is encouraged. Provide opportunities for urban agriculture where there is sufficient access to sunlight throughout the growing season. Ensure high quality and sufficient growing medium and convenient water access is provided in gardening areas. Urban agriculture areas should meet or exceed standards of universal design.



Putting it all together

A comprehensive design process for small residential sites creates urban landscapes that promote well-being and contribute to healthy urban ecosystems. Residents can easily understand what amenity spaces are available to them, enjoy programming that is provided and are able to care for the outdoor spaces around their homes. Residents and visitors alike feel welcomed and safe, while outdoor spaces are animated and enhanced with architectural and landscape elements rich with dynamic plant and wildlife communities.



Landscape Design Guide for **Small Residential Sites**

Engagement Summary and What We Heard

Administration undertook a targeted engagement strategy over a four-month period in response to Council's Motion's Arising outlined in Attachment 1 of this report. The following outlines the engagement, what we heard, and how it has informed the proposed Land Use Bylaw district and amendments.

Who?

Over the course of the project, staff spent time listening to and reviewing previous Public Hearing recordings to understand citizen concerns, applicant comments, and Council's perspective on the different application types. This information has helped to inform the proposed district and amendments to the Land Use Bylaw.

Public engagement was not accommodated in the scope of this work for two reasons:

1. Citizens would not have the technical expertise to contribute to the writing of land use districts; and
2. Due to the urgency of Council's Motion Arising to return no later than Q3, 2022, public education could not be accommodated within the timeframe; however, given a delayed implementation date, Administration will be able to accommodate public messaging on The City website.

Citizens do, however, have the ability to participate in engagements and Public Hearings for any applications proposing the new district since it will not be applied to any parcels as a City-initiated land use redesignation through this report.

Due to the technical nature of the work, Administration engaged with a targeted group of stakeholders. Stakeholders included City staff (Planning, Urban Design, Safety Codes Officers, Development Engineering, Transportation Planning, Waste and Recycling, Housing Solutions, Real Estate and Development Services, and Law) and members of industry who plan and design these types developments in the established areas, all of whom have expertise in working with these districts.

Administration conducted architectural testing of the draft land use district and amendments to ensure the regulations enabled intended built forms, and to inform any further changes to the districts being finalised. Several industry volunteers participated in the testing to provide feedback. See Attachment 7 for more details.

When?

Engagement was held through four phases commencing in April 2022 and wrapping up in July 2022. The phases included:

1. Identification of key issues and trends with current Direct Control districts
2. Proposed approaches and big moves
3. Review of draft district and amendments
4. Architectural testing

What?

In responding to the direction from Council to provide a new district, the intent of these events was to ensure that Administration had a thorough understanding of the trends, drivers, issues, and barriers that

result in industry applying for these Direct Control districts. In all events, stakeholders were able to actively contribute to the conversation, and add their comments, questions, and suggestions. Feedback collected informed the proposed district and amendments.

Summary of what we heard – internal and external workshops

Below is a summary of what we heard through the five phases of events:

1. The new district and amendments to existing districts will significantly reduce the number of Direct Control districts for missing middle projects.
2. Administration took a balanced approach to community concerns and industry feedback on these forms.
3. There is a demand for grade-oriented, three-bedroom housing in inner city and established communities. Affordability and attainability of these homes is improved by the inclusion of secondary suites as a mortgage-helper for the purchaser.
4. The new district and amendments to existing districts is innovative and will enable more housing choice in inner city and established communities. Development using these districts will help to support Municipal Development Plan goals
5. The new district needs to have a strong locational purpose statement that provides clarity for applicants, community, and Council on where this district is most appropriate in communities.
6. Support the shift to Dwelling Unit as a use and being clear on built form and the building envelope.
7. Support the opportunity to “un-lock” mid-block R-CG parcels for approximately 2800 under-developed parcels in Calgary.
8. There will continue to be a market for parking, but not at the current parking rates. Rates are a barrier to achieving good development outcomes. Stakeholders support a reduced parking rate that are more aligned with the Mixed-Use districts.
9. Support removing the contextual front setback in the new district and setting a minimum of 3.0 metres.
10. 12 metre building height with the use of chamfers for the new district would enable varied roof forms within a three-storey building and allow for basement secondary suites to have more natural light.
11. Support qualitative landscape and amenity rules with a design document to guide review and decision-making.
12. Support for reduced parking requirement making more space available to provide more amenity, space for waste and recycling, or other development requirements.
13. Support for clear setback rules.
14. Support for landscaping and amenity space that moves toward quality over specific metrics.
15. Support for a clear spectrum of districts. There is a clear difference between R-CG, the new district, and multi-residential districts.
16. The new district is not radically different, but it allows for innovation.

Summary of what we heard – Public Hearings

Below is a summary of what we heard through Public Hearings since January 2022:

1. Concerns with spot-zoning and density increases that will result in buildings that will have rental units and will not encourage residents to live there long-term. Concerns with transient people who aren't invested in the community
2. Concerns with the number of parking spots being insufficient, and the impacts to traffic congestion. Public transit isn't an incentive to not own a car, and seasonal weather changes means people won't ride bikes in the winter.
3. Concerns with waste and recycling, and how bins will be addressed.
4. Concerns with lack of space for landscaping and room for trees to grow, as well as the loss of old trees to accommodate new development. These developments severely lack amenity space, access to sunlight, and mature trees.
5. Concerns with property values being impacted because of densification.
6. Concerns with developers circumventing the process by using Direct Control zoning.
7. Concerns about mid-block development, and that these parcels should remain R-C2 for duplexes.
8. Concerns about effective snow removal with increased desire to park on the street.
9. Support for continuing growth and infill development, with reduced parking requirements since more people do not own a car. Building a city for people of all abilities and incomes is important.
10. Concerns with the "micro dwelling unit" and whether these spaces are livable due to size and lack of access to sunlight. Size of units does not encourage families to live in them.
11. Concerns with a lack of privacy.
12. Concerns about the impacts to neighbourhood schools.
13. Concerns with units being used as short-term rentals, and not as places for people to live.
14. Concerns that these types of developments are not priced as affordable housing.
15. Concerns with the lack of accessibility for emergency services.
16. Support that these types of developments will bring more people to the community.

Calgary Planning Commission Comments

On 2022 May 19, Administration presented to Calgary Planning Commission for feedback through a closed, workshop-style session. The presentation outlined a proposed approach to a new land use district to address the shortcomings of R-CG in implementing different housing forms. The workshop generated a thorough conversation on the proposed approach, and Commission members provided feedback.

On 2022 August 4, Administration returned to Calgary Planning Commission to validate what was heard from the May 19 session, to outline the proposed new district and existing district amendments, and how their feedback was incorporated. This session generated a positive discussion from Commission members. Clarifying questions were asked, and additional comments provided.

Themes from 2022 May 19

Commission members commented on the proposal and cited the following themes to express their comments and/or concerns:

1. Concern with making a direct connection between enabling new housing forms and affordability. Enabling new housing forms should be about choice. Why does someone choose to live in a community. Without diversity in housing, some citizens are forced into a built form or community that is not ideal for their needs.
2. Unclear on which is the best approach: providing a new district or amending existing district. Ensure that it is clear what district to use.
3. Supportive of shifting to dwelling unit as the use in the new district, that is ground-oriented, stackable, and has built form outcomes that define the building envelope. However, talking about form-based design and a dwelling unit use may be difficult for some to understand.
4. Parking needs to consider that some Calgarians will require cars to access amenities and services due to age and various physical abilities. The distance to amenities and services is not the only thing that defines accessibility. Generally, Calgary Planning Commission supports reducing parking requirements, however there are varied opinions that include support for a general reduction to having no parking minimums and let the market decide what it needs.
5. Need to address accommodating the waste, recycling, and organics bins.
6. Buildings need to be contextually appropriate with less concentration on units or unit sizes. If the bylaw regulates the form and building envelope, it doesn't matter how many units there are. We need to be inclusive and flexible on unit size, this includes respecting various cultures.
7. Need more flexibility with amenity space with option to combine private and shared space. However, need to ensure that residents have a clear, personal defensible space where they feel ownership and accountability.
8. Encourage tree retention and increase in the tree canopy, including more public trees.
9. Concerns about Fire and emergency access for more dense developments.

10. Encourage reaching out to individual members of Council before returning to Calgary Planning Commission in August.

Themes from 2022 August 4

Commission members validated the feedback noted from the 2022 May 19 session. They noted the following themes to express their comments or concerns about the final proposed new district and amendments to existing districts:

1. Parking is likely to be the contentious issue.
2. Parking and site design will manage the unit count.
3. It is exciting to see that R-CG could become easier to use to allow mid-block development.
4. There is a lot of overlap with the proposed new district and the lower multi-residential districts, including M-CG, M-C1, and M-C2. Suggest review through the renewal of the Land Use Bylaw to delete redundant districts. M-C1 is not a great district and should be deleted.
5. Concern regarding the politics of jumping from R-C2 to the proposed new district, and citizens not wanting an increase in density.
6. The Housing – Ground Oriented district makes sense in the Neighbourhood Connector and Neighbourhood Flex categories within local area plans but ensure that it's only for the Limited scale.
7. Ensure consistent language between “ground” vs “grade” oriented since existing districts use “grade”.
8. General consensus that the work presented is good and addresses the issues identified.

Letters of Support



460 – 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

2022.08.25

—

The City of Calgary
PO Box 2100, Station M,
Calgary, AB
T2P 2M5

ATTN: The City of Calgary Infrastructure and Planning Committee & City Council

RE: Support for *Missing Middle Housing* Development in Calgary
Administration's recommendations for a proposed new District and Land Use Bylaw 1P2007
sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

On the behalf of CivicWorks, I write to express our strong support for Administration's considered recommendations found within Report IP2022-0989, which fundamentally propose a new Land Use District and essential sustainment to Land Use Bylaw 1P2007 (LUB) as a direct response to Council's Motions Arising regarding *Missing Middle Housing*.

As a team of consulting urban planners, CivicWorks collaborates with and supports Calgary's city building sector, with a core focus on growth and change in Calgary's Inner City and Established Areas. Our practice is committed to realizing redevelopment and change that creates more complete, compact, and connected communities to help Calgary attract talent, diversify its economy, and be more accessible, affordable, livable, prosperous and resilient.

Since 2017, CivicWorks has supported local developer-builders with over 50 Land Use Redesignation and Development Permit applications representative of some form of innovation in the development of *Missing Middle Housing*. When we say *Missing Middle Housing*, we mean:

- A range of house-scale buildings with multiple units that are compatible in height and form with single-detached or semi-detached homes;
- Grade-oriented housing options inclusive of rowhouses, clustered townhouses, stacked townhouses, and sometimes with small units or secondary suites without on-site parking stalls;
- Housing options that are most appropriate within and supportive of, amenity-rich, walkable, cycling-friendly, and transit-supported communities;
- "Missing" because these housing options have often been prohibited or limited by land use rules and zoning since the 1940s; and
- "Middle" because they sit in the middle of a housing spectrum – situated between detached single / semi-detached homes and apartment buildings, in terms of height, mass, number of units and often, affordability.

In recent years, the local emergence and interest in innovative *Missing Middle Housing* development forms have been primarily driven by:

- Significant market demand for more grade-oriented housing options in highly desirable and amenity-rich Inner City communities;
- A generally low supply of both vintage and new / modern *Missing Middle Housing* options within Inner City communities;

www.civicworks.ca



- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility;
- An increase in market demand for relatively-more-affordable small (i.e. less than 500 square feet) grade-oriented dwelling units without an on-site parking stall where convenient alternative mobility options are available (i.e. carshare, transit, biking, walking);
- Attractive new construction funding opportunities from CMHC aimed at tackling Canada's housing shortage and encouraging the development of *Missing Middle Housing* that include development form driving minimum requirements (i.e. minimum number of units); and
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

The innovative *Missing Middle Housing* development forms that have emerged in response to the above factors are incompatible with The City of Calgary's existing LUB. Now over 15 years old, parts of the LUB require targeted sustainment, as well as the introduction of contemporary District options, if innovative *Missing Middle Housing* development is to be achieved without excessive relaxations and/or the use of Direct Control (DC) Districts.

We recognize and agree with the frustration of community stakeholders and Council resulting from the chronic but currently necessary use of one-off DCs to achieve *Missing Middle Housing* outcomes. We agree that systemic change, in the form of LUB sustainment, is required to establish a clear and consistent set of District-based rules for both industry to follow and stakeholders to expect. CivicWorks cannot stress enough the need for these changes given current planning system challenges, risk, and high level of time, energy and effort required for developer-builders, community stakeholders, Administration, and Council to achieve *Missing Middle Housing*.

The city-building industry wishes to support Council in their fundamental Municipal Development Plan (MDP) goal of achieving more balanced growth between Developed and Developing Areas of Calgary. The existing LUB is inadequate, out-of-date, and disconnected from this and other higher-order goals and policies. It is important to note that while a portion of growth is occurring in the Established Area along corridors and nodes, a significant opportunity for much wider yet modest scale growth exists in the redevelopment of aging housing stock (i.e. single detached) with innovative, contextually compatible, low scale grade-oriented housing (i.e. rowhouses, clustered townhouses, stacked townhouses, and sometimes in combination with small units or secondary suites without on-site parking stalls).

We commend Council for their urgent direction to Administration through Motions Arising regarding *Missing Middle Housing*. We recognize the focused and comprehensive effort by Administration to prepare these considered recommendations to address the acute challenges of achieving innovative *Missing Middle Housing* development forms and targeted LUB sustainment. We strongly encourage Council to consider and support all related recommendations contained within Administration's Report IP2022-0989.

Sincerely,
CivicWorks

David White | Principal
BA, MScPl, RPP, MCIP



penventures.ca
P: 403.701.2711

The City of Calgary
PO Box 2100, Station M
Calgary, AB
T2P 2M5

24.08.2022

ATTN: The City of Calgary Infrastructure and Planning Committee and City Council
RE: Support for new land use districts that anchor affordable and diverse inner city homes as permanent options in our great inner city communities

Dear Mayor and Members of Council,

Our team is writing to express support for improvements to land use districts that support *Missing Middle* housing in Calgary, and in turn, modernize Land Use Bylaw IP2007.

Our development strategy is focused on:

- Targeting inner city areas within close proximity to *Main Street* corridors,
- Delivering purpose built rental,
- Integrating secondary suites into at-grade townhome development to diversify the mix of affordable inner city housing options, and
- Making use of CMHC programs and financing that focus on the same outcomes.

Current market demand for our product makes clear that our inner city locales are underserved in this category. Our company is focused on meeting this demand, but at the same time, face mounting barriers in order to do so. NIMBYism, stretched entitlement timelines, mounting costs, skilled labour shortages, and interest rate uncertainty are all factors that challenge us.

Our team believes in a Calgary that is inclusive, provides housing diversity for the 21st century, and addresses the lack of affordable housing for a new generation that will continue to make our city great. It is abundantly clear that that this cohort wants at-grade living without elevators, secondary suites that provide more affordable housing options outside the inner-city core, and all without a focus on car-dependency.

We applaud and support any attempt to re-assess the Land-Use Bylaw that serves these needs.

Sincerely,
pen.

A handwritten signature in black ink, appearing to be "RD" with a stylized flourish.

Ryan Doherty | Principal

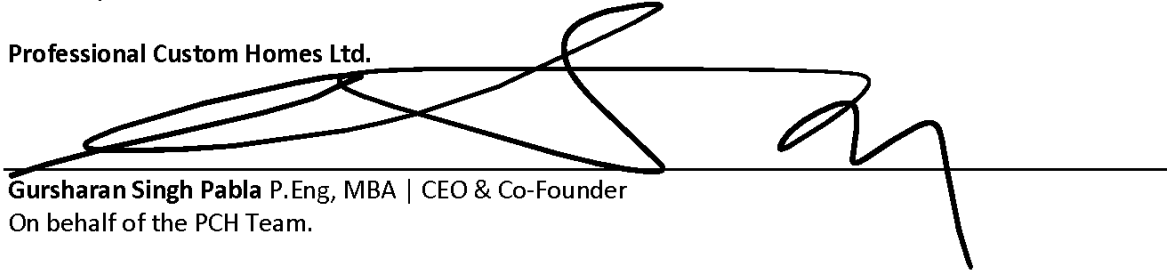
We share the vision for Calgary laid out in the MDP; to achieve more Inner-City growth and balance between Established Area and Greenfield areas, however the process has become extremely slow, exhaustive, challenging to navigate, and filled in undue risk. The new *Missing Middle Housing* districts are a significant step towards reducing some of the challenges. Despite this, we remain committed to creating a better, more sustainable future for our city.

We respect, and appreciate the concerns brought forth by our neighbours, community members and Council, and understand that shifting landscapes can be challenging to digest for long-time residents. This does not, however, dismiss the urgent demand for *Missing Middle Housing* development, and we believe allowing more Calgarians the opportunity to actualize this lifestyle will only lead to a more accessible, prosperous, and resilient Calgary. We commend Council's efforts to introduce more contemporary District options to make this type of housing more attainable for not only residents but also the building sector.

We echo our business partner, CivicWorks, and many other local home builders/developers, when we commend Council for their direction to Administration through Motions Arising regarding *Missing Middle Housing*. We recognize the immense time and effort put forth by Administration to prepare these recommendations and strongly encourage Council to consider and support all related recommendations contained within Administration's Report IP2022-0989.

Sincerely,

Professional Custom Homes Ltd.



Gursharan Singh Pabla P.Eng, MBA | CEO & Co-Founder
On behalf of the PCH Team.



The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

ATTN: The City of Calgary Infrastructure and Planning Committee & City Council

RE: Support for Missing Middle Housing Development in Calgary Administration's recommendations for a proposed new District and Land Use Bylaw 1P2007 sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

On behalf of Riverview Custom Homes, I'm writing to express our full support for a new District and bylaw sustainment related to Missing Middle Housing in Calgary.

As an established local builder-developer, we are focused on meeting the full spectrum of housing needs in Calgary, from high-end custom homes to more attainable and affordable inner-city housing options close to schools, parks and emerging main streets. Our experience shows that Calgarians value a front door to the street in desirable, walkable and amenity-rich communities — we want to deliver that as a real option to as many folks as we can. We see Missing Middle Housing as the best opportunity available to meet this real market need.

In addition to the many barriers that characterize building and development in established areas, we continue to be challenged by the uncertainty of the approvals process and the stakeholder pushback to proposals for new low-scale townhomes, rowhomes and secondary suites. We believe these challenges stem from a Land Use Bylaw that is misaligned with market realities, driving the use of Direct Control Districts to realize Missing Middle Housing projects. Communities and industry need and deserve more certainty to enable constructive conversations that lead to better design, rather than debating the merits of a bylaw technicality. And while the needs of vehicles are important, we must start putting the needs of people first if we're to make any progress towards the ambitious goals of Council's Climate Strategy.

Like Council, we believe in a bright future for Calgary and want to continue to invest in the success of our communities to make our city better and more inclusive. We see Missing Middle Housing as an essential and much needed choice that's sorely needed in many of our most desirable neighbourhoods. Larger, family-oriented homes on top of smaller more affordable homes serve two household types at once — a perfect example of an innovative solution to Canada's much publicized housing crisis.

We applaud and fully support Administration's recommendations and hope to see them realized.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris York'.

Chris York | President



The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

ATTN: The City of Calgary Infrastructure and Planning Committee & City Council

RE: Support for Missing Middle Housing Development in Calgary Administration's recommendations for a proposed new District and Land Use Bylaw 1P2007 sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

We are writing to express RND SQR's full support for bylaw sustainment and proposed new District with respect to the extraordinary need for Missing Middle Housing in Calgary.

In 2018, we created RND SQR with a single purpose — to provide affordable family-oriented housing options within our established neighborhoods. Since 2018, and with the inception of the RC-G District, we have delivered over 150 homes to those who value walkable communities with easy access to transit and everyday destinations. This represents over \$100M of capital investment aimed at meeting Council's MDP goals that, if not for the will of Council through land use redesignation decisions, would not have been achieved.

Missing Middle Housing (MMH) as a flexible and affordable housing form fills a critical void in the housing market for two of its largest demographics: downsizing Baby Boomers / retirees and Millennials who are starting to build families. We are facing an unprecedented demand for 3-bedroom family-oriented homes not only in our established neighborhoods but all throughout Alberta. This type of housing currently makes up less than 8% of the entire housing rental market. MMH, with family-sized upper units and smaller, more affordable lower units, is an attainable solution and a perfect example of multi-generational housing that is otherwise generally unavailable. With these much-needed bylaw reforms and prioritizing people over cars, we have an opportunity to be a leader among Canadian cities on enabling housing that supports diverse, accessible, and resilient established neighborhoods.

In realizing MMH, communities and industry stakeholders also need predictability and clear expectations. The uncertainty and time required to navigate these MMH-enabling applications is simply not working and is not sustainable. The necessary use of DC Districts to allow MMH have created confusion and frustration for all stakeholders, indicating a desperate need for bylaw reform to align with modern realities. The existing Land Use Bylaw and many local area plans are outdated, and this is a practical step in the right direction. As industry responds to market need, the sheer volume of applications must be understood as an unprecedented market demand for MMH.

Finally, it's important to note that the federal government, through CMHC, continue to support affordable and purpose-built rental housing by recognizing this growing need among Calgarians and Canadians at large. These programs provide favorable financing terms which support investment in our city but come with affordability and density requirements being delivered on by the private sector. We must continue to work with all levels of government to ensure Calgary is attracting this much needed capital investment in our communities.

Sincerely,
RND SQR

A stylized, handwritten signature in black ink, appearing to be "Alkarim Devani".

Alkarim Devani

info@rndsqr.ca | www.rndsqr.ca | 403.444.9000



ATTN: The City of Calgary Council

RE: Support for Missing Middle Housing Development and Land Use Bylaw Sustainment (Administration Report IP2022-0989)

Dear Mayor and Members of Council,

On behalf of Oldstreet Development Corporation (Oldstreet) we are writing to voice our support for Administration's considered recommendations found within Report IP2022-0989, which fundamentally propose a new Land Use District and essential sustainment to Land Use Bylaw 1P2007 (LUB) as a direct response to several Council Motions Arising regarding Missing Middle Housing.

Oldstreet was borne out of a desire to build better – better homes, better communities and a better City of Calgary. We work hard to build homes that hold their value while enhancing and reinforcing community character. We bring much needed high-quality housing stock to inner-city communities. Our goal is to build more dense, thriving urban communities – communities that we ourselves, and our kids, and their kids, will want to live in.

The Missing Middle Housing proposals are critical to the longevity of our business and the communities we build in. Since inception in 2018, we have built or have under development seven missing middle housing projects comprising 60 homes, all within inner-city communities. This is our passion and our livelihood. We intend to continue investing in the inner-city for the foreseeable future; however, we need Council's support for the Missing Middle Housing recommendations to help us respond to overwhelming market demand.

We listen to Calgarians. They want sustainable and amenity rich inner-city communities. They want to be walking distance to cafes, restaurants and transit. They want more affordable housing options so they can stay in these communities throughout their lives – starting out, growing a family or aging in place. As Calgary emerges from a long downturn, vacancy for this type of home in the inner-city is at or near zero, driving home prices and rental rates higher and eroding affordability. Demand is overwhelming and out of date regulations and delays are preventing the private sector from responding.

By supporting the Missing Middle Housing recommendations, Council is committing to:

- supporting market demand for inner-city housing;
- supporting meaningful local economic activity and construction jobs;
- supporting the progressive evolution of Calgary's inner-city communities;
- growing the City's tax base in a profitable way by adding homes to established communities; and
- bringing affordable and respectable housing options to current and future Calgarians.

We strongly encourage Council to consider and support all related recommendations contained within Administration's Report IP2022-0989.

Sincerely,

Oldstreet Development Corporation

Nathan Robb
Co-Founder, Principal

Connor Irving
Co-Founder, Principal



March 27, 2020

The City of Calgary Infrastructure and Planning Committee & City Council

The City of Calgary
PO Box 2100, Station M, Calgary, AB
T2P 2M5

RE: Support for Land Use Bylaw 1P2007 sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

As an active industry member within the missing middle market in the city of Calgary, FAAS architecture would like to affirm our strong support for Administration's proposed bylaw sustainment recommendations found within Report IP2022-0989.

Our office has been privileged over the last 9 years to be at the forefront of the missing middle housing efforts in the city. Our clients have invested heavily to fulfill the need of established community housing in a variety of forms and scales that provide Calgarians the range of options in terms of scale and cost that are so critically needed.

During this period of development and construction, our office has led teams on over 75 projects with upwards of 300 units. These projects are spread over all 4 quadrants of Calgary's established communities and have provided a means for the Calgary development industry as well as City of Calgary Planning and Development to better establish practices that provide supportable, livable and necessary housing options.

This missing middle form is characterized by sensitive compact developments with a low built scale that are contextually sensitive to their surroundings. They are located within communities that provide high levels of amenity, multi-modal transportation access while meeting Calgary's MDP goals. These projects also provide a middle market for residents, sitting at the transition point from condo living and single detached home ownership, with rental and ownership costs that provide access to inner city living for a broader range of Calgarians.

During this period of innovation, a strong collaborative approach has emerged with the approving authority. This collaboration is in direct response to the policy challenges that missing middle housing has identified with the current Land Use Bylaw. Within this policy gap comes uncertainty for industry, stakeholders and the City of Calgary council. As such, the use of Direct Control zoning is increasingly required to close this policy gap. However, this approach comes with its own frustration on behalf of stakeholders and council.

In response to this frustration and directly as a result of recent council motions arising, the Missing Middle Housing bylaw sustainment efforts built upon this collaborative spirit with industry, stakeholders and administration, resulting in these critical bylaw sustainment recommendations before you. It is our feeling that these amendments will provide the policy clarity required to avoid stakeholder frustration, provides industry clear and concise direction for future development investment, and administration/council the tools to provide clear leadership to Calgarians on the matter of sensitive missing middle housing.

To this point, I would like to reiterate that FAAS architecture strongly supports these key bylaw sustainment revisions and strongly supports council in adopting the recommendations contained within Report IP2022-0989

Kind Regards,



MICHAEL FARRAR
AAA MRA/C LEED.AP
Michael@faasarch.com
403.629.7589

FAAS



The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

ATTN: The City of Calgary Council

RE: Missing Middle Housing Land Use Bylaw Sustainment (*Administration Report IP2022-0989*)

Dear Mayor and Members of Council,

On the behalf of Arlux Construction, I am writing to express our support for Administration's recommendations found within Report IP2022-0989 to create a new Land Use District and conduct bylaw sustainment related to Missing Middle housing in Calgary.

Arlux Construction is a local developer focused on building beautiful new homes and commercial / multi-family properties using a collaborative, hands-on approach. We work with a group of trusted architects, designers, and tradespeople to ensure an exceptional level of attention and detail is brought to each project. Our projects span many communities, from greenfield areas to established areas, and we strongly believe that new approaches are required to enable Missing Middle housing, especially within the inner city and surrounding established communities.

We recognize that redevelopment in Calgary's established communities requires a considered, thoughtful, and sensitive approach, inclusive of feedback from all stakeholders. We also recognize that to enable smart growth in key walkable locations, like along collector roads, Main Streets, nearby local amenities, and with great public transit access, changes to the Land Use Bylaw are necessary to ensure a consistent and responsible approach to redevelopment that all stakeholders can feel confident about. These changes are even more vital granted the modern context that we find ourselves in, where sustainability and affordability are key factors influencing redevelopment, and new market needs are emerging that weren't as immediately present during the creation of the Land Use Bylaw in and before 2007.



Missing Middle housing and the creation and sustainment of related Land Use Districts is needed in our opinion to address the market needs that we are hearing from Calgarians. We strongly support Administration's recommendations and hope that Council will support all recommendations within Report IP2022-0989 to help us build a better future.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Rana Brar".

Rana Brar
Arlux Construction



The City of Calgary
PO Box 2100, Station M
Calgary, Alberta
T2P 2M5

August 31, 2022

Attention: The City of Calgary Infrastructure and Planning Committee and City Council

RE: Support for *Missing Middle Housing Land Use Bylaw Sustainment (Administration Report IP2022-0989)*

Dear Mayor and Members of Council,

On Behalf of Eagle Crest and our group of companies, I wanted to express our continued support for the recommendations from Report IP2022-0989. This report proposes a new Land Use District and essential sustainment to Land Use Bylaw 1P2007 (LUB) in response to Council Motions regarding Missing Middle Housing. As a local Calgary business owner who is trying to build a better Calgary, we need Calgary's city council support on this issue. As a small developer and landlord in Calgary, we see first-hand the group of individuals whose wants and needs are under-represented in the City of Calgary's housing inventory. We humbly request clearer rules that something like this would bring.

To elaborate, we talk to dozens of our tenants and potential tenants every day and they frequently point out their desire for the type of housing at the center of this issue. The types of demographics we see in these buildings are young professionals, dual-income couples and professionals and families who have immigrated from another province or country. These folks desire more main street-type, inner-city neighbourhoods with housing that fits their life-style, their values and their budget. They want a yard. They are passionate about sustainability and economic living. They want a front door. They want transit accessibility. They want to walk or bike to the grocery store and the office. They want to be in the highly desirably inner-city neighbourhoods, but can't afford a single family house, and they don't some of the challenges of living in a high-rise apartment building. They want something that fits their personality and their life. Oftentimes, they don't drive car and don't want to pay for parking because it's not part of their lifestyle. We understand parking is a passionate topic for many of them and I've heard the question asked a few times, whether council is more concerned with building housing for people or housing for cars.

We have had several dozen Land Use Redesignation and Development Permit applications. Many of these would fit in this Missing Middle category. We typically define the Missing Middle as multifamily buildings (not stacked apartments) that are similar height (or maybe a bit taller) and massing to single family homes. This includes rowhouses, clustered townhouses, stacked townhouses, and sometimes they have smaller units or secondary suites without onsite parking stalls. These buildings are in areas with many amenities, accessible and transit-friendly. Again, we focus on building this type of housing because there is minimal supply (i.e. "Missing") because these housing options have been challenged due to land use rules that haven't been updated in at least 15 years. The "Middle" refers to the fact these buildings are viewed between single-family homes and apartment buildings (i.e. in height, number of units and cost).

By building in this missing middle we are following the City Council's own policies and goals to achieve more growth in the established, inner city areas. Our townhomes we build in areas like Killarney, Renfrew, Mount Pleasant and Capital Hill, to name a few, constantly have waiting lists soon after going on the market because of the demand for this type of housing. When we build other types of housing, the relative pace of absorption is much slower. We lease up our townhomes about twice as fast as our apartment buildings on a per unit basis.

Eagle Crest Construction
PO Box 75065 Westhills
Calgary T3H 3M1
403 991 7418

eaglecrestconstruction.ca



The last topic I'll touch on is the business side of this equation. Based on the fundamentals of land development economics, prices, construction costs, return on investment thresholds and what tenants can afford, we are comfortable taking the risk of building in this missing middle. There are too many rules and extra red-tape currently and it feels like getting approval on each building is like running a marathon while other much larger builders seem to get an easier path to construction. Our decision to do this is not only quantitative, but we get validation every time we see the reaction and delighted facial expressions (or hugs!) of our happy tenants the first time they see their eventual unit and the first day they move in. Last, but not least, communities that have more robust Missing Middle housing will be able to attract a more skilled and diverse workforce and build a more resilient Calgary, which is a goal I know we are all pursuing.

Sincerely

Eagle Crest

A handwritten signature in black ink, appearing to read "J. Gulas".

Jason Gulas
Chief Operating Officer

Eagle Crest Construction
PO Box 75065 Westhills
Calgary T3H 3M1
403 991 7418

eaglecrestconstruction.ca



Aug 24, 2022

ATTN: The City of Calgary Infrastructure and Planning Committee & City Council

RE: Support for Missing Middle Housing Development in Calgary
Administration's recommendations for a proposed new District and Land Use Bylaw sustainment
per Report IP2022-0989

Dear Mayor and Members of Council,

We write this letter on the behalf of Stone West Homes Inc. to express our strong support for Administration's recommendations found within Report IP2022-0989, which propose a new Land Use District and sustainment to existing Land Use Bylaw rules related to Missing Middle Housing.

I'm a proud, born-and-raised Calgarian and local homebuilder, building modern and affordable housing in Calgary's inner-city communities since 2008. The entire Stone West team is committed to realizing sensitive redevelopment and supporting the change that creates more complete, compact, and connected communities.

We were one of the very first builders who built inner-city townhouses with legal secondary suites. The quality of our tenants and the relationships we've built have been nothing but exemplary. We mention this because we know there is often an underlying stigma associated with secondary suites and those who choose this more affordable housing option. We can assure you we have yet to receive or hear of any complaints from our neighbors. Our tenants are primarily students or single occupant tenants and most have not required parking. Many use public transit, bikes, shared microbility programs (e-Bike and e-Scooters) and will often make use of Ubers or taxis as needed.

We strongly believe supporting these necessary changes will result in a net benefit to Calgary's real estate market, given the existing demand for more affordable and flexible housing options. And as many other builders, we believe this will attract new construction funding opportunities from CMHC.

As an industry who deals with many uncertainties, we and the communities where we build, need these changes to give everyone more peace of mind and predictability. We urge the Council to consider and support the recommendations of Administration's Report IP2022-0989.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Paul Kundan".

Paul Kundan,
Director

(403) 805-9000

206,7 Westwinds Cres NE, Calgary, T3J 5H2
info@stonewesthomes.ca

stonewesthomes.ca



www.cnjdevelopments.com

Hi Robyn and The City Of Calgary Team,

Attention: The City of Calgary Council, and/or Mayor and Members of Council

Regarding: Missing Middle Housing Land Use Bylaw Sustainment and with reference to Administration

Report IP2022-0989

I am writing on behalf of my family who lives inner city (Altadore area), and my company who builds and develops new homes. I am in support of the amendments to help support the industry and to help increase what is missing in terms of housing in the local market place. This is critical to Calgary's growth, innovation and the demand for what homeowners are looking for.

I look forward to speaking with you further and appreciate your support to provide further clarity to the development process.

Regards,

A handwritten signature in black ink, appearing to be 'Chris', written in a cursive style.

Chris



Land Use Bylaw Amendments to address Missing Middle Housing

September 9, 2022

Recommendation

That the Infrastructure and Planning Committee recommend that Council:

Give three readings to the Proposed Bylaw to amend Land Use Bylaw 1P2007 to add a new housing district (Housing – Grade-Oriented (H-GO) District), to amend the Residential – Grade-Oriented Infill (R-CG) district, as well as other minor consequential amendments to accommodate grade-oriented housing forms such as: semi-detached dwellings, rowhouses, townhouses, at-grade flats, and suites as outlined in Attachment 2.

Big Picture Issues

- Housing Affordability
- Demographic/population Change
- Housing Supply

Regulatory Issues

- Rigid Land Use Rules
 - Results in Direct Control districts
 - Prohibits mid-block R-CG development
- Approval Process
 - Land Use Redesignations vs. Development Permits



- More Direct Control applications for new forms of housing
 - **60% of Direct Controls** are for 5 units and 5 suites or more
 - **40% of Direct Controls** are to enable mid-block R-CG
- Concerns at Public Hearings and through Application Review
 - Small Units
 - Parking
 - Waste & Recycling
 - Open Space



What are the Solutions?

Create a New District:

Housing – Grade-Oriented (H-GO)

What:

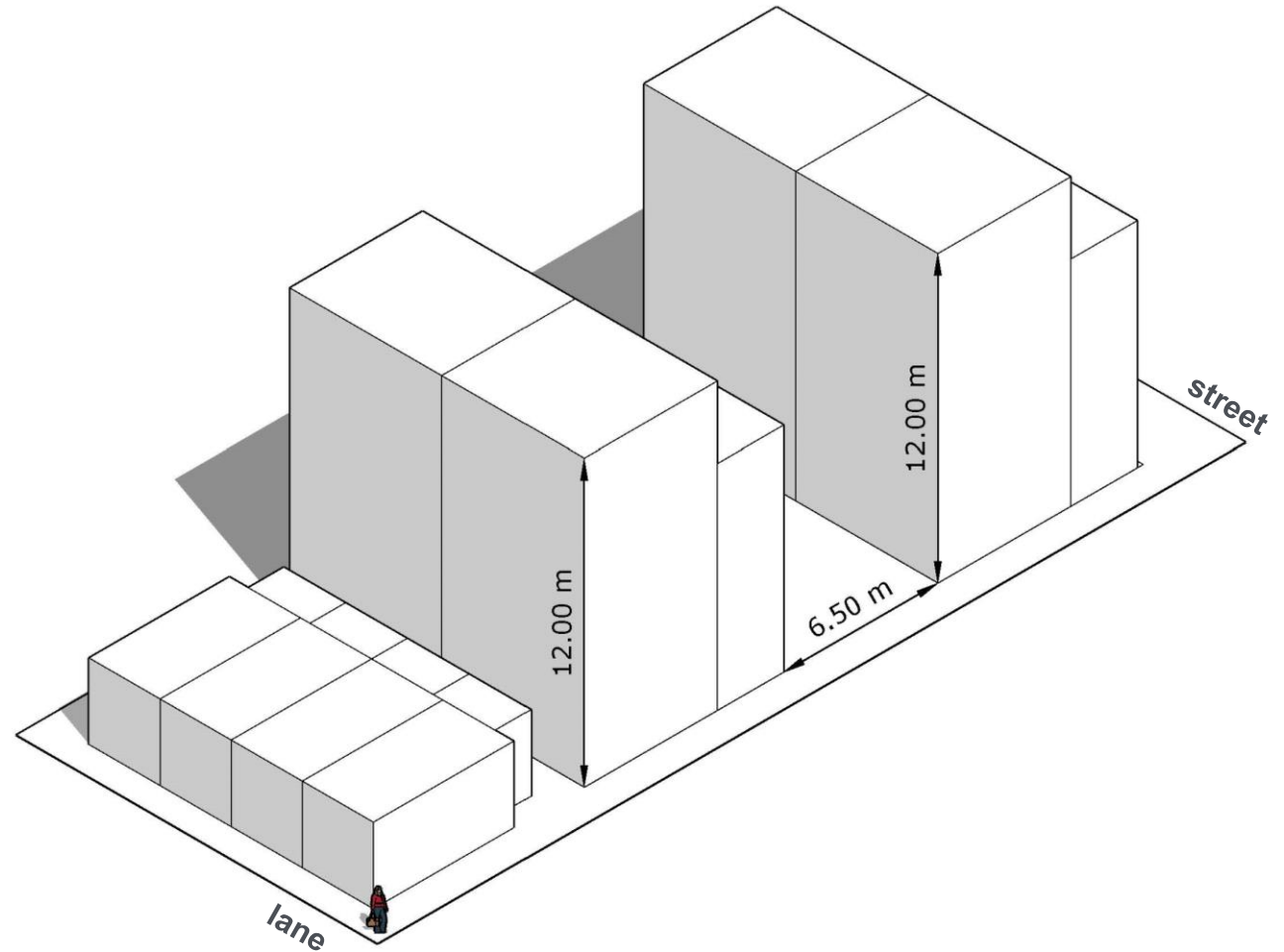
- Same height as M-CG (12 metres)
- Same parcel coverage as R-CG (60%)

Where:

- Only near Main Streets and Transit
- LAP: Neighbourhood Connector and Neighbourhood Flex

How:

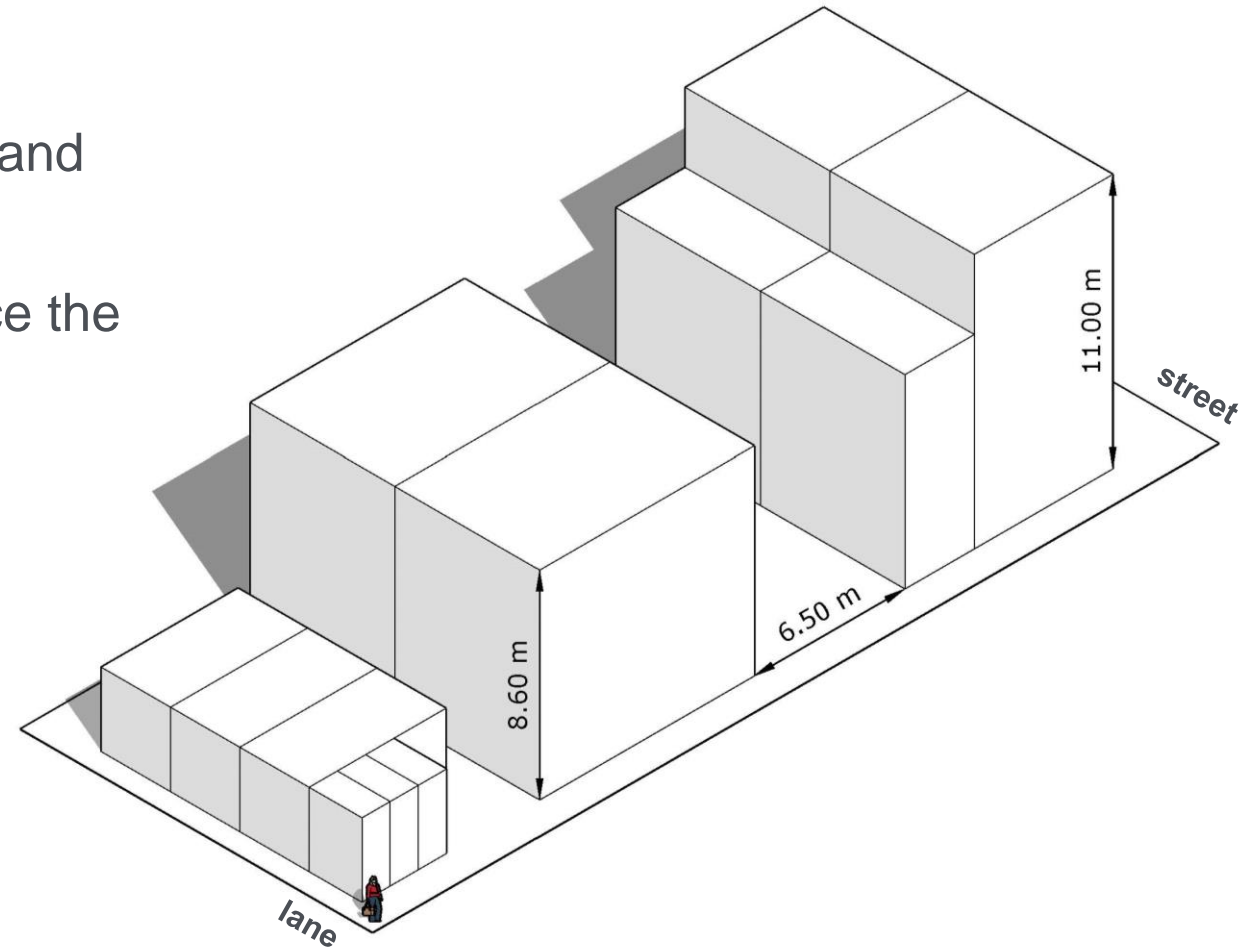
- Applicant-led applications
- Case-by-case Council decisions



What are the Solutions?

Improve R-CG

- No changes to height (11 metres), density and parcel coverage
- Remove restriction that all homes must face the street
- Reduce height for rear buildings
- Reduce parking requirements by 1 stall



What are the Solutions?

Modify Rules for Multi-Residential Districts

- Enable a variety of housing forms
- Standardize costs of parking requirements

Advantages

- Prevents down-zonings and Direct Controls
- Regulatory consistency
- Enable redevelopment in priority growth areas



Recommendation

That the Infrastructure and Planning Committee recommend that Council:

Give three readings to the Proposed Bylaw to amend Land Use Bylaw 1P2007 to add a new housing district (Housing – Grade-Oriented (H-GO) District), to amend the Residential – Grade-Oriented Infill (R-CG) district, as well as other minor consequential amendments to accommodate grade-oriented housing forms such as: semi-detached dwellings, rowhouses, townhouses, at-grade flats, and suites as outlined in Attachment 2.

G'Day City Council and Committee

My name is Beau and I immigrated here five years ago from Australia after visiting for the wedding of my sister in beautiful Banff National Park. I'm writing in favour of the amendments to the land use bylaw for a variety of reasons. One of the things that struck me upon my first visit was the sprawl and scale of Calgary with how far apart everything is. There's a small little train that could get people into downtown but it was difficult to go to other parts of the city. The inner city was beautiful but that quickly devolved into a sea of boring suburbs where it seems like if you didn't have a car you'd be screwed.

I think Calgary needs to make it easier to build different kinds of houses to stop sprawling like it does. I lived in Sydney where there were many different kinds of homes for many different kinds of people and I think that definitely helped make it the amazing place it is today. The neighbourhoods that were most sought after and desired were usually more dense than the usual single detached areas in the city. I was always close to trains that ran through most of the night or shops or grocery stores should I ever require them. Maybe the biggest thing though is that Sydney isn't that much more dense than Calgary as a whole, however that very slight and modest increase allowed us to have much more services and amenities than I can find in Calgary.

When it comes down to it globally, the most internationally recognized and highly desired cities that people want to move to are usually a bit dense. My worry is that if Calgary doesn't start recognizing and acknowledging this reality, it will be difficult to make a name for ourselves in the changing future. Our current growth pattern that we seem set in our ways of following, will eventually be the demise of Calgary. What's to happen when we sprawl so far that we can't provide quality public services for tax value? Are we going to allow our inner city to hollow out as we force more people to the suburbs under a failed utopian dream? In many cities in Australia, the inner city is the desirable area and people only move to the suburbs because they can't find homes in the city. But that doesn't mean that those people want to move to the suburbs, to me it just signals that there wasn't housing available to them to live how they want to. Sydney is fortunate to have a large regional train network where you can still live in these areas with little automobile use. However I notice that Calgary lacks the political fortitude to enable people to live without the demand of a personal vehicle. It blows my mind the lack of trains here.

Long story short, start building more homes in the city. It really isn't a huge change and the people who make it seem like they are, are usually blowing things out of proportion. The world is moving forward whether our politicians in Calgary like it or not. We need to make sure that we're set up for success.

Yours truly,

Beau Petersen

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Brenda

Last name (required) Erskine

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Crescent Heights Community Association

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM

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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 9, 2022

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

(required - max 75 characters)

7.2 IP2022-0989Land Use Bylaw Amendments to Address Missing Middle Housing.

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

While our community understands Calgary's need for "missing middle" housing, and we encourage initiatives to permit creative housing alternatives, there is not enough time to review the contents of these proposed Amendments, understand the potential impacts on our community and make written submissions on behalf of our community. Receiving information on these Land Use Bylaw Amendments two days prior to the Infrastructure and Planning Committee meeting does not comply with Principle 2 of Council's engage Policy CS009: Inclusiveness – The City makes its best efforts to reach, involve and hear from those who are impacted directly or indirectly. - Opportunities are provided for citizens and stakeholders to get involved at the beginning and throughout a City project or initiative when decisions will impact their lives. We note that some stakeholders have had ample time to comment on and influence these Amendments, while we have been provided with 48 hours.

We also note there is no mention of the draft Heritage Guidelines within the Amendments. The Guidelines are important to preserving the character of our community and some of our members have been engaged in the drafting and engagement process for more than a year. CHCA is strongly opposed to these Amendments going to Council prior to the Heritage Guidelines.

Crescent Heights Community Association requests Council to direct administration to provide communities more time to understand these ByLaw Amendments. We look forward to further opportunities for engagement in how the city addresses the missing middle housing issue.



September 8, 2022

Delivered by Email

The City of Calgary
P. O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Attention: Members of Infrastructure and Planning Committee

Dear Committee Members:

Subject: Land Use Bylaw Amendments to Address Missing Middle Housing (IP2022-0989)

BILD commends Administration for proposing creative solutions to assist with housing affordability. For Calgary's Municipal Development Plan to be realized, both The City and Industry need to create more opportunities to provide a variety of housing forms to meet the changing needs of homebuyers. The 'Missing Middle Housing' forms are currently not adequately accommodated in the standard land use districts and require Direct Control districts, which is a lengthy and complex process. This proposal represents a good initial step in starting to address this need.

The proposed amendments will provide greater efficiencies for The City and Industry by reducing the number of direct control applications and associated time and costs, while ensuring a consistent set of standards are applied. The amendments respond to changing household demographics and meet the need for more housing choices with a range of price points.

Currently, the Land Use Bylaw (1P2007) has regulatory barriers that limit how units can be arranged on the parcel and unclear parking requirements with complex criteria for their relaxation. Regulatory changes that remove barriers to bring more market-rate housing supply online faster and enable all forms of housing, including market-rate housing are supported by the Industry.

Calgarians' needs are changing and The City, developers and builders must be innovative, nimble and adapt to changing needs and technology. Many seniors may want to stay in their neighbourhoods, but perhaps in a new type of dwelling. Many millennials avoid car ownership and want to live near transit. Others want enough room to include their extended families. Innovative approaches to development will make the most of Calgary's urban footprint and provide greater opportunity for a variety of housing forms to help create more inclusive, equitable and affordable neighbourhoods.

We encourage you to visit bildcr.com for industry updates

212 Meridian Road NE • Calgary, AB • T2A 2N6
p: 403.235.1911 • e: info@bildcr.com • w: bildcr.com



In closing, these changes are a good first step to addressing housing affordability and we encourage Council to continue to remove regulatory barriers to the development of all forms and the full continuum of housing, including mid-rise and high-rise densities.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,
BILD Calgary Region

Brian Hahn, CEO BILD CR

We encourage you to visit bildcr.com for industry updates

212 Meridian Road NE • Calgary, AB • T2A 2N6
p: 403.235.1911 • e: info@bildcr.com • w: bildcr.com

To Members of the Infrastructure and Planning Committee,

I'm writing today to express my support of the proposed land use bylaw changes to be presented to you on September 9, 2022.

My husband and I live in the Beltline community and we're currently struggling to find housing that will meet the needs of our growing family. Most of the housing that exists in this area, and in other inner-city neighbourhoods nearby, is restricted to only single-detached houses or high-rise units so small and poorly designed for families that there is no doubt they are intended for young adults only. We are actively trying for children and are very disappointed in the limited options available to us in this area. Of the three- or four-bedroom homes that exist, their rareness means they are exorbitantly priced and therefore far outside of any reasonable budget.

We are a single vehicle household also, and if we were to look outside of the inner city, we'd be forced to go into debt to afford a second car just so we can get to work and make a living. Public transit would ideally be the solution to this problem, but unfortunately, the public transit budget in Calgary has been cut so egregiously and the wait times now so unreasonable as to render it almost useless.

The recommended bylaws look to increase density and provide more opportunity and availability for housing for families; housing that is well thought out, planned efficiently with families and public amenities in mind, and will, overall, better serve the needs of city residents. It is outrageous that the existing land use bylaws push families to move outside amenity-rich areas, just so they aren't forced to sleep cheek-by-jowl.

In any city, single-detached housing should be the exception, not the rule. A city is not a small town, nor a rural outpost, where single-detached housing is the norm. It is simply ludicrous to expect a city the size of Calgary to sprawl like it is, not to mention, extremely expensive for the taxpayer. We are a city of over a million people, not a small town. We need to adapt to a growing population by increasing density and simplifying land use bylaws, so we aren't forced into living the Hell that is a suburban family lifestyle, and so those in high density areas don't have keep subsidizing those who think that's the only way families are supposed to live. Giving us more housing options that reduce sprawl is the fiscally conservative thing to do.

I've heard opposition to these land use bylaw recommendations from some community groups, and while it is understandable that some prefer a single-detached style of living, those who take seriously the negative implications of urban sprawl and its climate impact, are in desperate need of more housing options that not only increase density but are sustainable and economically viable. We need more housing choices, not fewer.

For the conservative members on this committee, please vote for "freedom" and "more choice". Please approve the implementation of these proposed land use bylaw changes. The city's residents desperately need them.

Kind regards,

Brooke Simaluk

Hello Committee

I would like to voice my support of the prospect of increasing density in the city. I've lived in Calgary for close to two decades and have had the opportunity to live in a variety of different housing types. Personally, if I didn't have different kinds of housing choices, I strongly feel that I would have had a more difficult time participating in our city. I've been able to rent a house, apartment, stacked duplex and all of them have been in areas which allowed me to save money and easily access jobs that I've had. In my experience, the communities I've lived in that provided different kinds of housing have been the most vibrant and offer the most services. I think if we allow a bit more flexibility in what people can build on their properties, we'll be able to build a much better and vibrant city as a whole. Personally I don't really think it's fair that people who live in detached houses appear to get more say and recognition in the decisions that happen in our city. Nobody should be considered a second class citizen based on their housing choices.

My favourite cities that I've travelled to have been ones that have a little bit of density. Amsterdam is incredibly quaint and enjoyable to walk around in, and the amazing thing is that it is less dense than Vancouver. I think that allowing more of the low form housing types, or at least allowing them to be built like what is proposed, is a great way to improve the liveability of Calgary. Instead of high rise towers, it's much nicer to have some more buildings that are closer to the ground. It makes it seem like you're not in a big city and more like a friendly small town. Vibrant communities are created by vibrant people, not by houses that are slowly housing less people in them. The report just released says that 86% of Calgary established communities have lost populations since their peak, this is insanely alarming. If Calgary wants to grow and adapt to a changing world we need to seriously rethink the ideas of the 50s that everybody will live in a single detached home and be able to drive everywhere. The majority of the world doesn't live in these kinds of homes and they seem to get on with it just fine.

People need to understand that living in a city has trade offs. We all can't pretend like we live on rural acreages while still expecting tons of amenities or being able to walk to nice restaurants or take the train. Just because somebody has a different kind of property, doesn't mean they should be able to block and delay other kinds of property. Calgary is going through some growing pains but I'm confident that we'll be able to push through them and create a better and inclusive Calgary for everybody.

Sandi Voerman

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Catherine

Last name (required) Hume

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment









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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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 9, 2022

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

(required - max 75 characters)

Agenda item 7.2 Missing Middle Housing

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Hello City Council

I support the proposed amendments so that the City can build more inner city density and missing middle housing. Coming from Edinburgh, I'm very familiar with mixed use areas and communities with more density. When I compare Calgary and Edinburgh, Calgary feels a bit bland and boring. The neighbourhoods are just miles and miles of houses, there's no businesses to walk past to get coffee or pubs to stop in for pints. The areas of Calgary that do have these things are few and far between. Possibly the closest that comes to mind is the Beltline, but the choices of housing to live in there are usually high rise apartments or scattered mid rises. While the Beltline has nice amenities, living in high rises aren't always the most nice things to be in. I would much prefer to be in something that's only a couple floors and closer to the street instead of waiting for an elevator. It's weird because it seems like this isn't a result of natural choices in how people want to live, but rather that the city was forced to grow in a specific way that favoured the personal automobile. This completely kills being able to walk in Calgary and public transit suffers. It's very hard to get around the city on transit, especially if you need to transfer buses. At times I can be waiting up to 30 minutes for a bus, then there can be transfers on top of that. A very simple trip in Calgary can easily result in over an hour of travel by transit. In Edinburgh I would never wait more than ten minutes for a bus, usually around five if it was to get to the city centre, but if that failed it's not like it was a huge deal to walk either if the proper shoes were on. I firmly believe this is a result of a couple things:

Making sure the transit system is funded enough to provide enough buses
There's enough population density to have quality transit
We collect enough taxes to operate a good service

We need communities that have a bit more density so that we can start having the services that a big city deserves. It blows my mind that Calgary has almost double the population of Edinburgh but it feels like a sleepy small town. I think that Calgary can

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

PUBLIC SUBMISSION FORM

make better choices for the future but it takes some perseverance, leadership and people who are willing to change and understand the change being proposed. Let's make some positive change for Calgary.

Thank you.

Catherine Hume

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

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I have read and understand the above statement.

First name (required)	Estelle
Last name (required)	Ducatel
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Mount Pleasant Community Association
What do you wish to do? (required)	Request to speak

PUBLIC SUBMISSION FORM

How do you wish to attend? Remotely

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 attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Sep 9, 2022

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

(required - max 75 characters) 7.2 Land Use Bylaw Amendment (Missing Middle)

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

In case my work schedule prevents me from participating when this item is up for discussion, I would like the following to be read please on my behalf:

As a member of the MPCA Planning Committee, I ask that the Land Use Bylaw Amendments (to Address Missing Middle Housing - IP2022-0989) report and issue be referred back to Administration due to the following shortcomings:

1. Community Associations and residents weren't given adequate time to review the proposal
2. Engagement on this new land use can not only include developers: it must also include residents and communities affected by the changes
3. Heritage Guidelines should be completed before a new land use is introduced
4. The intent of the NHLAP was to remove uncertainty associated with redevelopment. This document was approved less than one year ago and already uncertainty is being introduced with this proposal
5. The proposed land use conflicts with the NHLAP which specifically states that the Neighbourhood Local "should be oriented towards the street" (2.2.1.4.d.ii).
6. Clear restrictions on where this land use can be applied need to be included (extending beyond main streets will conflict with the NHLAP). Letters of support from Developers reference the need of the proposed land use form for Main Streets.
7. Proposed reduced parking (3/8 per unit) needs to be justified by a proper car ownership and parking study conducted by a 3rd party
8. The revision of the Residential Parking Permit program must be completed before parking relaxations are proposed
9. Attachment 8 (Engagement and What We Heard): Administration needs to clearly identify what was heard at hearings and how it was considered. None of the issues raised by the MPCA in objecting to recent DC applications are addressed by this land use, namely: insufficient parking, loss of privacy, shadowing impact to adjacent properties, reduced front set back changing the character of the community.
10. The process followed for this proposal fails to meet Council's engagement policy.

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I request that the findings stemming from the shortcomings listed above be included in the updated report to the Infrastructure and Planning Committee when a revised submission is made. Thank you.



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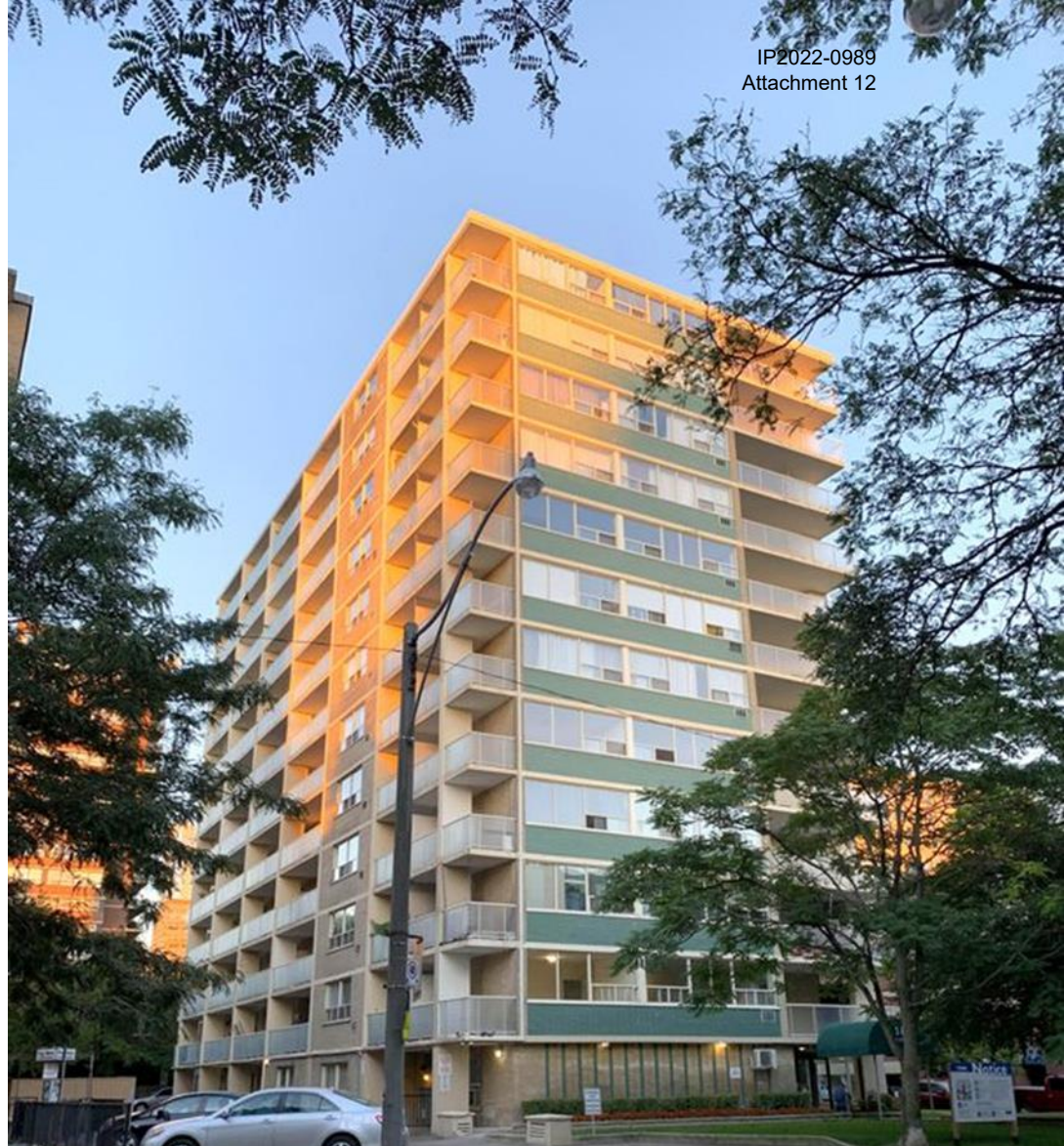
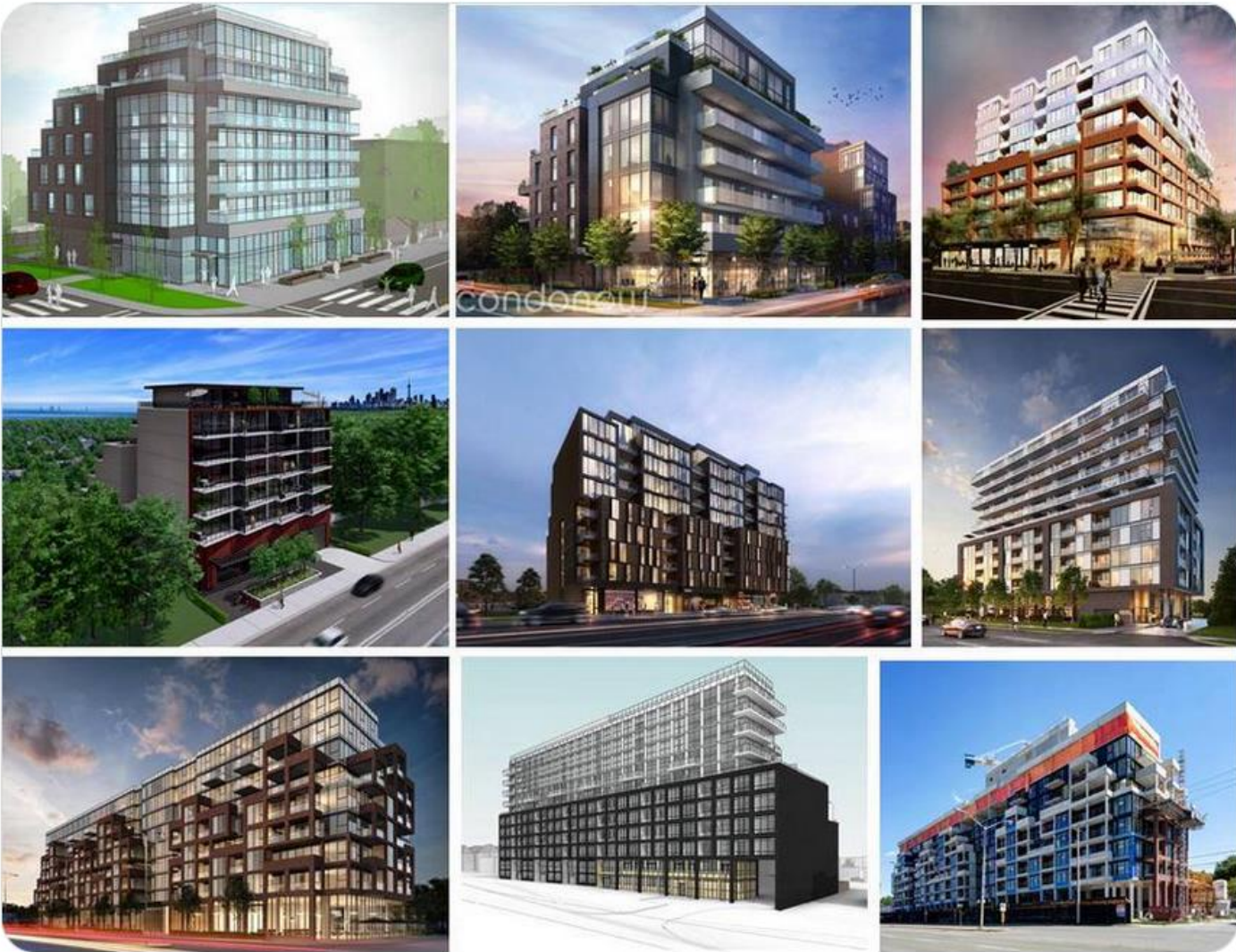


Ken Greenberg
@KGreenbergTO

...

IP2022-0989
Attachment 12

The elusive 'missing middle' is appearing on Kingston Road. Came across over 20 very recent examples from Lawrence Ave in Scarborough to Upper Beach in Toronto.



“This is exactly the kind of housing the city says it needs. ... This is your missing middle,” says Ms. Shaul about the 1959 building.



Dan Seljak

@anotherglassbox



IP2022-0989
Attachment 12

Norman Foster's Apple HQ, a beautiful example of a missing middle 🤔



H-GO

- Responds to the DC problem
- Gives direction about where it's appropriate
- A separate 'H' category creates its own sandbox (prudent)

R-CG and Multi-residential changes

- Should avoid downzoning so redevelopment happens where Council has already approved it

What do residential lotteries show us about transportation choices?

Adam Millard-Ball , Jeremy West, Nazanin Rezaei, more...

[Show all authors](#) 

IP2022-0989
Attachment 12

First Published March 14, 2021 | Research Article |  Check for updates

<https://doi.org/10.1177/0042098021995139>

[Article information](#) 



6



Abstract

English

Chinese

Credibly identifying how the built environment shapes behaviour is empirically challenging, because people select residential locations based on differing constraints and preferences for site amenities. Our study overcomes these research barriers by leveraging San Francisco's affordable housing lotteries, which randomly allow specific households to move to specific residences. Using administrative data, we demonstrate that lottery-winning households' baseline preferences are uncorrelated with their allotted residential features such as public transportation accessibility, parking availability and bicycle infrastructure – meaning that neighbourhood attributes and a building's parking supply are effectively assigned at random. Surveying the households, we find that these attributes significantly affect transportation mode choices. Most notably, **we show that essentially random variation in on-site parking availability greatly changes households' car ownership decisions and driving frequency, with substitution away from public transport. In contrast, we find that parking availability does not affect employment or job mobility. Overall, the evidence from our study robustly supports that local features of the built environment are important determinants of transportation behaviour.**

“Predictions are not necessary ... when things are built incrementally with ongoing feedback driving adaptation.”

Charles Marohn
*Strong Towns: A Bottom-up Revolution
to Rebuild American Prosperity,*
page 75

HOUSING IN CALGARY: AN INVENTORY OF HOUSING SUPPLY, 2015/2016

A REPORT PREPARED BY THE CITY OF CALGARY IN COLLABORATION WITH THE COMMUNITY
HOUSING AFFORDABILITY COLLECTIVE

the preference and best choice for everyone. For many households, renting, co-operative housing and affordable homeownership programs are preferred. A healthy housing market has a diversity of housing forms, tenures and options.

Councillor S. Sharp,
Chair – Infrastructure and Planning Committee
City of Calgary

Sept 8, 2022

Re: IP2022-0989, Missing Middle Land Use Bylaw

Councillor Sharp,

Since its inception in 2014, the LRT on the Green Foundation has been an active participant in the conversation around Calgary's Green Line LRT. The Green Line is Calgary's first LRT line that will deliver service into the heart of existing communities. We are thankful that the City of Calgary took steps early on in community engagement to discuss Green Line as a city-shaping project and not just a transportation project.

This focus on city-shaping meant that conversations around land-use and planning went hand in hand with conversations around route alignment and station location. Planning charrettes that lasted several days and that involved community members, planning experts and businesses were key parts of Green Line engagement. The summary of many of these charrettes were included in the final Green Line plan that was presented to Calgary City Council in 2017.

Of note, from report PUD2017—0471 that was included as part of the 2017 Green Line report to Council, is the following:

"The densities required for successful Transit Oriented Development (TOD) can often be achieved in lower mid-rise built forms that are also more generally accepted by existing residents. Community acceptance and support reduces uncertainty and risk to the developer. Feedback from the local development industry also identified mid-rise, 4-6 storey wood frame construction as the most viable, market ready building form in many Green Line station areas. This opinion was confirmed by the market study undertaken by the Green Line team to assess TOD potential at new stations along the new line."



LRT on the Green

The LRT on the Green Foundation was invited to these planning charrettes as a key stakeholder and was able to impartially observe the conversations had between City of Calgary staff and community members. We can confirm the desire by community members to enjoy the benefits that increased density can bring to their neighbourhoods through the form of new businesses, services and increased vibrancy. However we can also confirm that an approach of sensitive intensification, better known as building the 'missing middle' was what was sought by community members to achieve this.

As a result, the **LRT on the Green Foundation is asking Council to accept the recommendations in report IP2022-0989 to make by-law amendments that will make improvements to the Residential - Grade-Oriented Infill (R-CG) district and introduce the new Housing - Grade-Oriented (H-GO) district.** Adopting this recommendation will help set the City of Calgary on a pathway to success in realizing the vision for transit oriented development in Green Line communities in a way that can be embraced by community residents.

With a revised R-CG and the new H-GO district, the City of Calgary will have important tools in its toolbox when it comes to local area planning around its primary transit network. Providing affordable homes for every type of family within the footprint of the developed city is extremely important in making sure that every citizen of Calgary can have the life they desire and in keeping taxes low. The Green Line will bring high quality public transit to hundreds of thousands of Calgarians. Policy changes such as the one proposed here will ensure the greatest number of people can live close enough to enjoy those benefits.

Best Regards,



Jeff Binks
President
LRT on the Green



LRT on the Green

Hello Members of Committee

I'm writing today in order to show my support behind the amendments to the land use bylaw and new Missing Middle Land use district, to help enable some more very low density and modest growth to happen. To me this signals an exciting time for the City as we move into the future and develop in a more sustainable way that includes multiple housing choices for all people and families. It's no secret that the impacts of low density sprawl have detrimental effects on the environmental and financial stability of a city, so we should applaud the very modest changes that we're making to become more secure in our future with diverse housing types. I'm going to rehash something that's been said before by the 1959 Official Plan for the Metropolitan Toronto Planning Area:

“Low-density areas do not generate sufficient traffic to support public transportation adequate in terms of closeness to home and of frequency. As distances to shops and other community facilities become excessive for walking, the residents rely more and more on the use of the private automobile...The cost of over-extended systems of streets, sanitary services and other utilities must ultimately be borne by the residents in increased housing costs, taxes and local improvement charges”

To steal some words from Councillor Mclean, we need to cut the red tape on development and build more homes. Unfortunately we make it incredibly difficult for homes to be built in the city where people want to be near amenities and possibly not need to rely on a vehicle. By enabling more established residential growth we can help improve the process of redevelopment and cut red tape. It's a good step in the right direction for the city.

What does this type of housing look like for Calgarians or what might be an example? Suppose you have lived in your single-family home for decades and your situation has changed so that your house no longer suits you very well. Perhaps your children have grown and left and the house seems too large. Perhaps health issues have made the stairs unmanageable or sadly, perhaps you have been widowed and are alone in the house. You love the area, but your dwelling type needs to change. So you start looking for a new home. You still would like to do a bit of gardening and have some outside patio space, so that eliminates the apartment towers near the LRT Station. You would like to downsize and buy a smaller home instead of renting, so that eliminates other rental options. You hope to find a smaller house, maybe a one-storey townhouse, but you can't find anything in the neighbourhood. The housing type that you are looking for is “missing”.

We need to start enabling this kind of growth in our city if we wish to maintain our affordability and be equitable for people in our society. Cities across the world are changing and adapting to new demands for different demographics of people. Not

everybody desires a single detached home. People desire safe communities, access to amenities and feeling secure in their living situation. The type of housing the people gravitate towards is usually a result of an outside influence, not necessarily because it's the one they desire. Even Drumheller was able to come to its senses and rezoned the entire city to allow more choice when it comes to housing, they even allowed business everywhere too! It would be incredible to see a Calgary that is truly friendly to business and inclusive to all residents. While Calgary remains competitive due to our marginal affordability compared to Toronton and Vancouver, we're heading down the same road of unsustainable growth that will put us in a similar expensive position. The Calgary advantage will be lost if we remain stationary.

Now there will always be fears from people when it comes to change. Fears about parking, misinformation about missing middle housing, or big scary density coming to steal your children. The reality is that most of this housing is very low scale and perfectly contextual to the majority of neighbourhoods in the city. Most people wouldn't even notice the difference unless it gets pointed out. But my fears are that we're going to continue our status quo of city building and slowly force Calgary into a position where we lag behind the changing times. Honestly some people just love to complain and these are the people that are holding Calgary back.

Let's put these fears to bed and step up to the plate to make Calgary a leader in urban development across North America. I want more neighbours to come over for BBQ's and celebrate my city. If Drumheller can do it, so can we.

Thank you very much.

Justin Simaluk

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Leanne

Last name (required) Ellis

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM

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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 9, 2022

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

(required - max 75 characters)

IP2022-0989

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

As a homeowner and resident in the City of Calgary, I am insulted that I would not be considered a stakeholder when considering broad sweeping changes that will directly affect me and the community that I live in. I am opposed to the H-GO land use district that is being proposed. Full public engagement is necessary in order to understand what will fit in the context of low density residential housing, and what the impact will be on our communities.

Councillors, it is time for residents to create the vision for the future of our neighbourhoods, not developers. Please tell Administration to go back to the drawing board, and start with massive public input as the first step in an engagement process for the densification of our established communities.

Thank you for your time.



September 8, 2022

Infrastructure and Planning Committee IPC

September 9 Meeting:

Re: Item 7.2. Land Use Bylaw Amendments LUB to Address Missing Middle Housing

Members of the Committee:

We would like to express our significant concerns regarding the proposed amendments to the LUB and ask that the IPC does not approve the recommendations presented in the Planning & Development Report issued September 6 for the following reasons:

1. Lack of any public consultation
2. Excessive and unjustified parking relaxations
3. Use of undefined specifications in the Housing – Grade Oriented district

1. Lack of any public consultation

The most important flaw in the development of these recommendation is the complete lack of Public Consultation. The report on the LUB amendments was issued September 6. It is unreasonable to expect citizens to review, analyse and comment on a detailed 96-page report in three days.

The report also commented that “Citizens would not have the technical expertise to contribute to writing of land use districts. I find this comment disrespectful, insulting and wrong. The authors should be asked to retract the statement and undertake meaningful public consultation.

These amendments were written by Planning and Development staff in conjunction with a select group of development industry companies. The “stakeholder engagement” was not inclusive, not transparent, one sided, and possibly subject to conflict of interest.

If for no other reason, the report should be rejected to allow more time for meaningful consultation.

2. Excessive and unjustified parking relaxations

The current LUB requires between 1 and 0.85 parking stalls for each dwelling unit (including secondary suites unless the suite is near public transport) in Low Density Residential Districts, Multi-Residential Districts, and Mixed-Use Districts.

This report recommends that the minimum parking stall requirement should be reduced to 0.375 parking stalls for each dwelling unit. This is a massive relaxation that will have a major negative impact on those dwelling units that don’t have a parking stall and creates the potential for excessive densification.

Parking Stall demand

The Report seems to imply that many Calgarians will get rid of their vehicles or choose to leave them on the street. There is no data presented to support that analysis.

Most Calgarians live in a residence that has at least one vehicle. According to the Alberta database there were 1,006,510 motorized vehicles registered in Calgary in 2021. The population over 20 years old was 1,054,716. That's .95 vehicles per person over 20. Calgarians are not getting rid of their vehicles.

The Report points out that many Calgarians are using alternate transport like bicycles, ride-share and Public Transport for many activities. Especially those that live in the core, near primary transportation services, or near activity centers. This is a good thing.

But that does not necessarily mean that the Calgarians using these alternative transportation options don't also own a vehicle and use them for other activities. Calgarians use of Public Transport is dropping. Calgary has sub-zero winter. We rely on vehicles more than most parts of the world to safely go about our lives when the weather is uncomfortable or unsafe.

Is there any actual data that shows that Calgarians are reducing the number of vehicles they own?

0.375 Parking Stalls for each dwelling unit

The section on the new Minimum Parking Requirements in Attachment 5 is confusing, inconsistent and lacks any specific analysis or justification for the minimum 0.375 parking stalls per dwelling unit written into the revised LUB.

The number 0.375 is not even mentioned in this section. You have to look into the details of the LUB revisions section to find the number.

The discussion speaks to an imbalance in parking requirements between R-CG, Multi-residential and Mixed-Use districts. Apparently, this is a problem although it is not obvious what the problem is. The solution proposed is to apply the Mixed-Use district rules to the other districts.

"Applying the parking requirements of the current mixed-use districts to multi-residential districts will prevent redesignations and direct control applications by aligning parking rates across the Multi-Residential Land Use districts".

Mixed Use structures are massive four to six story buildings on busy commercial streets with both commercial and residential components. The parking requirements for this building form will be entirely different from the needs of much smaller scale residential forms.

There is no clear explanation why applying Mixed Use rules to R-CG or H-GO developments would provide more choice, inclusivity, or affordable housing for the residents who will be living in these buildings.

The discussion also implies that the 0.375 stalls per dwelling unit is a parking requirement in the Mixed-use District. It is not. The "0.375" rule does not appear anywhere in the current LUB.

The Report offers no clear explanation where the 0.357 number comes from. There are vague references that imply that 0.375 is what has been approved in recent Direct Control applications

Attachment 4. Research Summary of Other Cities, lists several “minimum parking stalls per unit” requirements. They range from 1.0 per unit, 0.77 per unit to no minimum parking requirements. Each City will have its own rationale but there is no consensus.

However, none of the Cities use a minimum close to the 0.375.

Are there any other similar Cities that use a similar relaxation and what is their rationale?

This report should be rejected pending a clear and reasonable justification for the proposed parking relaxation.

3. Use of undefined specifications in the Housing – Grade Oriented district

“Section 1386 The Housing-Grade Oriented (H-GO) District:

(d) should only be designated on parcels located within:

(i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories”

Neighbourhood Connector and Neighbourhood Flex categories are mentioned in the non-statutory Guide for Local Area Planning. However, they are not defined or specified in the MDP, or CTP and should not be included in the LUB until they are clearly defined in the LUB or another statutory document.

In conclusion, the report explaining and justifying the proposed LUB amendments is flawed:

- there was no public consultation,
- the rationale for the “0.375 parking stalls per dwelling unit” is unclear and inconsistent,
- the LUB amendment recommendation refers to undefined specifications.

We ask the IPC rejects the recommendations of this report.

Regards

Michael Read
Director, Planning and Development – Britannia
Elboya Britannia Community Association

As a former UK resident who lived in cities that are very walkable and mixed use, the move for Calgary to create missing middle housing is the right move in my opinion. I'm very supportive of the decision to allow more choices in housing. People should be able to do more with their property in terms of residential construction, the scales of housing like townhouses and row houses are very modest and not intrusive to existing neighbourhoods. Also in London, it's very common to find residential areas with courtyards, they're very peaceful and allow a bit of a break from the hustle and bustle of busy city life. When we have a little bit more density, we allow our communities to have more services and a variety of businesses. These are good things! Calgary often talks about how we want things like better transit service, but unfortunately we don't have the population to support more services in a lot of cases. Not only that but expanding outwards makes it very difficult to pay for services and they're spread out and not covering as many people.

One of the major things the city has been advocating for is more walking, cycling and transit use. In order to achieve these goals, we need to stop catering to personal automobiles. Lots of cities have been eliminating minimum parking requirements like Edmonton and part of the justification for this is to enable housing to be built easier and to let small businesses thrive. Reducing red tape is a huge benefit to small start ups when it comes to housing and business. Instead of bickering over if there's enough parking we can easily just start approving new units. It would be nice to see these amendments go further and allow small business in some of these residential areas as well. I have never owned a car in Calgary, while people may seem like it's a necessity the reality is that a car is not necessary. While I've been fortunate enough to live in areas that don't require me to need a car, other people should be able to choose to live this way as well. You shouldn't have to live in very specific parts of the city in order to have a walkable lifestyle.

In the long run, this will be a good change for Calgary. It helps bring Calgary into the modern world of city building and brings us in line with what other cities are already doing. Cities all over the world are making these kinds of changes, hopefully in the future we can apply this more broadly across Calgary and help it become a great world city.

Thank you,

Richie Hume



Calgary Inner City Builders Association

Po Box 86089 Mardaloop

Calgary Alberta T2T6B7

info@cacba.ca - www.cacba.ca - 403-717-1020

April

RE: District Bylaw Letter of Support

Dear Council,

Calgary is a vibrant city and diverse city and is experiencing growth in many areas. Having said that, the established areas growth has been hampered by many factors, but one of the largest factors is the lack of comprehensive bylaws resulting in too many DC districts and not representing the changing demand.

This puts a lot of pressure on council and planners to adapt to new housing alternatives. The result is a timely and costly process for the City and Industry. Calgary has some large goals to meet under the MDA over the coming years, and revising the bylaws now to adapt to the changing climate is imperative to help meet those goals.

Several of our members have been watching and contributing to the work the bylaw committee is doing. The committees work towards rectifying some of the concerns in the current bylaws and is clearing up some of the gaps, It is very forward thinking with new districts that are missing. With the updates, new districts are being proposed and bylaw amendments are being rewritten to align all districts with each other, specifically with R and M districts. This will bring more cohesiveness to the various districts now currently in the bylaw.

In our opinion this change needed to meet the the goals of the City and provide affordable inner city living in Calgary.

CICBA fully endorses the word being done and we hope council also sees the updates are valuable. We look forward to a positive outcome.

CICBA

Sincerely,

Shameer Gaidhar
Chair for CICBA

From:

Subject: [External] per councilor wong's request here is my oral submission

Date: Friday, September 9, 2022 11:19:13 AM

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Thank you for hearing me. My name is Jason New and I live in the community of Bowness

I was able to review some of what was posted before this meeting. I will say, posting multiple documents with 100 pages mere days before the hearing, is in my opinion insufficient time to do a proper evaluation and get input from the public. I would ask, as a future improvement, that Council ask administration to provide these documents with 60 days notice.

For the topic at hand, the City administration has indicated they did not do public consultation because Citizens do not have the technical expertise to the writing of land use districts".

I find that statement not only presumptuous and high handed, but blatantly incorrect. I ask administration, are the only architects and people that know land use, employed by the City, and amongst the few developers the City contacted? I believe that answer would be no. Further, our community association has a planning committee with a paid person to evaluate planning issues, as well as an architect on the committee. Also on our planning committee are realtors, and local everyday people who see multiple planning submissions every month. They are keenly aware of the land uses & the bylaws. They hear the complaints and praises of residents & stakeholders every month. Suggesting these members of the public are not knowledgeable is simply incorrect.

It is ironic that later in the report, administration indicates on page 2 of attachment 8: Administration took a balanced approach to community concerns and industry feedback on these forms.

The two statements by administration are contradictory as administration cannot know what the community concerns are on their proposed changes if they did not consult the public. All of the letters of support are by developers, none from the public and none from community associations

I would ask this committee to abide by council's own engage policy, CS009, which states:

"Inclusiveness – The City makes its best efforts to reach, involve and hear from those who are impacted directly or indirectly.

and send these changes back to administration and direct administration to have robust engagement & meaningful with the public.

I will talk to some of the issues I found in the 100 page document

the proposed parking at 0.375 stalls per unit has been promoted as the same as MU district on page 6 of Attachment 5. This is incorrect. The Bylaw part 14 for multi use districts state, and I will read verbatim:

1350

The minimum number of motor vehicle parking stalls:

a

for each Dwelling Unit is: 1) 0.75 stalls per unit for resident parking; and 2) 0.1 visitor parking stalls;

These can be reduced by close proximity to frequent bus and by having class 1 bicycle stalls.

The current proposed bylaw amendments for RCG and HCO look's to make class 1 required for some units but I do not see micro units:

"1411 The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.375 stalls per unit or suite."

Administration may indicate that this land use is not intended for outside of main collectors. However any land owner can ask council for a land use change, and the city is introducing as the crow flies straight line rules for distances to BRT service in their proposed section 14(3) where before it was a defined frequent bus services. I would ask committee to keep the frequent bus service requirement and change these as the crow flies distance calculation and instead use sidewalks, paths or roads to determine distance, otherwise someone across a major road with no path to cross would be eligible for this criteria

I ask that the proposed bylaw be amended to be the same parking requirements as MU district, with 0.75 stalls per unit and 0.1 visitor stalls per unit.

I would also request that the new RCG/HGO for midblock have the following added to the bylaw to minimize the impact to adjacent residential neighbors and give certainty to those that live there:

When adjacent to RC1, R1, R2, RC2,

- (1) the maximum parcel coverage is per the adjacent parcels' district
- (2) the front, rear, and side setbacks must conform to the min rules of the adjacent parcels' district
- (3) the required motor vehicle stalls must conform to the min rules of the adjacent parcels' district

I would direct the committee to Table 2 page 2 of Attachment 5 which shows a comparison. An adjacent property should not get reduced requirements than those of neighbors, simply because there are more units on a parcel. There is no evidence in the report that the proposed types of developments require less vehicle parking.

The City is also changing building height from a definitive: "measuring from grade at any point adjacent to the building" to "measuring from grade" for some districts. It is unclear as to the rationale. And any rationale should be circulated for public consultation to prevent developers from manipulating grade to achieve higher buildings

These are just the items I had time to review. I reiterate that these changes should have public and community association meaningful consultation



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Ian

Last name (required) Berard

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed changed to Land Use in Montgomery and the R0CG District

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

This is a quiet community and my location is already busy enough with a new school being built (FFCA) with expanded capacity, a new Pumptrack bike park, a baseball field and 2 business' (Public Storage & ATCO Pump station). I don;t agree with changes that will increase the density in my neighborhood. Keep the high density in the new main Montgomery business zone. By adding "Townhouse" to the zoning you are effectively changing the zoning from Residential to Multi-Residential. In addition, I enjoy being able to park in front of my home on the road. Creating high density zones will limit parking.



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I have read and understand the above statement.

First name (required) Craig

Last name (required) Madill

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw 1P2007 to add the use of Townhouse to the R-CG(ex)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We are in opposition of this change. Despite the fact that there is a parking spot provided with the townhome there is no parking along 20th, this is a bike lane. In many other examples where a single property has been re-zoned for townhomes within Alta-dore, there is both street parking and a parking spot provided. Parking is a issue and will result in overflow into the community.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Lee

Last name (required) Trudel

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Changes to R-CG land use

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Thank you for your commitment to inclusion, I felt it sincerely when I found that I could read a 247 page document of legalese to try and figure out what your proposal entails.

I and many others in this community, who would speak up if you actually explained what you wanted to do in plain language, am opposed to you trying to take the rich and vibrant community of Killarney and turn it into another cookie cutter, town house laden, streets filled with parked cars neighborhood like the nightmare that is in SE Calgary. Keep our neighbourhoods diverse and stop trying to make them all into the same thing we see in the new communities. I left McKenzie town for a reason so please don't try to make Killarney more like it



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I have read and understand the above statement.

First name (required) brett

Last name (required) mulcahy

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendment to Land Use Bylaw 1P2007 to add townhomes to the R-CG(ex

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am out of the country at the time on the meeting so unable to attend. I'm not in favor of making amendments to the Land Use Bylaws to allow increased townhome building on mid-block parcels in Capitol Hill neighborhood. The neighborhood is already quite dense as there are many multi-unit complex. Land allotments are quite narrow and rather small for the size of houses/ units that are built on them. The neighborhood has the grid/block layout with alleyways, meaning no homes have driveways. Adding to this, these multi-unit homes (and single standing homes for that matter) don't have enough garage space for their inhabitants, making street parking extremely congested. To escalate the issue, Capitol Hill is walking distance to SAIT, in which the conveniently located parking is abused by SAIT students during the week. And parking authority does not seem to be able to effectively police this as the congestion persist. Allowing development of multi-unit home on mid-parcel lots will only increase the density of a neighborhood that is not designed to manage the kind of density it is currently experiencing. This is also due to the fact that it is situated between major thoroughfares (HWY 1, 20th, 24th, 10th, 14th, etc.), as such, car and foot traffic in the neighborhood is substantially high at all times of day



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I have read and understand the above statement.

First name (required) Patrick

Last name (required) Tomczyk

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Notice of Public Hearing on PLanning Matters

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

RE: amendments to the R-CG(Ex) District Shaganappi Hill. While I am in favour of new builds and increasing density in inner city neighbourhoods, I am very concerned about the already high level of traffic on 26th St. SW between Bow Trail and 17 Ave SW. This 3 block stretch of 26th St is one of only 3 access points to 17ave, which drivers need to use in order to get access to southbound Crowchild Tr. There is not other access to Crowchild Tr southbound from Bow Trail after 26th St. This 3 block stretch of 26th Ave is single lane for traffic in each direction and it is also a shared single file lane with cyclists. It is a residential street with single family homes, a few duplexes, a school, an apartment building a a condo building. The back up from the intersection at 17ave and 26St SW can be quite long. This is due to the large number of cars coming from Bow Trail and wishing to turn left onto 17th Ave Southbound. As a resident in the neighbourhood I often have to wait for 5+ traffic light changes to get out of my own street. This is due to the high level of vehicular traffic attempting to turn left (southbound) onto 17ave from 26th St. A large majority of these vehicles are then continuing on to access Crowchild trail southbound. There is a large development going up adjacent to Shaganappi Golf course and this will only increase the amount of cars on 26th Street. The majority of this stretch is adjacent to Alex Ferguson Elementary School, and often cars are seen speeding through the playground zone and blowing through the stop sign. I believe this little side street is not equipped to handle the amount of traffic volume and it's simply unsafe. I believe the city failed to add an access point from Bow trail to South bound Crowchild when it modernized the Crowchild trail bridge and now it creates a bottleneck of hundreds of cars that have no other choice but to use 26th St.



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I have read and understand the above statement.

First name (required) Stefan

Last name (required) Arnautu

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land use Bylaw 1P2007 potential changes

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I would like to comment on the intent of increasing density as the city is trying to:
I don't believe the city is doing anything to accommodate for the density they are pushing on Calgarians, transportation wise, education wise, infrastructure wise.
Council is pushing for higher density putting pressure on the resources of the city and the quality of life of Calgarians.
I understand that you as the council would like to generate more revenue by having more units to collect property tax, but us as taxpayers would like to get services for the taxes we pay, and the higher density would only dilute the services we get from the city.
I understand that the city would like to manage a city that is more pedestrian and bike friendly; the truth is that we have a city that is developed around cars, and as it is we need to have parking in residential areas including street parking.

Thank you
Stefan Arnautu



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I have read and understand the above statement.

First name (required) Taylor

Last name (required) Caldwell

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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Council

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Oct 4, 2022

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(required - max 75 characters)

Not published yet (Bylaw 1P2007)

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The following comment is relevant if the townhouse developers plan on utilizing mostly street parking for their residents. Filling to streets with too many parked cars will create a burden and frustrations to most residents and visitors. This is an issue that is occurring more frequently in the City as the population grows and development increases. Townhouse developers for this bylaw should be required to accommodate residents via underground parking, garage parking, or alley parking pads to reduce congestion and resident complications. Focused on utilizing mostly street parking is not a long-term solution and will have negative consequences in the future due to poor planning.

RE: The change to land use bylaw 1P2007 to allow the development of townhouses in the Banff Trail area.

I am greatly concerned by the ongoing and planned increased densification of the Banff Trail area and the apparent disregard of the stress it will place on the environment and utilities in the area (electricity, water, sewer, gas and garbage).

Given the city's declaration of a climate emergency and the ongoing transition to electric vehicles (EVs), the city is unprepared infrastructure wise for the strains the increased density will add.

As an example, I would like to draw your attention to the latest Alberta Utilities Commission (AUC) report (2021) which discusses the impact of EVs on the local electrical grids in the cities.

Note page 63, section 196

"According to EPCOR, at 15 per cent penetration of sites with charging stations (i.e., approximately one or two Level-2 chargers per residential block), there would be a substantial risk to local infrastructure such as residential transformers becoming overloaded and voltage levels collapsing below minimum acceptable voltage."

<https://www.auc.ab.ca/looking-to-the-future-auc-releases-final-report-of-distribution-system-inquir/>

The densification that has already occurred in the Banff Trail area includes removing 3 houses at 2016, 2020 & 2026 18th Ave NW, and replacing them with 26 rental units - Banff Trail Townhouses by Urban Avas. There are dozens of houses in the area that have been replaced with side-by-side houses and other high density housing (including some housing above garages). No upgrades have been made to the electrical grid in the area, nor has the sewer system or water supply been upgraded. The aforementioned 26 rental unit complex has built garages and left what seems insufficient room to accommodate garbage/compost/recycling containers. The existing apartments in the area already suffer from chronic garbage overflow, resulting in a horrible

mess and stench. I see nothing that leads me to believe the townhouses will fare any better.

Adding to this is the enormous increase in density that will occur in the NW as a result of the North Hill mall, Northland Village, Brentwood, Stadium Shopping Center, McMahon Stadium and the former motel village, which will add the population of Airdrie, and are moving forward with no sign of infrastructure improvements.

All of these developments are not being developed with a forward view to sustainability. Roofing angles are not being optimized for solar installations, no geothermal heating systems have been installed, rainwater capture and usage are ignored, basement insulation on the external walls is non-existent, etc. Such measures would greatly reduce the infrastructure impact and save money in infrastructure upgrades - at least for electricity and heating.

City regulations and guidance on this is severely lacking given the climate emergency we face.

An additional concern is the complete removal of all the large trees in the area where new developments occur, which is directly linked to property value and neighborhood health, as well as harming the beauty of the neighborhood. As can be seen on the map of city trees, new developments are completely lacking in city trees, and the 40+ foot trees that used to be on those sites are all gone. Existing streets with majestic trees that nearly touch over the roadways are being destroyed - they are part of what makes the neighborhood so desirable. The building of townhouses will remove backyards and trees from the neighborhood, negatively affecting the amount of heat and carbon removal from the air. It is turning a beautiful family friendly neighborhood into an over-priced, crowded area that favors childless working people, while being hostile to families and the elderly.

See: <https://maps.calgary.ca/TreeSchedule/>

The city development seems driven by developers more than science on what we need to do to address the climate emergency. Far more planning,

regulations and infrastructure improvements need to be put in place before further development and densification occur. As already evidenced by the ongoing projects, without legal guidelines, the developers will not act on their own with regard to the climate crisis, nor can they be expected to improve infrastructure.

Instead of building townhouses in Banff Trail, the City of Calgary should be helping existing home and business owners improve their energy efficiency in ways that other cities around the world are. This would reduce the amount of infrastructure changes required, therefore saving money as well as fighting climate change.

Thank you for your time,
Keith Robley

Palaschuk, Jordan

From: [REDACTED]
Sent: Monday, September 26, 2022 6:36 PM
To: Public Submissions
Subject: [External] Re: FW: Submit a comment

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Not sure if it's too late, but I'd like to add this to my statement: This is off 19th st, where you can see all the garbage/recycle/compost containers on the right hand side of the alley - for the high density housing on the left. The only reason this works at the moment, is that the houses on the right are all unoccupied and in one case, already missing. When there are equal high density units on both sides, where are the containers supposed to go? There is no room on the existing garage side to store them if the residents are expecting to use their garages.



On Fri, Sep 23, 2022 at 11:40 AM K R [REDACTED] wrote:
Thank you so much for your email. Attached is an updated word document version.

Thanks again,
Keith

On Mon, Sep 19, 2022 at 4:50 PM Public Submissions <PublicSubmissions@calgary.ca> wrote:

Good Afternoon Keith,



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I have read and understand the above statement.

First name (required) sean

Last name (required) kollee

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw Amendments to Address Missing Middle Housing

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Greetings Council, I strongly support the amendments suggested to Mid block RCG land use rules. We have seen a strong need in the inner city to create more ground oriented housing, however the RCG rules appear to have been successful largely on corner lots, concentrating redevelopment on corner areas while other built forms are not readily permissible. Having been involved with RCG development since 2017, I think these changes will have a demonstrable impact on allowing more creative and market based development to occur, to the benefit of society by bringing on more affordable supply. Given recent increases in commodity cost and the need for more flexibility to enable different types of supply, these changes will go a long way toward significantly modernizing the Calgary zoning bylaw.



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I have read and understand the above statement.

First name (required) Krista

Last name (required) Beavis

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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(required - max 75 characters)

Proposed changes to Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

See attachement

KRISTA BEAVIS

305 7 Ave NE

Calgary, AB

T2E 0N1

403-614-2246

knbeavis@gmail.com

September 20, 2022

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Station M
T2P 2M5

Dear Office of the City Clerk:

I am writing in response to proposed amendments to the Land Use Bylaw 1P2007 to add the use of Townhouse to the R-CG(ex), enhance landscaping requirements, adjust building standards, and simplify parking requirements.

I support the enhanced landscaping requirements, adjusted building standards, and simplified parking requirements. I oppose making it easier to add townhomes on mid-block parcels.

My property is adjacent to an existing R-CG District, thus I received a notice of public hearing on this issue. I am speaking from experience living adjacent to a new-build townhouse, completed in 2021, where previously a heritage bungalow existed. My home is a bungalow constructed in 1914. I purchased it in early 2021, and chose it and Crescent Heights as I desire the look and feel of Calgary's original neighbourhoods, with heritage homes and tree-lined streets. Over the past year and a half, I have become disappointed in the degradation of the streetscapes by infills, particularly those that don't adhere to the North Hill Communities Local Area Plan (in-force) and North Hill Communities Heritage Guidelines (Draft).

I would like to highlight some of my concerns around making it easier for developers to add townhomes mid-block:

- Replacing single-family housing with townhomes (1:4) reduces tree canopy and increases concrete, impacting the environment. I appreciate the proposed landscaping requirements will address this to some extent, but it will still diminish greenspace by adding 4 homes in place of one.
- These larger buildings are allowed to be constructed to 3-storeys, which obstruct light to adjacent heritage bungalows and their yards. Similarly, as someone living adjacent to a townhome, I feel as though I'm living in a fishbowl, with their numerous large windows looking down into my home along the full western exposure, requiring almost near-constant blind closure for privacy.
- Having four neighbours per side of my property currently adds more noise than expected with one neighbour per side. The potential of adding 4 to the other side in the future is of particular concern due to noise from air-conditioning units. The two southernly units of the existing townhouse adjacent to my property had air-conditioners installed this summer about 10 feet from my property line. Instead of relative quiet with the sound of songbirds when I'm enjoying my yard, I hear the nearly constant whirring of one or both air-conditioners. I am concerned the other two units could also add A/C; and in the future, if another townhome were built mid-block on the other side of my property, I could be impacted by the sound of up to 8 A/Cs, greatly reducing my ability to enjoy my own yard space due to noise.
- I have general concerns about the approval of infill development in Crescent Heights due to environment waste. I find it upsetting that the City allows adequate homes to be demolished, some that are a significant part of Calgary's early history, and the debris to be disposed, filling landfills. I would like to see the City allow infilling, but encourage restoration and adaptive reuse, with the addition of lane homes that don't degrade the street scape of this beautiful neighbourhood of Crescent Heights.

The material provided on this proposal indicates there's a strong desire for "missing middle" housing, which I question. There are plenty of townhomes available in the City; perhaps not in Crescent Heights, but they are available elsewhere. In addition, these developments seem to be driven by developers wanting to make money, rather than an actual need or desire for these homes here. Each of the 4 townhome units next to me sold for more than I paid for my

single-family home, at great benefit to the developer, but in my opinion, a detriment to me and the neighbourhood.

I also infer a disconnect in the City's policy. On the one hand, the North Hill Communities Local Area Plan has been developed and implemented, which encourages densification on main streets, and allows the included communities to develop Heritage Guidelines. However, this proposal would allow significant densification along my entire block of 7 Ave, which currently has primarily heritage homes and original density of the time. As I understand the North Hill Communities Heritage Guidelines (Draft) will be going to council for approval in October. I believe this proposed subject land use bylaw change is contradictory to both documents and against the wishes of the Crescent Heights community members. It appears the proposed change panders to developers, and even initially disregarded the thoughts of community members.

I ask that Council prioritize the concerns of the many (the community members of Crescent Heights) over those of the few (developers) and respect the community's desires as documented in the Heritage Guidelines and Local Area Plan. We do not want mid-block densification on residential streets. We do not want the City to encourage demolishing heritage homes. I would like to see the City making it more difficult for developers to do both, not making it easier for them.

Sincerely,

Krista Beavis



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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Zhe

Last name (required) Zhang

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Rezone

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I suggest The City to change all corner lots in Capitol Hill to RCG to reduce additional processing time and costs. It would also benefit the City to reduce labor costs associated with lot reviews.

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100
Postal Station M
Calgary, Alberta
T2P 2M5

Wayne Lui



September 20, 2022

Dear City Council;

Re: Public Hearing Dated October 4, 2022 at City of Calgary Council Chamber considering an Amendment to Land Use Bylaw 1P2007 adding the use of Townhouse to the R-CG(ex) Zone

I am writing to council today as I am unable to attend the Public Hearing concerning the subject matter above.

I am very cognizant that the city would like to increase densification within older neighbourhoods within the city and I would encourage continual development of brownfield sites in and around Banff Trail. These include areas such as Motel Village, Brentwood Mall, Northland Mall, North Hill Mall. I realize that these are privately held lands and that owners/developers will continue to do what is in their own best economic interests. However, instead of pushing crowding of inner city parcels through project-creep-like changes of Land Use Bylaws such as the one above, I believe that city council should be incentivizing or even penalizing those landowners of the brownfield sites for not developing higher density projects when it makes sense to do so on those sites.

I am not opposed to increasing density through the building of townhouses and row housing but to now provide for 4 units on a current parcel that contains a single dwelling is overkill. This is too dense and is not the community that I have decided to put roots down.

Finally, I am mostly concerned about privacy issues. I have always believed that people should have some sort privacy and enjoyment of that privacy in their own homes. We often talk about privacy when it comes to the internet and through online activities. I am talking about real privacy when it comes to someone able to peer closely into my home and back yard by being in closer proximity to me. These are golden rules that we should be able to enjoy when we buy a

property – that I should have some freedom to enjoy it without the thought that someone is peering out their window directly into my window or my back yard at such close proximity.

Your consideration to my opposition is appreciated.

Kind regards,
Wayne Lui



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I have read and understand the above statement.

First name (required) Hermann

Last name (required) Kramer

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential Changes to Land Use Bylaw for R-CG(ex) District - Montgomery

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The proposed boundary for the potential changes to the Land Use Bylaw includes the homes on the south end of Mackay Rd. These homes are all newer homes and as such I do not believe that they will be torn down and converted to multi-family dwellings. Also, part of the proposal is to simplify parking requirements. This end of Mackay Rd needs stricter and not simplified parking requirements due to the increased numbers of people parking on Mackay Rd accessing the commercial properties at the south end of Mackay Rd, the school at the North end and sports fields and bike park on the east side. My wife and I have had to park in the back alley or up the block a number of times because of the insufficient parking for people accessing the aforementioned facilities. In this regard I am against the proposed changes as presented. Additionally, I would like to mention that the lane changes done to Bowness Rd has restricted access to the streets crossing Bowness Rd, especially if multifamily dwellings are built along the street. For example, 42nd street recently has had two 4-plexes built along the street and now the intersection is restricted to such a point that only a single vehicle can turn in or out if residents have their vehicles parked on both sides of 42nd street. We have school buses travelling to the school and commercial vehicles travelling to the commercial property which utilize 42nd street which adds to the increased congestion and I believe that adding townhouses on the other streets will cause similar congestion issues.



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Beverly

Last name (required) Campbell

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Bylaw use1P2207

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

My only concern is road safety. The sad reality in Renfrew is the older homes are being replaced by large townhouses. With parking at a premium people are parking on the narrow streets. An example is; Regal Cres winding to 12ave NE. The road is narrow with a number of schools and the number of cars parked on the street is creating a bottleneck. My concern is pedestrian safety. I think you hope people living close to the city centre will decrease the number of vehicles;

Please increase required parking. Or charge people to park on the street. We have neighbours that have a car pet adult (6) that park on the street.



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Trevor

Last name (required) Dreher

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

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 attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Nov 4, 2022

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

(required - max 75 characters) Potential changes to the Land Use Bylaw related to R-CG

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Strange, that for 100 plus residents being rezoned that there was not an open house to review. The other challenge is that it was not clear exactly what is changing. What are current parking limits, prior to rezoning.

To City Clerk,

Potential Change of Land Use - 19th Ave NW

After reviewing the information, we (the properties below) **oppose** the Land Use Bylaw 1P2007 amendments.

Our reasons for opposing:

- Height increase
- Lack of adequate parking

4713, 19th Ave NW

4733 19th Ave NW

4735 19th Ave NW

4715, 19th Ave NW

4506, 19th Ave NW

4508, 19th Ave NW

4403, 19th Ave NW

4729, 19th Ave NW

4628, 19th Ave NW

4539, 19th Ave NW

4418, 19th Ave NW

4509, 19th Ave NW

4406, 19th Ave NW

4631, 19th Ave NW

4428, 19th Ave NW

4415, 19th Ave NW

4413, 19th Ave NW

4805, 19th Ave NW

4803, 19th Ave NW

1951, 47 St NW

4530, 19th Ave NW

4526, 19th Ave NW

4717, 19th Ave NW

4727B, 19th Ave NW

4504, 19th Ave NW

4538, 19th Ave NW

4520, 19th Ave NW

4815, 19th Ave NW

4727, 19th Ave NW

We had less than 11 days to canvas our street. The vast majority of residents that we spoke to were opposed to this by law amendment.

Trevor Dreher and Evonne Seet

4713 19th Ave NW T3B, 0S5

trevorandevonne@gmail.com

List of Parcels Subject to Amendments to the R-CG(ex) District -- Montgomery

Municipal Address	Legal Land Description
4719 19 AV NW	PLAN 2210077 BLOCK 23 LOT 31
4717 19 AV NW	PLAN 2210077 BLOCK 23 LOT 32
4301 19 AV NW	CONDOMINIUM PLAN 2210663 UNIT 1
1927 42 ST NW	CONDOMINIUM PLAN 2210663 UNIT 2
1925 42 ST NW	CONDOMINIUM PLAN 2210663 UNIT 3
1923 42 ST NW	CONDOMINIUM PLAN 2210663 UNIT 4
4106 16 AV NW	PLAN 2450 AJ BLOCK 2 LOTS 1 TO 11 INCLUSIVE, AND LOTS 30 TO 35 INCLUSIVE EXCEPTING THEREOUT: THE TRANS-CANADA HIGHWAY ON PLAN 1457 IX
1804 41 ST NW	PLAN 2450AJ BLOCK 2 LOTS 17 TO 19 INCLUSIVE
1808 41 ST NW	PLAN 2450AJ BLOCK 2 LOT 20
1810 41 ST NW	PLAN 2450AJ BLOCK 2 LOT 21
1812 41 ST NW	PLAN 2450AJ BLOCK 2 LOT 22
1816 41 ST NW	PLAN 2450AJ BLOCK 2 LOTS 23 AND 24
1822 41 ST NW	PLAN 2450AJ BLOCK 2 LOT 27
1824 41 ST NW	PLAN 2450AJ BLOCK 2 LOT 28
1826 41 ST NW	PLAN 2450AJ BLOCK 2 LOT 29 EXCEPTING THEREOUT THAT PORTION FOR ROADWAY ON PLAN 1556JK
2416 48 ST NW	PLAN 485GR BLOCK 6 LOT 4
4533 19 AV NW	PLAN 5106GE BLOCK 25 LOT 12 EXCEPTING THEREOUT: THE NORTHWESTERLY 7.65 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF SAID LOT
4535 19 AV NW	PLAN 5106GE BLOCK 25 THE NORTHWESTERLY 7.65 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 12
4531 19 AV NW	PLAN 5106GE BLOCK 25 LOT 13
4527A 19 AV NW	PLAN SHOULDRICE TERRACE CALGARY 5106GE BLOCK TWENTY FIVE (25) THE SOUTH EAST HALF OF LOT FOURTEEN (14)
4527B 19 AV NW	PLAN 5106GE BLOCK (25) THE NORTH WEST HALF OF LOT (14)
4523 19 AV NW	PLAN 5106GE BLOCK 25 LOT 15
4519 19 AV NW	PLAN 5106GE BLOCK 25 LOT 16

Municipal Address	Legal Land Description
4515 19 AV NW	PLAN 5106GE BLOCK 25 LOT 17
4511 19 AV NW	PLAN 5106GE BLOCK 25 LOT 18
4439 19 AV NW	PLAN 5106GE BLOCK 26 LOT 11
4435 19 AV NW	PLAN 5106GE BLOCK 26 LOT 12
4431 19 AV NW	PLAN 5106GE BLOCK 26 LOT 13
4425 19 AV NW	PLAN 5106GE BLOCK 26 THE SOUTH EAST HALF OF LOT 14
4427 19 AV NW	PLAN SHOULDRICE TERRACE CALGARY 5106GE BLOCK TWENTY SIX (26) THE NORTH WEST HALF OF LOT FOURTEEN (14)
4417 19 AV NW	PLAN 5106GE BLOCK 26 THE SOUTH EAST HALF OF LOT 16
4419 19 AV NW	PLAN 5106GE BLOCK 26 THE NORTH WEST HALF OF LOT 16
4411 19 AV NW	PLAN 5106GE BLOCK 26 LOT 18
4339 19 AV NW	PLAN 5106GE BLOCK 27 LOT 11
4335 19 AV NW	PLAN 5106GE BLOCK 27 THE SOUTH EASTERLY HALF OF LOT 12
4337 19 AV NW	PLAN 5106GE BLOCK 27 THE NORTH WESTERLY HALF OF LOT 12
4325 19 AV NW	PLAN 5106GE BLOCK 27 THE SOUTH EASTERLY 26 FEET IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 14
4327 19 AV NW	PLAN 5106GE BLOCK 27 THE NORTH WEST 24 FEET IN PERPENDICULAR WIDTH THROUGHOUT LOT 14
4323 19 AV NW	PLAN 5106GE BLOCK 27 LOT 15
4315 19 AV NW	PLAN 5106GE BLOCK 27 LOT 17
4311 19 AV NW	PLAN 5106GE BLOCK 27 LOT 18
4204 BOWNESS RD NW	PLAN 5106GE BLOCK 28 LOT 1
4216 BOWNESS RD NW	PLAN 5106GE BLOCK 28 LOT 4
4404 19 AV NW	PLAN 5106GE BLOCK 30 LOT 1
4440 19 AV NW	PLAN 5106GE BLOCK 30 LOT 10
4416 19 AV NW	PLAN 5106GE BLOCK 30 LOT 4
4432 19 AV NW	PLAN 5106GE BLOCK 30 LOT 8
4504 19 AV NW	PLAN 5106GE BLOCK 31 LOT 1

Municipal Address	Legal Land Description
4538 19 AV NW	PLAN 5106GE BLOCK 31 THAT PORTION OF LOT 10 WHICH LIES SOUTH EAST OF THE NORTH WEST 7.620 METRES IN PERPENDICULAR WIDTH OF SAID LOT 10
4540 19 AV NW	PLAN SHOULDRICE TERRACE CALGARY 5106GE BLOCK THIRTY ONE (31) THE NORTH WEST SEVEN AND SIX HUNDRED TWENTY THOUSANDTHS (7.620) METRES IN PERPENDICULAR WIDTH OF LOT TEN (10) EXCEPTING THEREOUT A CORNER CUT CONTAINING 0.001 HECTARE (0.002 ACRE) MORE OR LESS FOR ROADWAY ON PLAN 8311029
4512 19 AV NW	PLAN 5106GE BLOCK 31 LOT 3
4510 19 AV NW	PLAN 5106GE BLOCK 31 LOT 5
4524 19 AV NW	PLAN 5106GE BLOCK 31 LOT 6
4536 19 AV NW	PLAN 5106GE BLOCK 31 LOT 9
4604 19 AV NW	PLAN 5106GE BLOCK 32 LOT 1
4640 19 AV NW	PLAN 5106GE BLOCK 32 LOT 10
4608 19 AV NW	PLAN 5106GE BLOCK 32 THE SOUTH EASTERLY HALF OF LOT 2
4610 19 AV NW	PLAN SHOULDRICE TERRACE CALGARY 5106GE BLOCK THIRTY TWO (32) THE NORTH WESTERLY HALF OF LOT TWO (2)
4612 19 AV NW	PLAN 5106GE BLOCK 32 LOT 3
4616 19 AV NW	PLAN 5106GE BLOCK 32 LOT 4
4624 19 AV NW	PLAN 5106GE BLOCK 32 LOT 6
4632 19 AV NW	PLAN 5106GE BLOCK 32 LOT 8
4636 19 AV NW	PLAN 5106GE BLOCK 32 LOT 9 EXCEPTING THEREOUT: THE NORTHWESTERLY 7.46 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF SAID LOT
4638 19 AV NW	PLAN 5106GE BLOCK 32 THE NORTHWESTERLY 7.46 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 9
4840 19 AV NW	PLAN 5106GE BLOCK 34 LOT 10
4806 19 AV NW	PLAN 5106 G.E. BLOCK 34 THE SOUTH EASTERLY 25 FEET IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 2

List of Parcels Subject to Amendments to the R-CG(ex) District -- Montgomery

Address	Legal Land Description
BOWNESS RD NW	PLAN 0010453 BLOCK 28 LOT 27
4222 BOWNESS RD NW	PLAN 0010453 BLOCK 28 LOT 28
4810 BOWNESS RD NW	PLAN 0011033 BLOCK 22 LOT 21
4812 BOWNESS RD NW	PLAN 0011033 BLOCK 22 LOT 22
4808 BOWNESS RD NW	PLAN 0113392 BLOCK 22 LOT 23
4806 BOWNESS RD NW	PLAN 0113392 BLOCK 22 LOT 24
4733 19 AV NW	PLAN 0213214 BLOCK 23 LOT 21
4735 19 AV NW	PLAN 0213214 BLOCK 23 LOT 22
4715 19 AV NW	PLAN 0310032 BLOCK 23 LOT 21
4713 19 AV NW	PLAN 0310032 BLOCK 23 LOT 22
4307 19 AV NW	PLAN 0411006 BLOCK 27 LOT 23
4305 19 AV NW	PLAN 0411006 BLOCK 27 LOT 24
4802 19 AV NW	PLAN 0414332 BLOCK 34 LOT 23
4804 19 AV NW	PLAN 0414332 BLOCK 34 LOT 24
4407 19 AV NW	PLAN 0414336 BLOCK 26 LOT 21
4405 19 AV NW	PLAN 0414336 BLOCK 26 LOT 22
4506 19 AV NW	PLAN 0611104 BLOCK 31 LOT 21
4508 19 AV NW	PLAN 0611104 BLOCK 31 LOT 22
4607 19 AV NW	PLAN 0614126 BLOCK 24 LOT 23
4605 19 AV NW	PLAN 0614126 BLOCK 24 LOT 24
4603 19 AV NW	PLAN 0614126 BLOCK 24 LOT 25
4601 19 AV NW	PLAN 0614126 BLOCK 24 LOT 26
4839 19 AV NW	PLAN 0714642 BLOCK 22 LOT 25
4837 19 AV NW	PLAN 0714642 BLOCK 22 LOT 26
1903 47 ST NW	PLAN 0815462 BLOCK 22 LOT 27
4804 BOWNESS RD NW	PLAN 0815462 BLOCK 22 LOT 28
4826 BOWNESS RD NW	PLAN 0914467 BLOCK 22 LOT 29
4828 BOWNESS RD NW	PLAN 0915376 BLOCK 22 LOT 30
4403 19 AV NW	PLAN 0915376 BLOCK 26 LOT 25
1937 43 ST NW	PLAN 0915376 BLOCK 26 LOT 26
4834 BOWNESS RD NW	PLAN 1011568 BLOCK 22 LOT 29
4836 BOWNESS RD NW	PLAN 1011568 BLOCK 22 LOT 30
4731 19 AV NW	PLAN 1013654 BLOCK 23 LOT 23
4731 19 AV NW	PLAN 1013654 BLOCK 23 LOT 24

Municipal Address	Legal Land Description
4503 19 AV NW	PLAN 1110595 BLOCK 25 LOT 21
1937 44 ST NW	PLAN 1110595 BLOCK 25 LOT 22
4514 19 AV NW	PLAN 1113124 BLOCK 31 LOT 25
4516 19 AV NW	PLAN 1113124 BLOCK 31 LOT 26
4628 19 AV NW	PLAN 1113256 BLOCK 32 LOT 25
4630 19 AV NW	PLAN 1113256 BLOCK 32 LOT 26
4422 19 AV NW	PLAN 1210028 BLOCK 30 LOT 27
4424 19 AV NW	PLAN 1210028 BLOCK 30 LOT 28
4423 19 AV NW	PLAN 1210462 BLOCK 26 LOT 27
4421 19 AV NW	PLAN 1210462 BLOCK 26 LOT 28
1940 45 ST NW	PLAN 1210498 BLOCK 25 LOT 23
4539 19 AV NW	PLAN 1210498 BLOCK 25 LOT 24
4418 19 AV NW	PLAN 1212318 BLOCK 30 LOT 29
4420 19 AV NW	PLAN 1212318 BLOCK 30 LOT 30
4509 19 AV NW	PLAN 1212687 BLOCK 25 LOT 25
4507 19 AV NW	PLAN 1212687 BLOCK 25 LOT 26
4410 19 AV NW	PLAN 1213479 BLOCK 30 LOT 29
4412 19 AV NW	PLAN 1213479 BLOCK 30 LOT 30
4526 19 AV NW	PLAN 1310381 BLOCK 31 LOT 27
4528 19 AV NW	PLAN 1310381 BLOCK 31 LOT 28
4406 19 AV NW	PLAN 1311015 BLOCK 30 LOT 31
4408 19 AV NW	PLAN 1311015 BLOCK 30 LOT 32
1938 46 ST NW	PLAN 1311588 BLOCK 24 LOT 27
4639 19 AV NW	PLAN 1311588 BLOCK 24 LOT 28
4631 19 AV NW	PLAN 1410466 BLOCK 24 LOT 29
4629 19 AV NW	PLAN 1410466 BLOCK 24 LOT 30
4333 19 AV NW	PLAN 1410537 BLOCK 27 LOT 25
4331 19 AV NW	PLAN 1410537 BLOCK 27 LOT 26
4426 19 AV NW	PLAN 1412520 BLOCK 30 LOT 35
4428 19 AV NW	PLAN 1412520 BLOCK 30 LOT 36
4620 19 AV NW	PLAN 1413028 BLOCK 32 LOT 27
4622 19 AV NW	PLAN 1413028 BLOCK 32 LOT 28
4818 BOWNESS RD NW	PLAN 1510470 BLOCK 22 LOT 33
4820 BOWNESS RD NW	PLAN 1510470 BLOCK 22 LOT 34

Municipal Address	Legal Land Description
2008 43 ST NW	PLAN 1512000 BLOCK 29 LOT 25
4340 19 AV NW	PLAN 1512000 BLOCK 29 LOT 26
4415 19 AV NW	PLAN 1512998 BLOCK 26 LOT 29
4413 19 AV NW	PLAN 1512998 BLOCK 26 LOT 30
4319 19 AV NW	PLAN 1611117 BLOCK 27 LOT 27
4317 19 AV NW	PLAN 1611117 BLOCK 27 LOT 28
4436 19 AV NW	PLAN 1611865 BLOCK 30 LOT 37
4438 19 AV NW	PLAN 1611865 BLOCK 30 LOT 38
4830 19 AV NW	PLAN 1612722 BLOCK 34 LOT 35
4832 19 AV NW	PLAN 1612722 BLOCK 34 LOT 36
4807 19 AV NW	PLAN 1711053 BLOCK 22 LOT 31
4805 19 AV NW	PLAN 1711053 BLOCK 22 LOT 32
4811 19 AV NW	PLAN 1711054 BLOCK 22 LOT 35
4809 19 AV NW	PLAN 1711054 BLOCK 22 LOT 36
4803 19 AV NW	PLAN 1711558 BLOCK 22 LOT 37
1951 47 ST NW	PLAN 1711558 BLOCK 22 LOT 38
4530 19 AV NW	PLAN 1810032 BLOCK 31 LOT 29
4532 19 AV NW	PLAN 1810032 BLOCK 31 LOT 30
4707 19 AV NW	PLAN 1810920 BLOCK 23 LOT 29
4705 19 AV NW	PLAN 1810920 BLOCK 23 LOT 30
4703 19 AV NW	CONDOMINIUM PLAN 1910815 UNIT 1
1945 46 ST NW	CONDOMINIUM PLAN 1910815 UNIT 2
1943 46 ST NW	CONDOMINIUM PLAN 1910815 UNIT 3
1941 46 ST NW	CONDOMINIUM PLAN 1910815 UNIT 4
4623 19 AV NW	PLAN 1911460 BLOCK 24 LOT 31
4621 19 AV NW	PLAN 1911460 BLOCK 24 LOT 32
1918 48 ST NW	CONDOMINIUM PLAN 2010244 UNIT 1
1914 48 ST NW	CONDOMINIUM PLAN 2010244 UNIT 2
1910 48 ST NW	CONDOMINIUM PLAN 2010244 UNIT 3
4842 BOWNESS RD NW	CONDOMINIUM PLAN 2010244 UNIT 4
4338 19 AV NW	PLAN 2010557 BLOCK 29 LOT 27
4336 19 AV NW	PLAN 2010557 BLOCK 29 LOT 28

List of Parcels Subject to Amendments to the R-CG(ex) District -- Montgomery

Municipal Address	Legal Land Description
4808 19 AV NW	PLAN 5106 GE BLOCK 34 THAT PORTION OF LOT 2 WHICH LIES TO THE NORTH WEST OF THE SOUTH EASTERLY 25 FEET IN PERPENDICULAR WIDTH THROUGHOUT THE SAID LOT
4810 19 AV NW	PLAN SHOULDRICE TERRACE CALGARY 5106GE BLOCK THIRTY FOUR (34) THE SOUTH EASTERLY SEVEN AND SIX HUNDRED TWENTY THOUSANDTHS (7.620) METRES IN PERPENDICULAR WIDTH OF LOT THREE (3)
4812 19 AV NW	PLAN SHOULDRICE TERRACE CALGARY 5106GE BLOCK THIRTY FOUR (34) THAT PORTION WHICH LIES NORTH WESTERLY OF THE SOUTH EASTERLY SEVEN AND SIX HUNDRED TWENTY THOUSANDTHS (7.620) METRES IN PERPENDICULAR WIDTH OF LOT THREE (3)
4814 19 AV NW	PLAN 5106 GE BLOCK 34 THE MOST SOUTHEASTERLY 7.618 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 4
4816 19 AV NW	PLAN 5106 GE BLOCK 34 LOT 4 EXCEPTING THEREOUT: THE MOST SOUTHEASTERLY 7.618 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF THE SAID LOT
4820 19 AV NW	PLAN 5106GE BLOCK 34 LOT 5
4822 19 AV NW	PLAN 5106GE BLOCK 34 THE SOUTH EASTERLY 7.620 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 6
4824 19 AV NW	PLAN 5106GE BLOCK 34 THAT PORTION WHICH LIES TO THE NORTH WEST OF THE SOUTH EASTERLY 7.620 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 6
4828 19 AV NW	PLAN 5106GE BLOCK 34 LOT 7
1815 41 ST NW	PLAN 5439FW BLOCK 14 LOT 1
1811 41 ST NW	PLAN 5439FW BLOCK 14 LOT 2
1807 41 ST NW	PLAN 5439FW BLOCK 14 LOT 3
1803 41 ST NW	PLAN 5439FW BLOCK 14 LOT 4
4224 17 AV NW	PLAN 5439FW BLOCK 14 THAT PORTION OF LOT 6 WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY 25 FEET THROUGHOUT THE SAID LOT 6

Municipal Address	Legal Land Description
4226 17 AV NW	PLAN 5439FW BLOCK 14 THE NORTH WESTERLY 25 FEET THROUGHOUT LOT 6
4219 BOWNESS RD NW	PLAN 5439FW BLOCK 14 THAT PORTION OF LOT 8 WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY 9.88 FEET THROUGHOUT THE SAID LOT 8
4835 19 AV NW	PLAN 5439FW BLOCK 22 LOT 12
4831 19 AV NW	PLAN 5439FW BLOCK 22 LOT 13
4827 19 AV NW	PLAN 5439FW BLOCK 22 LOT 14
4823 19 AV NW	PLAN 5439FW BLOCK 22 LOT 15
4819 19 AV NW	PLAN 5439FW BLOCK 22 LOT 16
4815 19 AV NW	PLAN 5439FW BLOCK 22 LOT 17
4816 BOWNESS RD NW	PLAN 5439FW BLOCK 22 LOT 4
4824 BOWNESS RD NW	PLAN 5439FW BLOCK 22 LOT 6
4832 BOWNESS RD NW	PLAN 5439FW BLOCK 22 LOT 8
4739 19 AV NW	PLAN 5439FW BLOCK 23 LOT 11
4727 19 AV NW	PLAN 5439FW BLOCK 23 LOT 14
4723 19 AV NW	PLAN 5439FW BLOCK 23 LOT 15
4711 19 AV NW	PLAN 5439FW BLOCK 23 LOT 18
1809 50 ST NW	PLAN 67GN BLOCK 2 LOT 15
4324 19 AV NW	PLAN 7994GF BLOCK 29 LOT 1
4328 19 AV NW	PLAN 7994GF BLOCK 29 LOT 2
4332 19 AV NW	PLAN 7994GF BLOCK 29 LOT 3
4220 17 AV NW	PLAN 8111115 BLOCK 14 LOT 10
1801A 41 ST NW	PLAN 8111115 BLOCK 14 LOT 11
1801B 41 ST NW	PLAN 8111115 BLOCK 14 LOT 12
4222 17 AV NW	PLAN 8111115 BLOCK 14 LOT 9
4635 19 AV NW	PLAN 8662GK BLOCK 24 LOT 16
4627 19 AV NW	PLAN 8662GK BLOCK 24 LOT 18
4619 19 AV NW	BLOCK 24 LOT 20 PLAN 8662GK
4613 19 AV NW	PLAN 8662GK BLOCK 24 THE SOUTHEAST 25 FEET THROUGHOUT LOT 21
4615 19 AV NW	PLAN 8662GK BLOCK 24 THE NORTH WEST 25 FEET THROUGHOUT LOT 21

Municipal Address	Legal Land Description
4611 19 AV NW	PLAN 8662GK BLOCK 24 THE NORTH WESTERLY 50 FEET THROUGHOUT LOT 22
4311 17 AV NW	PLAN 9312488 BLOCK 13 LOT 10
4303 17 AV NW	PLAN 9312488 BLOCK 13 LOT 7
4307 17 AV NW	PLAN 9312488 BLOCK 13 LOT 8
4309 17 AV NW	PLAN 9312488 BLOCK 13 LOT 9
1830 42 ST NW	CONDOMINIUM PLAN 9411544 UNIT 3
1834 42 ST NW	CONDOMINIUM PLAN 9411544 UNIT 2
4224 BOWNESS RD NW	PLAN 9511003 BLOCK 28 LOT 18
4226 BOWNESS RD NW	PLAN 9511003 BLOCK 28 LOT 19
4225 19 AV NW	<Null>
4223 19 AV NW	PLAN 9511317 BLOCK 28 LOT 21
4221 19 AV NW	PLAN 9511317 BLOCK 28 LOT 22
1907 MACKAY RD NW	PLAN 9511317 BLOCK 28 LOT 23
1903 MACKAY RD NW	PLAN 9511317 BLOCK 28 LOT 24
1818 41 ST NW	PLAN 9811537 BLOCK 2 LOT 36
1820 41 ST NW	PLAN 9811537 BLOCK 2 LOT 37
4212 BOWNESS RD NW	PLAN 9910126 BLOCK 28 LOT 25
4214 BOWNESS RD NW	PLAN 9910126 BLOCK 28 LOT 26
4834 19 AV NW	PLAN 9911915 BLOCK 34 LOT 21
4836 19 AV NW	PLAN 9911915 BLOCK 34 LOT 22
4208 BOWNESS RD NW	PLAN 9912339 BLOCK 28 LOT 25
4210 BOWNESS RD NW	PLAN 9912339 BLOCK 28 LOT 26



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Ron

Last name (required) Ens

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Housing planning

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Attention Terry Wong, I am completely against increasing the housing density allowing mid-block townhouses.



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I have read and understand the above statement.

First name (required) Dianna

Last name (required) Parsons

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential Changes to the Land Use Bylaw related to property in Banff Trail

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I ask that each City Council Member please read my this! When i received the notice of this potential change to the bylaw zoning for my area I was filled with absolute dread! I am not some old woman set in her way afraid of growth. What i am is someone who has lived in this community for a long time and what you are proposing is not wanted! I have seen the new building being built in near by communities and they do not add any value. If you make this change, you will forever change our quaint community. I do not want and in no way support this. My property value will decline all because you want to make our community more congested. I hold zero trust that anything we say to you will change things but perhaps Terry Wong might speak up and support the community which voted for him.



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I have read and understand the above statement.

First name (required)	Kirstyn
Last name (required)	Miller
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Bylaw 1P2007 - R-CG or R-CGenx

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The reason why I had chose this street to live on was due to the zoning and access for to my house. With the changes to this bylaw, the quality of how I view the house I just bought a year ago would depreciate. I am opposed to moving in a direction that would cause more traffic and foot traffic when this is a family area.



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I have read and understand the above statement.

First name (required) Eric

Last name (required) Downey

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Bylaw 1P2007 - R-CG or R-CGenx property

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The reason why I had chose this street to live on was due to the zoning and access for to my house, as I require street parking. With the changes to this bylaw, the quality of how I view the house I just bought a year ago would depreciate. I am opposed to moving in a direction that would cause more traffic and foot traffic when this is a family area.

September 21, 2022

Dear Mayor and Members of Council,

I am writing today to express my support for the creation of a Missing Middle land use district. Housing is a complex and fluid societal need. Too long have we oversimplified the complex needs of housing into a few categories such as R-1, R-2, M-1, M-2, etc. In nature, nothing exists in simple binary categories whether it's the landscape, plants, animals or even the weather. All parts of nature exist on a spectrum, so why shouldn't housing?

The housing needs of society ebbs and flows with the generations, urban form, economic condition among many others. The rigidity of such simple land use districts cannot possibly address the needs of a population. This is exhibited in our Land Use Bylaw itself, as confusing, overlapping and frankly unnecessary subcategories, such as R-CL1s and M-X2 among countless others.

The current model of countless complicated categories does not meet the needs of a modern city. As economic conditions, societal values and generation changes occur, the needs of housing in our city must be flexible and ready to adapt. A long drawn-out process just to rezone an R-1 lot with a single house to an R-2 to build a semidetached duplex is unnecessary and contributes to our housing crisis. Land use districts and the rezoning process have an important purpose, but save the complicated rezoning process for changes that will actually have a significant impact on a neighbourhood.

Our current model of housing is already dangerously unaffordable given the capital, societal and environmental cost of our current land use system. Implementing the Missing Middle restores dynamicity and flexibility in our housing market. Most importantly, it lays the foundation for freedom of housing choice.

For generations we have been forced into the belief that everyone wants a suburban detached two-car garage with the single family living quarters strapped onto the back; even if it meant an hour long commute stuck in traffic, and needing to drive for even the basic essentials. As a 30-35 year old, I can truly attest that majority of my friends and peers simply don't want a home like that anymore.

What we want is an attainable home; in a great neighbourhood that is walkable and bikeable; with plenty of restaurants, shopping, groceries, schools and leisure amenities; and high quality access to public transit for wherever else we need or want to go. The exact housing form is only a secondary consideration at most. It could be a row house, town home, courtyard or even a condominium.

I support the freedom of housing choice. Let the individual choose what form of housing we want, and where we want it to be. The Missing Middle is a first step towards a flexible, practical, modern and dynamic model for land use that can respond to the needs of current and future generations.

Thank you for your consideration,



Jeffrey Lo



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I have read and understand the above statement.

First name (required) Chi

Last name (required) Enomoto

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposing amendments to Land Use Bylaw 1P2007 to add Townhouse to the R-CG

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am concerned about the parking along 64Ave, particularly at the stop sign beside the house 503 Hunts Crescent NW. When cars are parked there, it is difficult to see cars coming from the west on 64 Ave from the hunts cres st. So when trying to turn east, it's difficult to see the cars coming from the west. I'm concerned that an increase in housing will increase the number of cars parking along side 64 Ave.



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I have read and understand the above statement.

First name (required) Derek

Last name (required) Spencer

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

HGO designation being added.

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Density is an essential part of these older inner city communities. Let's increase the population and utilize services already in place. This designation will allow developers to utilize the land more appropriately and provide low cost sage and new housing (basement suites) to individuals.



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I have read and understand the above statement.

First name (required) Sean

Last name (required) Cao

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Housing - Land Use changes

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I don't want this change as It will make parking a terrible mess in the community.



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I have read and understand the above statement.

First name (required) Ted

Last name (required) Stenson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Hello,

I live at 4834 19 Ave NW, on one of the blocks potentially affected by this change of land use. While I am in favour of higher density and diversification of housing options I believe that increased development on this block this will exacerbate the issue of alley flooding that already impacts many residents (myself included) on this block. Due to major differences in the grade at which garages have been built in the alley (specifically garages attached to newer infills), as well as what seems to be a general heightening of the alley grade (also seemingly from the development of infills) older houses with garages are now below the grade of the alley and experience flooding during every rain or snowfall. This is already a major problem for several residents on my block and we have had city officials inspect the issue several times. I worry that with increased development this problem will only get worse. I would like council to investigate the possibility of automatically paving these alleys subject to the land use change. While paving might not completely solve the problem of flooding it should help. I was planning on filing a petition for paving anyway but it would be nice if we could skip this step, especially in the eventuality that we are unable to get the required percentage of signatures.

Thank you for your consideration.

Ted Stenson



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Christopher

Last name (required) Davis

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Public hearing - amendments to Land Use Bylaw 1P2007 (Bylaw 56P2022)

Are you in favour or opposition of the issue? (required) Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Thanks for the opportunity to participate.

CHRISTOPHER S. DAVIS & MIRELLA RULLO
5204 - 20th Street S.W.
Calgary, Alberta T3E 7Z7

September 22, 2022

The City of Calgary
City Clerks' Department
700 Macleod Trail
Calgary, AB T2P 2M5

Attention: The Mayor and Members of Council
(via City Development / Land Use portal – www.calgary.ca/publicsubmissions)

Dear Mayor Gondek and Members of Calgary City Council,

**Re: Land Use Bylaw Amending Bylaw 56P2022
Public Hearing (October 4, 2022)**

Thankyou for the opportunity to provide our comments on the proposed Bylaw 56P2022. We would like our names added to the speakers' roster for the October 4th public hearing.

We applaud Councillor Andre Chabot's initiative to reduce the number of direct control bylaw applications before City Council that address R-CG variant matters (i.e. mid-block applications). However, we have serious concerns about the proposed new districts given that they are beginning to closely resemble the existing multi-dwelling districts, including M – CG. While it is very important to continue to deliver on the goals of the ***Municipal Development Plan***, which include intensifying dwelling use within the established communities, this needs to be done consistently with the language of the statutory MDP. This means introducing new densification in a manner that is "sensitive and respectful to the existing built form". To approve these new districts without some guidance as to where they are appropriate or how they are distinguishable from the existing stock multi-dwelling districts would, respectfully, be misguided.

Although these applications are not at the front of Calgarian's minds given that this review had limited (if no) public engagement and occurred during the quiet summer months, we are impressed by the number of Calgarians that have stepped up and are ready to respond. Much like last year's tabled "**Guidebook for Great Communities**", these applications before Council on October 4 have significant implications for low density residential communities. The enthusiastic support provided by many members of the builder and development community is understandable and it is good to see that they were thoroughly engaged in this process. We ask City Council to challenge this community to deliver on the MDP objectives of building along Main Streets and primary transit corridors.

So long as Council continues to receive and support "ad hoc" direct control applications, it is hard to imagine that the development industry won't take advantage of this "legal loophole". Speaking for just

Chris here, as someone who is not a member of the current administration but who worked for the City's law department for almost a decade, who has practiced in planning law for most of his career and who currently works for a municipal administration elsewhere in Alberta, we both encourage Calgary City Council to move carefully and cautiously with respect to the proposed modified mid-block R-CG district and new H-GO district. In our view, the "middle is not missing" - we know what it is - we just need clear rules on where it is appropriate.

Thankyou for your willingness to balance the interests of the greater community with the rights of individual residents, as contemplated by section 617 of the ***Municipal Government Act***:

Purpose of this Part (17 – Planning and Development provisions)

617 The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

- (a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
- (b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest. [emphasis added]

Sincerely,

Chris & Mir

Chris Davis B.Comm. LL.B.
Mirella Rullo

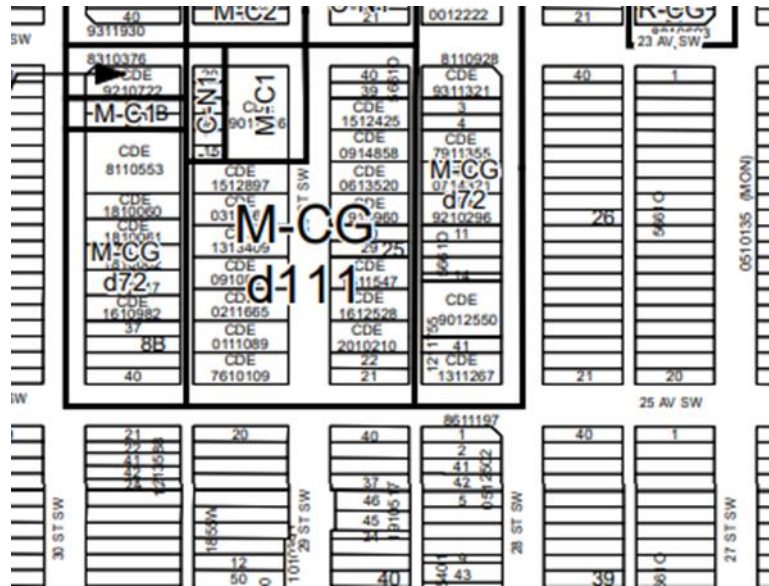
Copied to:
Rod Sykes, Citizen and past Mayor of the City Calgary

A Case Study – Does the current “missing middle” built form already exist?

2500 Block – 29th Street SW (M-CG; d 111)

- Mostly condominium titled ownership
- Condo plan numbers within M-CG district on block profile range from 1976 to 2020 (year of registration)
- Buffered on either side by lower density M-CG; d72
- Remainder of district remains primarily R-C2

Calgary Land Use Map 1P2007 (2022 July 26)



Calgary On-line development map – dmap.calgary.ca (light colour is R-C2)



Arcgis.com/ apps (2022 Sept 19) – buildings / address map



- The red circles represent the courtyard amenity area solution
- the yellow circle represents a two-unit amenity area with the remaining two units accommodated in the front yard (assuming 4 primary units with possible 2 secondary units).
- The latter example takes advantage of the contextual front yard setback space. Trying to “capture” the front yard would be less of an issue in a proposed district with a minimum of 3 m front yard setback.
- Condo Plan 031 3563 (2421 – 29th St SW; north red circle): observation of the courtyard concept was that it was fairly loud with a number of units having air conditioning units located in the space. It also is not open, but is carved up by fencing, creating a “pen like” area.

Condo Plan 031 3563 (2421 – 29th St SW) M-CG (d111)



- View from the NE corner (on 29th St SW)



- Interior courtyard view looking west



- Interior courtyard view looking east

What is the distinction to be made between M-CG and the proposed mid-block R-CG and the H-OG?

Designations?

- “R” is a “low-density” residential dwelling designation. Recent interpretation has been to include up to and including row house development (corner lot R-CG)
- “H” is a new cypher. It purports to be a “range of housing forms ... in a form and at a scale that is consistent with low density residential districts”
- “M” is development that will “typically have higher numbers of dwelling units and traffic generation than low density residential dwellings”

	M-CG	R-CG (corner)	R-CG (mid)	H-MO	R-C2
Density	111 uph	75 uph (71.81 uph for most corner parcels; double to 143.6 if secondary units included)	75 uph (71.81 uph for a 50x120 lot = 6000 sq ft; double to 143.6 if secondary units included)	Max FAR = 1.5 (between < 40 uph to 60+uph)	Min. 400 sq m for semi-detached (2 units ~ 35.9 uph; 4 units ~ 71.81 uph)
Front setback	Contextual; 3.0 m	Contextual; 3.0 m	3.0 metres	3.0 metres	Contextual; min. 3.0 m
Rear setback (min)	1.2 m	1.5 m – 7.5 m (gen. 3.0 m)	1.2 m (laned parcel)	5.0 metres	7.5 m
Height (max)	12.0 m (chamfering may be req’d)	11.0 m	11.0 m (reduced to 8.6 m in rear 40.0%)	12.0 m	8.6 m or contextual to a max. of 10.0 m

Parking	In Area 2 (Map 7) 1.0 stalls / unit; 0.15 visitor stalls	In Area 2 (Map 7) 1.0 stall / unit; 0.0 for secondary < 45 sq m / 150 m of freq bus service	In Area 2 (Map 7)	0.375 stalls / units & suites	1.0 / dwelling unit; 1.0 / secondary suite (unless...)
Parcel coverage		45 – 60%	45 – 60%		45%
Outdoor amenity space		20.0 sq m / unit (no mention of secondary suites)	Each unit and suite		45% max parcel coverage

Bylaw 56P2022 / IP 2022-0989 (Attachment 5)

Table 2: Comparison of development standards for low density residential districts, including the proposed changes to R-CG.

		R-C1	R-C2	Current R-CG	Proposed R-CG
Maximum Height		8.6 to 10.0 metres	8.6 to 10.0 metres	8.6 to 11.0 metres	8.6 to 11.0 metres
Setbacks	Front	Contextual minus 1.5 m	Contextual minus 1.5 m	Contextual minus 1.5 m	3 metres
	Side	1.2 metres	1.2 metres	Zero to 1.2 metres	Zero to 1.2 metres
	Rear	7.5 metres	7.5 metres	7.5 metres (1.5m corner)	1.2m corner and laned mid-block
Lot Coverage		45%	45%	45-60%	45-60%
Maximum Density		30 uph	50 uph	75 uph	75 uph
Floor Area Ratio		n/a	n/a	n/a	n/a
Parking		1 - 2 per unit	1 - 2 per unit	1 per unit, 0 per suite	0.375 per Unit and Suite
Suites		Permitted	Permitted	Permitted	Permitted



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I have read and understand the above statement.

First name (required) Don

Last name (required) Allan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential changes to the Land Use Bylaw in the R-CG District

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I would like to sincerely thank you for the opportunity to provide comments on the proposed changes to the Land Use Bylaw for R-CG District.

I am offering comments in opposition to this proposal. The language in the "What are the changes proposed to the R-CG District?" section of the letter I received are vague and subjective. The tone suggests this neighbourhood was always meant to be higher density, and technicalities are preventing that. In my estimation, the "efficient use of the whole parcel" and "enable more housing options" translates to:

- Fundamental changes the aesthetic and experience of this neighbourhood in a departure from a traditional downtown residential neighbourhood
- Increases developer profit opportunities
- Increases property tax opportunities for the city
- Increases parking fee opportunities for the city
- Increases street traffic, congestion and noise for residents
- Reduces available parking for current residents
- Decreases property values for current residents
- Avoids addressing housing shortcomings for lower income or vulnerable Calgarians
- Displaces middle class families seeking a traditional residential downtown neighbourhood

Access to traditional downtown residential neighbourhoods has all but vanished for the middle class. Are townhouses being allowed in Crescent Heights, Hillhurst or Rosedale to help with the offering of more housing options to Calgarians adjacent downtown?

Admittedly I am a resident of a condominium in this neighbourhood, but our townhouses were built as two separate duplexes. I feel this is a great compromise to maintain most of the components of a traditional residential lot while offering condominium style management to owners. Long row townhouses with front and back units is a far

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leap from what we have on these corner condo lots.
I hope I have a clear understanding of what is attempting to take place here. Please provide clarification if you think I have been misinformed. This neighbourhood has already seen a lot of transformation in recent years that folks before me probably resisted.

Thank you kindly for considering my comments in your decision.



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I have read and understand the above statement.

First name (required) Thomas

Last name (required) Monastersky

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

"Potential Changes to the Land Use Bylaw related to my Property".

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Wanted to include /submit my opinion as this reflects directly on my property for your meeting on October 4, 2022. Also I do not wish to speak as I have a prior commitment.

TELUS

1:27 PM

22%

< Sent



"Potential Changes to the Land Use Bylaw related to my property"

Attention: Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100, Postal Station M
Calgary, AB, T2P 2M5

Attention: CofC Public Submissions
Councillor Richard Pootmans
Members of City Council Calgary

I Thomas Monastersky am opposed to ALL/ANY "Potential changes to the Land Use Bylaw related to my property located at 7 Gissing Dr SW, Calgary, AB, T3E 4V6." I received a letter from the CofC stating "Notice of Public Hearing on Planning



TELUS

1:27 PM

22%

< Sent

"Potential Changes...

Notice of Public Hearing on Planning Matters."

I Thomas Monastersky am opposed to ALL/ANY CofC proposed changes to Land Use Bylaw 1P2007 to add Townhouses to the R-CG (ex) - (Residential-Grade Orientated Infill District), enhance landscaping requirements, adjust building requirements, adjust building standards, and simplify parking requirements. I oppose ANY/ALL CofC rezoning of my property from an RC-1 to anything else!!!

I Thomas Monastersky understand that CofC Council will hold a Public Hearing in Council Chambers, at the Combined Meeting of Council on Tuesday October 4, 2002. I cannot attend as I have prior commitments but I want my letter to be read /submitted as I oppose ALL/ANY Potential Changes to the Land Use Bylaw related to my property at 7 Gissing Dr SW.



TELUS 1:27 PM 21%

< Sent "Potential Changes..." ^ v

requirements, adjust building standards,
and simplify parking requirements. I
oppose ANY/ALL CofC rezoning of my
property from an RC-1 to anything else!!!

I Thomas Monastersky understand that
CofC Council will hold a Public Hearing in
Council Chambers, at the Combined
Meeting of Council on Tuesday October 4,
2002. I cannot attend as I have prior
commitments but I want my letter to be
read /submitted as I oppose ALL/ANY
Potential Changes to the Land Use Bylaw
related to my property at 7 Gissing Dr SW.

Kind Regards-

Thomas Monastersky
7 Gissing Dr SW
Calgary, AB, T3E 4V6

Sent from my iPhone





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I have read and understand the above statement.

First name (required) Thomas

Last name (required) Monastersky

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

"Potential Changes to the Land Use Bylaw related to my Property "

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I sent my email last week but I forgot my signature. Added is my signature as I had my Neighbour Rob Rae assist me with the letter and sending to Office of the City Clerk & other Members of Council.

7 Property from an RC-1 to
I Thomas Monastersky understand
Council Chambers, at the Com
cannot attend as I have prior c
as I oppose ALL/ANY Potential
7 Gissing Dr SW.

Kind Regards-

Tom Monastersky
Thomas Monastersky

7 Gissing Dr SW

Calgary, AB, T3E 4V6

Sent from my iPhone



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I have read and understand the above statement.

First name (required) Ted

Last name (required) Coderre

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Item 4 Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The parking relaxation proposal is absurd. People in secondary suites and smaller homes own and need cars, usually more so than most. They are much more frequently employed out of the core and during off-peak hours such that transit and alternate modes of transport are not practical or economical. Pretending that these residents do not need parking effectively removes them from being able to access this type of housing which reduces accessibility within established neighborhoods.

This change is not going to reduce administrative or council burden. It is just going to lead to a flood of rezoning applications by developers for inappropriate mid-street developments which will consume city council with angry residents and community associations. Parking relaxations for the the number of properties currently zoned H-GO and R-CG is very manageable on a case by case basis contrary to the position taken by administration.



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I have read and understand the above statement.

First name (required) Joy Josephine

Last name (required) Tran

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential changes to Bylaw Use R-CG or R-CGex

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Changing the bylaw will mean less parking in the area and more traffic on our already super busy streets in this area. We are super close to a high school so parking is already a nightmare . Not to mention how this would affect property values for the older homes and the property taxes. Looks more like a stifled sardine packed neighborhood and no privacy .



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Diana

Last name (required) Verrier

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaws 1P2007 to add the use of R-CG(ex)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I do not support changing from R-CG to RCGex. There is not enough room or parking. It will impact quality of life, sunshine and space. I support duplexes/attaches...but not fourplexes mid block or throughout Montgomery.



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I have read and understand the above statement.

First name (required) Roy

Last name (required) Wright

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) IP2022-989 Bylaw56P2022

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

September 22, 2022

The City of Calgary

City Clerk's Department

700 Macleod Trail

Calgary, AB T2P 2M5

Attention: The Mayor and Members of Council

(via City Development/Land Use portal- www.calgary.ca/publicsubmissions)

Dear Mayor Gondek and Members of City Council

Re: Land Use Bylaw Amendments to Address Missing Middle Housing (Bylaw 56P2022, IP2022-0989)

I am writing to express my concerns about the proposed amendments above. I fully support the key principles and directives set out in the Calgary Municipal Plan (MDP) (please refer to the detailed statements set out in Attachment 1.)

Specifically:

1. Density of established areas is logical and supported by the MDP
2. The MDP suggests focusing the greater share of that density on nodes and corridors
3. The MDP recognizes we need to reinforce the stability of Calgary's neighbourhoods
4. The MDP asserts the City will consult communities and the development and building industry to facilitate intensification initiatives.

While we agree on the principles above, the present proposals will actually erode, not support, those principles.

The proposed amendments to the Land Use Bylaw will effectively allow for densification throughout the heart of our established neighbourhoods, rather than focusing on nodes and corridors. This is contrary to principles #2 and #3. Given we only have so much demand for development in these areas, it is more logical to focus or direct that development to nodes and corridors. There are strong precedents for the approach. For example, more than 50 years ago the City of Vancouver focused its redevelopment on industrial areas (remember False Creek) before it encouraged development to focus on nodes and corridors. It is only now, 50 years later, allowing for a gradual encroachment and densification into neighbourhoods (without the benefit of greenfield sites).

Allowing for spot zoning will decrease the stability of these neighbourhoods, contrary to principles #2 and #3. You may recall that in the 1950s and 1960s, cities across Canada experienced neighbourhood de-stabilization, forcing the federal government to introduce a number of changes and programs, including the Neighbourhood Improvement Program (NIP) to the National Housing Act in 1973 to help combat that deterioration. The introduction of NIP in Calgary was key to saving neighbourhoods from that deterioration and instability and included neighbourhoods such as Inglewood/Ramsay, Bridgeland and Hillhurst/Sunnyside. The NIP was founded, in part, on the principle that land uses had to be

stabilized through a local plan (hence the arrival of Calgary's design briefs and subsequent ARP's) and that the community had to be involved at the grassroots level. That included neighbourhood planning offices, multiple open meetings, and the ability of the community to write its "Community Point of View" which was included in the local plan.

Most nodes and corridors have not seen the type of development envisioned over the past 14 years. Council needs to ask why that is the case and what Council can do to direct that portion of growth in established areas to nodes and corridors. Council should also be aware that it will not achieve growth in nodes and corridors if growth is redirected to neighbourhoods where land may be less expensive. Spreading demand will also impact downtown efforts to convert offices to residential and will likely damage that process as well.

The continued erosion of citizen engagement (principle #4), coupled with allowances for "free range developers" to pick up cheap land and housing and redevelop at the edges, or outside of nodes and corridors undermines key principles of the MDP which is focused on reinforcing stable neighbourhoods and encouraging redevelopment on nodes and corridors. Instead, it is suggested that Council:

1. Pause Bylaw 56P2022 until further work has been undertaken in the broader context of achieving MDP goals.
2. Such work would include meeting with the development industry and residents to determine what is needed to encourage development in nodes and corridors.
3. Examine whether such new land use categories should be provided in greenfield sites (to provide a wider range of housing types to match variety established areas already provide).
4. Lastly, to determine supply and demand for redevelopment, its various forms and its allocation to nodes and corridors, the greater downtown and greenfield areas.

Yours truly

Roy Wright RPP, MCIP

1412 Joliet Ave. SW

Calgary, AB T2T 1S2

Attachment 1

Calgary's Updated 2020 Municipal Plan- Key Principles from a Neighbourhood Perspective

(Roy is this an "objective", a "Key Direction") a. "Direct a greater share of new growth to the Activity Centres and Corridors identified on Map 1..." p.30

Strong residential neighbourhoods- Objective. "Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas." p. 37

Key Direction #3 "Direct land use change within a framework of nodes and corridors." p. 38

Objective "Respecting and enhancing neighbourhood character and vitality" p. 41

Key Direction # 3 "Direct land use change within a framework of nodes and corridors." p. 54

Land use policies a." Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood." p. 102

Inner City Area ..." However, it is important to maintain stable family neighbourhoods". p. 103

Established Areas "...these are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition." p. 104

Land use policies- b. "Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time." p. 104

Policies- c. The City will consult with communities and the development and building industry to facilitate intensification initiative." p. 132



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I have read and understand the above statement.

First name (required)	Rachel
Last name (required)	Lea
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2020

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

(required - max 75 characters)

Land Use Bylaw T-CG in Banff Trail Calgary

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The community has seen a huge increase in traffic over the years as more land parcels are being divided and used for larger complexes (ex townhouses). This is creating long wait times to get out of the community onto Crowchild during rush hour. The wait at the lights is sometimes over 15 minutes. Additionally the increase in number of houses has caused issues for parking. Many of the new builds or townhouses only have a garage for one vehicle although usually 2+ people each with a vehicle will live in the dwelling. The streets are full of cars now and community members that have lived here for years are having trouble finding parking for guests in front of their own houses. Banff trail is already congested and changing the Land Use designations to allow for more buildings will only prove to have a negative impact for the community and its members.



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I have read and understand the above statement.

First name (required) Kevin

Last name (required) Hankins

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

3032 Exshaw rd NW included as R-CG please. Large corner lot plenty of prkng

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Please include my lot at 3032 Exshaw rd NW as R-CG. It is a large corner lot with plenty of parking. I should not have to spend money to have it rezoned. It should be included in the plan. Please view the map or visit the area it is an obvious fit for this designation. I believe it may have been missed in the previous plan. Thank you.



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I have read and understand the above statement.

First name (required) David

Last name (required) Thomas

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Amendments to Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I firmly believe that this is the wrong development for this area and will not satisfy your stated goals. Furthermore from costs, parking, environmental and practical considerations I don't believe these have been thought through sufficiently.



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I have read and understand the above statement.

First name (required) Ken

Last name (required) Wentz

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Not published until Sept 30th. Extending rezoning to multiplex units

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

What everyone fails to understand is that in the areas that you are quickly rezoning from R2 to a Commercial/multiplex zoning is that current residents have been improving their neighbourhoods for 30 years. Now we are being assaulted by trucks and heavy equipment and noise from construction at 7am until dusk, 7days a week. The bigger the buildings the bigger the pains. Worse is the .35 parking spaces for the new units. I have 2 such large mutiplex buildings near me (approved by the city and not the community) and each unit has at least one vehicle per unit. I was told by my Councillor that we need more affordable housing in my area. Well each of those multiplex units sold for over \$500,000. I'm not sure that's affordable housing. Then I was told we need to increase density. Okay, well if you went with just the simple R2 Zoning you would double up the community I live in. Right now we have less than a third of the homes available redeveloped. That means you have 2/3rds of a community that is still available for R2 development. I believe we are jumping the gun and imposing a huge leap to multiplex zoning 50 years before we might even need it. I say might because the City hasn't even figured out their Downtown yet. Stop this silliness that only works for the developers and not the residents of our community. You have bigger issues.



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I have read and understand the above statement.

First name (required) Kristy

Last name (required) Halat

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Capital Hill Community

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 1, 2022

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

(required - max 75 characters)

Potential Changes to the Land Use Bylaw -Capital Hill Community

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

My husband (Adam Skulsky) and I strongly oppose the proposed new zoning regulations in regards to town homes and mid-block zoning on 24th Avenue.

I have been a resident/homeowner in the Capital Hill area for nearly 20 years. I have lived in and owned two homes close to 24th Avenue. In the last few years, townhomes have gone up on the corners of many streets within the area including my own. I am not opposed to townhomes. But I am opposed to one vehicle/single garage parking dedicated to each home. The majority of these homes are at least two car households. Most if not all families and couples in these units have two Cars. But there are also units that serve as rental units, housing multiple adults and even VRBO's in the basement and adjacent to these Town Homes. As a result, the streets are extremely congested. Including in and around two elementary schools and associated Play Ground Zones. A single vehicle household is ideal in logic but not the reality of living in Calgary.

We have also watched bike lanes go up 24th. This is an extremely busy road as it connects Crowchild Trail to 14th Street. This busy connector street is now both busy, congested and extremely tight to drive on. We have seen car mirrors get crunched, bikers get too close to vehicles and pedestrians get almost hit on the regular. I question the safety/planning in having bikers on such a busy road. To build mid-block parcels with one dedicated parking stall per household on an already extremely busy and congested street is poor planning. There are other less busy streets in the area that could accommodate mid-block townhomes. Such as 20th Avenue (not a direct connection to Crowchild or a Bike Lane Street).

This proposal should involve more consultation with area residents who are living and understand the intricacies and daily congestion of the street and community. To properly plan in an area, you have to understand the area. We have lived here for 20 years and are actually planning to move out because of the poor planning/corner units and existing parking issues. We also spent a lot of money on our current property, to have



it further compromised/devalued by poor planning has been disheartening to say the very least. We are not against the aversion of urban sprawl but proper planning/discussion and understanding of an area is essential in order to make urban development work.

If needed, we can provide photo evidence supporting the points above.
Kristy Halat and Adam Skulsky



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Linda

Last name (required) Lee

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

new zone for multi-family housing -HGO and revising rules to current RCG

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Increasing density needs to be thoughtfully considered and a blanket process of approval is not acceptable. University Heights in one of the last single family neighbourhoods in the inner city and should be maintained as such. There is plenty and significant density around our neighbourhood. Impacts to traffic, greenspace, safety etc. must be taken into consideration.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Patricia

Last name (required) Kane

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Sep 26, 2022

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

(required - max 75 characters)

40 Ave NW and Hudson Road NW units being built on corner

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Traffic will be congested on that corner with parking. Twelve units with 3 parking spots and also noise congestion for our quiet neighborhood



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I have read and understand the above statement.

First name (required) Colin

Last name (required) Brown

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Changes to Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Since the changes apply to the district, it appears all lots in Highwood become R-CG/R-CGex rather than R-C2 once the changes are approved. This being the case, shouldn't all of Highwood been advised of the changes?

Cramming residences into lots, as seems to be the plan, will have two impacts:

1. The area will become more slum-like as more lots are converted to R-CG/R-CGex development
2. Property values will drop as the district switches from a pleasant residential area to a crammed residences area.

Regarding the specific changes, I make the following observations:

- a. Reducing the parking requirement to 0.375 cars is absurd! How one can park a portion of one's car is beyond the ability of my brain to understand. Instead of reducing the parking requirement it should have been increased to 2 cars, which most families have.
- b. For corner lots that are converted, there should be "No Parking" outside the multiple residences. As we know from the corner of 40th Avenue NW and Hudson Road, cars parked on Hudson Road caused a major hazard to traffic at the corner.
- c. If residences are allowed to face the alleys, this will presumably mean the alleys will be paved, snow cleared, gravelled, etc.

Colin Brown
73 Hendon Drive NW.
Brown



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I have read and understand the above statement.

First name (required) David

Last name (required) Thomas

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

proposed bylaw change 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

OBJECTION TO POTENTIAL CHANGES TO THE LAND USE BYLAW RELATING TO 39TH AVENUE NW CALGARY (BOWNESS)

As a resident of 39th Avenue who has benefitted from a change in land use (the ability to put in a Carriage house behind a single story house facing the avenue), I am still very opposed to the proposed change to the land use bylaw from R-CG to R-CGx.

The proposed changes, in my opinion, will totally change the character of the area from one of a peaceful community of largely single family homes, which provide the neighbourly “vibe” to the area - gardens, trees and hedges and emplace a hotchpotch melange of densely packed homes with minimal green space, poor sunlight distribution, overcrowding and significant parking problems.

Your goal of providing affordable housing for more marginalized sectors of society; gain population to help support local infrastructure such as schools, transportation and services: is I believe seriously flawed. For the following reasons

ECONOMIC

When contemplating the cost of building these units I estimate (that assuming 4 units per plot) then each are going to cost in the order of \$550,000 to at least \$650,000 each.

Land, building, services, developers take etc.

- 1) The target demographic will most likely be unable to afford and or finance these prices; as single family entities.
Target Demographic will not own these homes as single family units.
- 2) Assuming a developer undertakes this activity and intends to rent the units out, the monthly rent has by necessity to exceed \$3,000 per month (finance cost alone will be close to or more than \$2,000 and with rising interest rates probably closer to \$3,000). On top of this they will be seeking to cover property taxes \$200/month. The Tennant then has to find in addition the money for utilities at least \$1,000 per month.
These rental numbers take it completely out of the realm of the target demographic, unless there are multiple cohabiting entities per unit, to reduce individual costs.
- 3) Those able to afford these type of properties will have to be young, two income, professionals with no or very young children.
Thus the goal of having a population of feeder children for the local schools is unrealistic.
- 4) If there are numerous people in these units then one will unfortunately compound the problem of livability of the area;- more parking problems; more garbage, more noise etc etc.

PARKING

On avenue parking is already near capacity. The addition of 3-5 cars at a minimum per plot will have a significant impact on the Avenue and by extension the adjacent Streets and alleyways.

In the case of Macintosh park there will be a great deal of parking around it (as there will be huge competition for on Street parking) which will pose a safety hazard to children using this park - traffic, site lines being obscured and safety issues -
not a desirable outcome.

One of the issues I suggest hasn't been addressed - is the advent of electric cars. These are the future and that is what these units are not being constructed for.

The three units with garage access will be able to charge cars.

The remaining units 5 (will not be able to charge their cars, without having cables stretched across the sidewalk or in the back alley. Then comes the issue of who's electricity are they using? And who will be paying for it?

As the ability to park directly outside ones unit is likely to be rare (even with angled parking - unsuitable for this avenue with development either side). Then one, to preserve harmony across the neighbourhood, the solution is to provide "parking meter" style plug in points at the edge of the sidewalk. Even then with overcrowding not everyone is going to have access. Furthermore these will be damaged and inoperable with people sliding into them in winter or trying to squeeze into a limited parking spot. (is the city prepared to pay for these issues on a continuing basis - I suspect not)

Do you then make Macintosh park a car park with charging points!! - there goes the neighbourhood play area, further denuding the area for children to play and quality environment.

AESTHETIC

The whole fabric and character of the area - single family homes with front lawns, trees and hedges will be blighted by the development envisioned. Mature trees and lawns will be torn out - those city trees left standing will have a severely compromised and damaged root structure (propensity to fall over in a high wind). The current single family home environment has pride in the avenue appearance and upkeep - were one to share this responsibility amongst several homes, little will be done to protect and or beautify the neighbourhood. This then allied to the crammed on street parking will definitely blight the area.

ENVIRONMENTAL

The height envisioned for the new units will directly impact the sunlight available to each of the units and those of adjacent properties. This will impact the ability to sustain grass and or shrubs and trees between the properties - they will simply become desolate mud strips or will get concreted over. Hardly a planned community ideal!

With up to 4 units on the plot there will be at least 24 garbage/recycling and compost bins which will :-

- 1) have to be accommodated somewhere on the property and if tucked up the side then the adjacent property will suffer smell, noise and disruption which again isn't a desirable standard of living. Come winter these issues will be made worse.
- 2) These will also take up room in the alleyway on collection days (currently Wednesdays have both Compost and Recycling collected) AKA a minimum of 8 and possibly 16 bins (all of which need to be at least 18' apart) will, to allow collection equipment space between bins (~48 feet), take up the entire 50 ft of property footprint. These will be there much of the day if couples are out working.
- 3) the prospect of bigger bins to serve two or more households again will break down in weeks given the penalties charged for extra garbage bags. There will be upheavals

between neighbours as to who has access to each bin's space. Again not a suitable arrangement.

PRACTICAL

Assuming concentrated townhouses with building both at the front and the back of the property plot, at heights of up to 36ft, then there is a very real danger of creating a wind tunnel orientated E-W between the buildings,(not unlike the problems experienced on 8 th Avenue), albeit on a lesser scale. The winds get funnelled down the valley from the West and at times can be fairly fierce, this combined with the eddies and swirls generated by the proximity of the buildings would certainly make the intervening area between buildings very uncomfortable

Given our northern climate, with up to six months of winter, then the proposed Courtyard scenario is potentially problematic. The areas will become ideal snow depositories which with little room, will inhibit shovelling snow away. Furthermore being possibly sheltered from the sun most of the day it won't melt either. Residents of the front units will struggle to get to the rear garages and will simply park on the street escalating the already likely crowded situation. Furthermore nobody will take the responsibility to clear the courtyard area either of snow or garbage which will have a detrimental effect of quality of life.

So economically this is untenable, environmentally disastrous, Aesthetically ugly, practically muddleheaded and completely wrong for the area to sustain a quality of life which is Bowness. Furthermore the current planning guidelines already allow for a single wide lot to be subdivided to allow two new homes to be built, doubling the density and yet maintaining the character of a family based neighbourhood with front and rear gardens and garages accessible from the rear lane. This process is happening naturally as the population ages and it will continue in a manner that allows Bowness to retain its character as a family friendly neighbourhood.

David M Thomas
7703 39th Avenue NW
Calgary T3B 1X4

Phone:- 403 473 5140
E-mail:-marquand@shaw.ca



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I have read and understand the above statement.

First name (required) Hansine

Last name (required) Ullberg

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The additional "missing-middle" by law changes is almost for certain going to increase development, density and community concerns, in an already dense Marda Loop/Garrison/Altadore area.
I am requesting that city councillors vote No to the by-law change and revert back to a more fulsome engagement process.

September 25, 2022

City of Calgary
Office of the City Clerk
700 Macleod Trail SE
PO Box 2100, Station M
Calgary, Alberta, T2P 2M5

RE: Agenda of Council - Amendments to Land Use Bylaw 1P2007 – R-CGex

I have reviewed the information on the City of Calgary websites and am presenting information in opposition of the change.

I have lived in the community of Altadore for 3 years and even in that short time, I have noticed significant development. (Prior to Altadore, I have lived and owned homes in other inner city neighborhoods including Renfrew and Mission.) In Altadore, many multi-unit (more than 2) have been completed in the community under the current development guidelines, and these generally on are end lots. Just within a one block radius of my house, 5 new multi-units have been built or are being built. The units are row style homes, on end parcels, and contain 4 to 6 units. The current bylaw change proposal will increase density in a community that is already experiencing extreme density increases. This is negatively affecting the community in many ways, including traffic, parking, waste disposal, and increased transient persons thus increasing crime. Housing development in the community is going taller and impacting exiting neighbors with shadowing and limiting light.

The change could result in a 6x increase in density for a specific lot. As I understand it, the change will allow corner lot multi-unit row houses (R-CG) style development, in to the mid-block. Street facing entrances will no longer required and minimum on-site parking reduced by 2/3. Hence, single home could be replaced by an 8 or 10 unit multi-dwelling.

Further as I understand it, the proposed parking relaxation at .375 per unit/suite is extreme. A multi-unit with potentially 10 units would only require four parking stalls for a complex that could have up to 30-40 bedrooms (based on 2-3 bedrooms for each unit and one bedroom for each suite). This is at 150 units per hectare when the R1 previously was 12 units per hectare or the R2 was 24 units per hectare and each required full on site parking for each unit.

Per the website, the proposed changes will allow for “missing-middle” developments. “They can range between a semi-detached home to a small apartment building.”

Also, per the City of Calgary website, there is an entire section of Engagement. Aside from my concerns on deteriorations to the quality of the neighborhood, I feel the engagement process has been insignificant.

Engagement is an important part of the planning process and because of the technical nature drafting Bylaw changes, our engagement was focused on ensuring the right rules

are crafted to make development in this district a success. Consultation focused on testing the technical changes with experts on the building code, waste & recycling, transportation, as well as local builders and designers.

From the Infrastructure and Planning Committee meeting on September 9, we heard that people want clearer understanding of the technical changes before it goes to Council on October 4. Soon, our [recommended changes](#) page will be updated to provide more clarity on our recommendation.

In 2023 we will be launching [conversations with Calgarians](#) to understand experiences with market housing across our city. These vital conversations will help us identify how to improve planning policy, regulations, and development incentives are required to better support more housing choice in Calgary.

I became aware of the upcoming bylaw change due to information I received from a neighbor. They received a paper mailed copy of the Notice of Public Hearing because they were specifically zoned or adjacent to such zoned property. All property owners in the affected district should have received this information. I feel very strongly that as changes are made to services, zoning, roadways, etc., all community residents should be consulted and informed. It may more directly affect the mentioned neighbor but it certainly affects the entire community. As the City website mentions “conversations with Calgarians, in 2023”, I think the proposed by-law change is premature. The more fulsome conversations, consultations and engagement should happen first. If this by-law change is accepted, it will be too late to go backwards and unwind/amend it.

When I reviewed the R-CG Land Use Districts, I noticed two large parcels are within a two block radius of my home. Specifically, almost the entire block on 38 Ave SW and 18 St SW is outlined. As previously outlined, with many multi-units already in process, further density is already occurring in my “backyard”. The additional “missing-middle” by law changes is almost for certain going to increase development, density and community concerns, in an already dense Marda Loop/Garrison/Altadore area.

I am requesting that city councillors vote No to the by-law change and revert back to a more fulsome engagement process. This will allow city planning committee an opportunity to receive feedback and incorporate affected persons recommendations, into any amended by-law change proposals.

Kind regards,

Hansine Ullberg

1853 39 Avenue SW, Calgary, Alberta, T2T 5S7

Hansine.numberz@gmail.com

Cc: Courtney Walcott – City Councillor Ward 8



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I have read and understand the above statement.

First name (required) Ester

Last name (required) Balekjian

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? The Lofts on 17th 610 17 Ave SW

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land use redesignation for the land located at 615-17aveSW,1714,1716 and 17

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

This project is inappropriate for the South side of 17th Ave SW and it infringes on the residential area it will be situated in. The project needs to be scaled down to not use public road space and limit itself to the land height and size that is available. There is a project nearby by Truman called 1901 College that represents the kind of project that should be allowed on 5A St SW.



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I have read and understand the above statement.

First name (required) Philip

Last name (required) Kirkham

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Mount Pleasant Community Association

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw Amendments to Address Missing Middle Housing

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Greetings. I have been a resident of Mount Pleasant for the past 5 years and my family spent 3 years researching and strategizing where we'd like to set down some long-term roots. We made the decision to move to Mount Pleasant from Tuscany as it offers a great location (proximity to downtown and other amenities), has Confederation Park as a significant influence, plans for the future Green Line LRT to run along Centre Street only a handful of blocks away, and a mix of low/medium density residential housing affording our family the opportunity to have a large back yard, front garden, and beautiful mature trees along our street. We paid an absolute premium for these influences and neighbourhood attributes and will be paying into a significant mortgage for decades to come.

Upon moving to Mount Pleasant, I have sat as a member of the Mount Pleasant Community Association Planning Committee which reviews all things development related throughout our community. We have seen a steady rise in redevelopment applications and generally are supportive of 'smart' redevelopment. We support higher density residential units along our major collector routes (4th Street, 16th Ave, 20th Ave, 10th Street) along with a mix of building types within our community (single family, side-by-side duplex dwellings, carriage houses where they are feasible, and walk-up row houses where they make sense (ie. Not mid block). Our residents have overwhelmingly supported this community mandate over the years, however, we continue to see pressure from The City of Calgary and the development community to densify at a higher rate and in areas where our community wants to limit redevelopment to double the current build form (ie. Duplexes not 4-plexes or 8-plexes).

Our community is unique in that it supports densification and smart redevelopment but we are fundamentally opposed to blanket redevelopment clauses where 4-plexes with basement suites, townhouses, and 3 or 4 story apartment complexes may be built anywhere within our community, contravening what our residents support. Our community residents made the decision, like my family did, to spend significant capital to live in Mount Pleasant. It is irresponsible and tone-deaf to continue pushing forward an

agenda of blanket, higher density redevelopment when community residents overwhelmingly do not support this form of redevelopment. I and the whole of our community are in strong opposition of the proposed "missing middle" land use changes.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Keith

Last name (required) Browning

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Densification of mature neighbourhoods

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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



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I have read and understand the above statement.

First name (required)	Babett
Last name (required)	Valachi
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

changes to the Land Use Bylaw in Windsor Park

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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



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I have read and understand the above statement.

First name (required) Stephen

Last name (required) Wince

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Several neighbours on our street

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Potential Change to the land use bylaw relating to our property - IP2022-09

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We received a letter pertaining to this potential change on Wednesday September 21, 2022 - regarding mid-block housing options regarding properties 1735, 1732 and 1728 25A ST SW. We were informed that we only have 3 business days to submit comments or a petition. (deadline Sept 27, 2022). I have already spoken to neighbours who are against the haste of this bylaw. WE REQUIRE ANY DECISION REGARDING THIS BYLAW IN RELATION TO THE ABOVE MENTIONED ADDRESSES BE DELAYED, until we, the Shaganappi Community have an opportunity to be apart of consultation regarding any changes. In 2017, the entire community met with city planners and formulated a plan over several meetings, now there is no consultation and we are in a position that we do not even have an opportunity to see what the proposed changes include. It is unreasonable for the Bylaw Committee to expect us to submit comments, meet with community stake holders, prepare documentation, petitions, consultation with city planners or developers within 3 businesses days. We request time until all these tasks can be concluded. Please do not hesitate to contact me at 403.200.4697 for any further questions.



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I have read and understand the above statement.

First name (required) Brett

Last name (required) Hugh

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Public Hearing on R-CG and R-CGex Land Use Bylaw Changes

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I'm writing to voice my concerns regarding proposed Land Use Bylaw changes related to 2050 45 Avenue SW and 2049 43 Avenue SW.

I understand the need for adding density to Calgary neighbourhoods, but I do not agree with the proposed location to add row housing in this proposal for the following reasons:

Parking. These locations do not have any parking in front of the proposed structure as parking was removed several years ago and replaced with a bike lane. As most houses in Altadore have two vehicles, this means that owners and guests will be parking on the opposite side of 20th Street. That opposite block across 20th Street also has two no-parking zones due to bus stops which already limits the amount of parking available.

Orientation. When reviewing other rowhouse developments in the neighbourhood, I see that they're all facing schools, parks, commercial lots, or the sides of existing houses. This proposed development is directly facing the front of other homes and will therefore negatively contribute to privacy and the market value of the homes directly across 20th Street.

Thanks for your time on this matter and I hope you take my points into consideration. These lots are simply not good candidates for high density row housing.

Regards,

Brett Hugh



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I have read and understand the above statement.

First name (required) Leanne

Last name (required) Ellis

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Rutland Park Community Association

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed LUB Amendment for New H-GO District

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Mayor Gondek and City Councillors. The Rutland Park Community Association is OPPOSED to the proposed LUB 1P2007 changes to include a new H-GO district for a number of reasons as outlined in the attached letter. The changes are far sweeping and will negatively impact our established communities. Please refer to the rationale and requests in the attached letter. Thank you for your time.



Your Community, Your Association, Your Voice

September 23, 2022

Re: Opposition to IP2022-0989 Proposed Amendments to Land Use Bylaw 1P2007 for H-GO District

Dear Mayor Gondek and City Councillors:

We are writing to express our opposition to the proposed changes to the LUB 1P2007 to create the H-GO Land Use District. These changes would have a severe negative impact on established communities throughout the City. The current R-CG land use on corner lots is intended to provide a moderate density increase in inner city neighbourhoods (with more intensive density along Main Streets and corridors). **The H-GO land use would lead to a significant density increase as a result of spot re-zoning throughout these communities, since its intended use is widespread and most lots have proximity to transit.**

The changes that are being proposed are intended to “combine” the low density residential district and the multi-residential district. The net effect of this will be to encourage developers to do spot rezoning rather than develop where the density has been already designated and approved. Citizens should be directing future development in their communities, not developers.

Reducing the minimum parking for future (multi) residential developments to .375 stalls per unit (with the potential of a 25% reduction for proximity to transit) will severely impact all of our communities. Most lots within communities would be deemed close enough to transit to warrant the further reduction in parking stalls. The reality is that this change would maximize the profit for developers while drastically increasing parking and traffic issues for everyone who lives in the community. (When people are unable to find a parking spot, they need to drive around until they find one.) **This change is especially concerning because it is also intended to apply to various higher density multi-residential land uses.**

More and more of the lots in the established communities are being purchased by developers for multi-family residential use. Because of developers’ preferred built forms, most of these become rental units. Calgary has recently seen a significant increase in rental prices. There is no rental shortage in Calgary—there is a shortage of affordable rentals. **Encouraging this spot rezoning removes older, more affordable rentals from the housing market.**

This practice also undermines the stability of our established communities. Families desire green space for their children (which is minimal in these new built forms) and are drawn to outlying suburbs to find it. **As this trend continues, we are at risk of losing our inner city schools and the green space that goes with them.** This is not sustainable.



Your Community, Your Association, Your Voice

The proposed changes would also encourage more dense development throughout the inner city. **Greater lot coverage is permitted for both R-CG and multi-residential development. This will have an extremely negative impact on our urban canopy.** Once again, sustainability is drawn into question.

Zoning for high density development is already in place for a number of Master Plans, including the one for Currie Barracks. Development in these areas should be promoted before encouraging intensive random density throughout the developed areas.

We look to the MDP for guiding principles as we develop a vibrant and sustainable city. **The MDP dictates that density should be located in activity centers, nodes and corridors-- the intent of which is to help maintain stability in our established communities. The changes which are being proposed would result in spot rezoning which would undermine this stability.** Accordingly, any changes should ONLY be made with EXTENSIVE public input and engagement (of which there has been none).

Given the negative impact of the proposed changes, we would ask that you consider the following:

- 1. Any changes to LUB 1P2007 for the H-GO district should be put on hold until such time as there has been significant development where density has already been approved.**
- 2. R-CG development should continue to be restricted primarily to corner lots.**
- 3. No changes should be made to minimum residential parking requirements at this time.**
- 4. R-CG and Multi-Residential land uses should remain separate.**
- 5. Commit to extensive public input and engagement before making similar changes in the future.**

Thank you for your time and consideration.

Sincerely,

Leanne Ellis

RPCA VP Development and Traffic

Craig Marceau

RPCA President



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I have read and understand the above statement.

First name (required)	Laura
Last name (required)	Christie
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Calgary Backyard Suites
What do you wish to do? (required)	Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) AMENDMENTS TO THE LAND USE BYLAW 1P2007 BYLAW 56P2022

Are you in favour or opposition of the issue? (required) Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am looking for reasoning from Council as to why only one secondary suite is allowed on a single-family property and why parking minimums regarding backyard suites are more strict than those for multi-family and single-family homes. There are many homeowners who are looking for aging-in-place options and for housing solutions for their family members that would prefer to stay in their current homes while adding backyard suites. Having parking minimums of 3 stalls (unless near transit) makes it very difficult for those on 25 ft lots to accomplish a backyard suite. There are also many homes that have legal secondary suites that are also looking to add a backyard suite but cannot due to the rule of having only 1 secondary suite per property. With R-CG zoning and now H-GO zoning, a 50x120 lot could have as many as 8 living units (4 townhouses + 4 suites) yet a homeowner with a legal suite could not add a third living unit. This leads many homes to be sold and built into townhomes. Having alternative densification options aside from condos would give much more freedom to landowners who want to stay in their own communities and to help our streetscapes keep some of their current character.



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I have read and understand the above statement.

First name (required)	Shawn
Last name (required)	Wojcichowsky
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

The redesignation of land located at 2327 -48 St NW from R-C2 to R-CG

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I received the notice in the mail in regards to the application for Land Use Amendment LOC2022-0040.

I do not agree with this re-designation of the land use and would like to state my strong opposition to this Application for 2327 48St NW from RC-2 to R-CG.

My house is located at 5007 23rd Ave NW, adjacent to the proposed land use Amendment of 2327 48St NW.

Street parking currently is congested in the area in front of the houses and in the alley. There is a stop sign on the corner which reduces parking in front of my house and a minimum distance from this stop sign which restricts the parking in front of my house already, we have three small children and struggle to park in front of our own house now to carry in the children and grocery shopping and the proposed Triplex will add to the congestion.

The proposed Triplex will also reduce property values in the neighborhood and my house directly with more congested row housing installed adjacent to my single house which will impact negatively the appearance of the neighborhood. There is also a large tree that will need to be removed to build the triplex reducing the mature trees in the neighborhood to sacrifice green space and compatibility to squeeze every inch--and penny--out of supersize houses or looming higher-density complexes.

The community schools are also congested, potentially adding more students to the already overloaded educational institutions, reducing educational capacities of the existing schools and reducing educational capacities to each child.

The proposed triplex will also add to traffic volumes in the area adding to commuting congestion.



For the following reasons I strongly oppose the re-designation of 2327 48 ST from R-C2 to R-CG.



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I have read and understand the above statement.

First name (required)	Robert
Last name (required)	Bryenton
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Jul 21, 2022

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

(required - max 75 characters)

LOC2022-0161 and LOC2022-0162

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We am writing to oppose the rezoning of two rezoning applications at 5604 20th Street Southwest(LOC2022-1061) and 2039 55 Avenue Southwest(LOC2022-0162).

We believe that this rezoning should be denied. It should not go ahead.

We are residents of this area and feel this is will do harm to our area and our property.

Many reasons exist to deny this application they include the longstanding rationale of density in this area, increased traffic which will make movement almost impossible, safety for people walking and bicycling and seniors. This is really a bad idea. And a tremendously bad precedent to start.

Thank you for your time.

Robert and Shantelle Bryenton
136 Langton Drive Southwest
587-434-1307



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Guy

Last name (required) Buchanan

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Chinook Park, Kelvin Grove, Eagle Ridge Community Association

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

IP2022-0989; Proposed Amendments to LUB

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The CKE letter is attached. I am the Director of Planning but have also registered to speak remotely as a private citizen.



September 26, 2022

Dear Mayor Gondek and City Councillors:

Re: Opposition to IP2022 -0989 Proposed Amendments to Land Use Bylaw 1P2007 for H -GO District

We are writing to express our opposition to the proposed changes to LUB 1P2007 to create the HGO Land Use District and to make significant changes to the RCG District.

These changes would have a severe negative impact on Chinook Park, Kelvin Grove, Eagle Ridge (CKE), and other established communities throughout the City. The HGO land use would lead to a significant density increase as a result of spot rezoning throughout these communities.

We ask that you look to the Municipal Development Plan (MDP) for guidance as we develop a vibrant and sustainable city. The MDP dictates that density should be located in activity centers, nodes and corridors the intent of which is to help maintain stability in our established communities. The changes which are being proposed would result in spot rezoning which would undermine this stability.

Reducing the minimum parking for future (multi) residential developments to .375 stalls per unit (with the potential of a 25% reduction for proximity to transit) will severely impact all of our communities. Most lots within CKE would be deemed close enough to transit to warrant the further reduction in parking stalls. CKE does not want to become another Marda Loop.

Greater lot coverage is permitted for both RCG and multi-residential development. This will have an extremely negative impact on our urban canopy. Families desire green space for their children (which is minimal in these new built forms) and are drawn to outlying suburbs to find it. Again, this proposed densification undermines the stability of our established communities.

Council should direct growth to main transportation corridors, LRT sites, and undeveloped and underdeveloped commercial sites. We ask that Council respect the direction provided by the MDP and preserve the character of established communities like CKE.

Please do not approve the proposed changes.

Sincerely, Daniel Kowall

Daniel Kowall

President, CKE Community Association



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) William

Last name (required) Gess

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential Changes to Land Use Bylaw - R-CG R-CGex

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Please see attached letter.

To Calgary City Council Land Use Bylaw change – R-CG, R-CGex

Ladies and Gentlemen

I wish to voice my opinion and oppose these changes.

I have lived in the Albert Park District since 1954. It was a quiet, single family area. It has now developed in to an overrun area of infills, duplexes, and illegal suites mostly owned by absentee landlords.

These properties are nothing but revolving doors with transient occupants.

There has been at least three major drug incidents in the last few years, and perhaps more that I do not know of.

The biggest problem with this overcrowding is parking. Us seniors and the few people who own their homes and have lived on this avenue for a number of years are afraid to venture out and especially in the evenings as there is a very good chance that there will be no where to park when returning home. We are prisoners in our own houses.

There are vehicles left on the streets that never move and taking up critical parking spots.

There are only 4 driveways on this street, and everyone else depends on the street for parking. I addressed this some time back about a monstrosity being built at the end the block at the corner of 27th street and 16 AVE SE. The response I got from the city was “oh well” deal with it, and if you have to park a couple of blocks away so be it.

I know for a fact that this sort of discrimination would never fly in districts like Mount Royal, Belair, Elbow Park, Britannia, Lake Bonivista, etc.

It should not be a privilege to live the quiet enjoyment of our property and have to fight for everything we have but I guess this is what happens when you live in the second class citizens areas.

We should not have to live in fear of leaving our properties any time of the day or night.

I am a senior, and the city should start showing respect for the seniors in this city. We have worked hard, supported this city, paid our taxes and all we ask for is a quiet, peaceful existence without worry.

Thank you

Bill Gess

A handwritten signature in cursive script that reads "Bill Gess".



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Murray
Last name (required)	Pearen
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

potential changes to the Land Use Bylaw related to my property

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The city seems determined to destroy the Bowness Community by replacing single family dwellings by large multi family dwellings that eliminates garden space and privacy - why? Years ago, before becoming part of the city of Calgary, Bowness was a town comprised of single family residential dwellings with gardens and privacy. With this land change proposal, quiet neighborhoods in Bowness become non-existent. Even in 2014, it was determined that the water pipes in this district were being taxed, and would eventually lead to backups and breakdowns with the addition of these larger dwellings. Why add more strain to the current water and waste water system, causing more expense to taxpayers? Parking will also become a problem, eventually.



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Esther

Last name (required) Brown

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

7.2 Land Use Bylaw Amendments to Address Missing Middle Housing

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Calgary is a vibrant, young city. Our affordable living standards compared to other major Canadian cities makes Calgary an attractive city for young professionals, new Canadians, and entrepreneurs. Our housing should reflect that.

Calgary has an ample supply of single family homes and a growing supply of apartments and condos, mostly one or two bedroom, but there aren't many options in between. This is a shame, as having more townhouses and duplexes would benefit our communities in many ways. One need only look to New York City's brownstones or the Georgian and Victorian row houses of London to realize the beauty that this style of housing can add to communities, but the benefits go far beyond the aesthetic.

First, "missing middle" housing is a valuable option for small families, couples, and seniors. This is especially crucial if we want to maintain our reputation as a leading city for business, innovation, and diversity. Having that option available makes Calgary more desirable to newcomers. It also brings new life into aging communities, which supports local businesses and fosters a sense of a belonging.

Calgary Transit has also been dealing with ridership problems, and one reason is that many young professionals with families choose to live in new communities which are less served by public transit. By expanding the housing options in better-connected inner city communities, we can increase regular transit ridership among professionals. This would be financially advantageous for Calgary Transit and it would support Calgary's goal of becoming a greener city.

It is natural to fear change, however, adding multifamily housing is not the sort of change that will lead to the death of our communities. If anything, it ensures that our communities are kept alive. When you love a community, you want future generations to be able to appreciate a community the way you have. When we expand the housing options in our communities, we make that a possibility.



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Jordan

Last name (required) Smyth

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

H-GO (Housing-Grade Oriented)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Some communities would greatly benefit from densification. Ours, University Heights has in some capacity in the development of University District has brought an increased vibrancy right next door within the master planned community. We previously lived in Mount Pleasant and that too is a neighbour hood that would benefit in some capacity. Grid patterns streets, alleyways with rear utilities. It works. One of the draws of communities like University Heights, St Andrew's, Scarboro and Mount Royal are the large lots, wide streets, big trees, and mostly single family homes next to one another. Having moved here from Vancouver several years ago we know first hand the effects of densifying a neighbourhood. You end up with no parking, traffic and all kinds of side effects that weren't planned for. Yes we need more housing in this country, but this city has lots of space and there's plenty of space to go around without affecting ever community. This is not to say, it's fine, just not in my community, it's fine, just not in this community. These homes, the feel of the community, the reason hundreds of families settled here is the reason, don't rip that away from us for the sake of a row of townhomes that could have gone somewhere else.



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I have read and understand the above statement.

First name (required) Gina

Last name (required) Pangia

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendments to Land Use Bylaw 1P2007 to add use of Townhouse

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The proposed changes regarding Bylaw 1P2007 are extremely concerning, shortsighted and devastating. Repeatedly, residents thoughts, concerns and opinions are being ignored and swept under the rug.

To hold hearings with a varied time intentionally inconveniences people. While this issue is of great importance to the vast majority of us, it's also not fair to expect us to repeatedly take unpaid leave off work for each application and to give a varied time meaning it may not even be looked at on the day its scheduled for. We have taken the time and had hundreds of names sign a petition only to be told you need to do these every month when one of these signs go up. Of course making it difficult for people is the blatant intent but this is a democracy or so I thought.

Quality of life. It really all comes down to those 3 words. I hear all kinds of fancy buzzwords and excuses as why this wants to be pushed through but not a single one addresses the most important issue of all and that is quality of life.

I along with my neighbors have lived in our neighborhood for decades, some of us our whole lives. We have paid taxes, contributed to our neighborhood, take pride in our homes and try to live a peaceful life. We understand things change and things evolve but they should be in a way that is thoughtful, attractive, beneficial and fits in to the existing neighborhood.

It is unconscionable to me the thought that I will have all light blocked in my backyard, unable to have a flower or vegetable garden as there will be not enough sun coming through for anything to grow. To not be able to sit in my backyard without being in a fishbowl where someone can look in at my every movement if I am unfortunate to live next to one of these monstrosities. Not to mention all the mature trees that will be deprived of light and/or have to be cut down to accommodate this. All curb appeal will be lost, privacy, space, general enjoyment of our homes. Parking is already an issue with most anyone in an infill parking on the street as garages are made so small that vehicles don't fit in the garage. There is already a great increase in both vehicle and pedestrian traffic, noise pollution, strain on infrastructure, sewer, garbage, roads etc.

The only ones who benefit from this is the city and the developers, not the residents. Developers slap up sub par dwellings which push every limit of space and height restriction, fill their pockets and move on. Personally I am quite tired of hearing about affordable housing, these units aren't

inexpensive, they are still inaccessible to the vast majority. But even if they weren't, you live where you can afford. Wouldn't we all love a sprawling home in Mount Royal or along Crescent Road but that's not possible so we do the best we can. To force these type of developments on unwilling residents is punishing and unfair. There is absolutely zero benefit to any of us only detriment, increased traffic of every kind, noise pollution and otherwise and increased crime. We have seen a rapid increase in crime (3,401 incidents in Mount Pleasant in 2022) that has coincided with the increased density. We never used to see a police car go by, now it happens about 5 or 6 times a day and yet all sorts of crime is still rampant. I had my locked vehicle stolen in front of my home twice in a month. This is a example of why shoving more people into a space does not work for anyone.

I can appreciate maybe some people like these high rise developments such as in Kensington. Then develop one of the new slated neighborhoods with them and let people go there. To have a blanket ideology where people have no choice is quite frankly cruel and should be illegal.

Summary of concerns (which we are already having issues with);

- **Loss of light, greenspace, building heights, trees.**
- **Increased congestion, ie. vehicle and pedestrian traffic, noise pollution.**
- **Increased crime**
- **Parking concerns**
- **Increased strain on all types of infrastructure, garbage, sewer, roads etc.**

**Gina Pangia
730-23 Avenue NW
Calgary, Alberta
T2M 1S9
Email; gpangia@shaw.ca**



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) wanda

Last name (required) hamilton

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Changes

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The old areas of the city are not conducive to multi family dwellings. There is no infrastructure for it and inadequate parking. This should NEVER have been allowed to happen in the first place. There is no infrastructure for this these types of dwellings and parking let alone traffic congestion created by this scenario. As far as I can tell, it is a huge money grab PERIOD. This needs to stop now.



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I have read and understand the above statement.

First name (required) Doug

Last name (required) Koroluk

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Notice of Public Hearing on Planning Matters - October 4, 2022

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Due to restrictions of 2500 characters, I have provided my comments as an attachment.

As the specific City Council agenda for October 4, 2022 was not available, I've also direct e-mailed this information to some Councillors and to the City Clerk.

Good day!

I'm a resident of Ward 8 and I would like to express my OPPOSITION to the changes proposed for R-CG and R-CGex. In addition to the online submission form (as the process a bit complicated to ensure my comments are connected to the correct meeting), I'm also e-mailing these comments to the Councillors of the following Calgary wards: Ward 8 (Courtney Walcott), Ward 7 (former Councillor Druh Farrell) and Ward 9 (Gian-Carlo Carra). I will also be providing these comments to the Killarney-Glengarry Community Association.

SUMMARY:

I'm in OPPOSITION to the changes proposed to R-CG and R-CGex for the following reasons – these are listed below with additional information following as supporting information:

1. Lack of Consultation;
2. Perception of a “decision that is already made”;
3. Infrastructure impacts and increased costs for the City;
4. Safety Concerns;
5. Arbitrariness of the ‘area’ of changes; and
6. “Creeping” changes to communities.

I will provide some further details on the points above.

SUPPORTING INFORMATION:

Points #1 and #2.

Regarding points #1 and #2, the City's webpage (<https://www.calgary.ca/planning/projects/housing-land-use-changes.html>) states:

- *“Engagement is an important part of the planning process and because of the technical nature drafting Bylaw changes, our engagement was focused on ensuring the right rules are crafted to make development in this district a success. Consultation focused on testing the technical changes with experts on the building code, waste & recycling, transportation, as well as local builders and designers”;* and
- *“Soon, our recommended changes page will be updated to provide more clarity on our recommendation”.*

These above two statements show a general disregard and disinterest in consultation with residents and property owners in the areas in question. It's particularly concerning when the “recommended changes” page will be updated “soon” – if there was transparency and consultation with those impacted these “recommended changes” would be known BEFORE the meeting with council.

Having unchallenged comments from local builders and designers is a particular concern. Builders are concerned with maximizing their profits and not, in general for infill projects, the types of community left after they are done.

The consultation provided really looks like a decision made and the meeting with City Council is to just rubber stamp the changes.

Point #3

The letter I received had the following statement in it:

- *“The current rules of the R-CG restrict development on mid-block parcels in ways that make it difficult to build the number of houses allowed in the district”; and*
- *“Adding the use of Townhouse to the district will allow housing types that make more efficient use of the whole parcel, enabling houses that face the lane, the backyard or shared courtyard, and resulting in more housing choices for Calgarians”.*

I’m sure with townhouses facing back lanes, there will be increased complaints to the City of Calgary about the condition of back lanes with respect to weeds, cleanliness and dust. If there is such support and enthusiasm from developers for homes that face back lanes, perhaps part of the development process for the proposed changes to R-CG and R-CGex should be that developers of any parcel with back land facing homes shall pave and upgrade the entire back lane? I’m sure that such considerations and that developers would scream that this is unfair.

Another interesting infrastructure aspect is that the infrastructure in the inner city is old and may be beyond capacity. Already I note in Killarney times of the day when the water pressure is lower. This is likely due to the increased number of users and residences connected to the domestic water supply system. The information from the City on these proposed changes and impacts on infrastructure is essentially non-existent.

Point #4

Developers generally want to maximize their profit and one way of doing this is by minimizing costs. This increased density will result in an increased fire risk and increased insurance payouts.

The closer proximity of residences will increase the risk of fire spreading between structures. There are already examples of how rapidly fires spread between structures in Calgary, including the severe damage to four structures in June 2022 (<https://www.cbc.ca/news/canada/calgary/evanston-house-fire-1.6477513>).

The limited nature “consultation” that the City of Calgary has conducted with “local builders and designers” will likely have totally missed the safety aspects. Perhaps if there is such a drive to densification and changes to R-CG and R-CGex, a justified addition would be that structures in such areas need to be constructed of fire-resistant materials on their exterior walls (i.e., brick or fire-resistant materials such as Hardie board). I doubt developers and designers would raise this either due to increased costs.

Points #5 and #6.

The map I received with my letter showed a “saw tooth” of lots and some arbitrary “end point” for the proposed changes in zoning (part way down the block). I’ve lived in Killarney for over 20 years and this is a pattern I see – gradual creep in changes in zoning. This may be a tactical approach by developers lobbying the City of Calgary. A ‘creeping’ change is easier to get approved than a large-scale change in a community. This practice is, in my opinion, somewhat devious and deceptive. It would be more transparent to make changes to a community as a whole so that people in the area know what they are in for in the future rather than gradual “creep” in changes.

Closing:

I'm certain that this decision on changes is more or less a fait accompli and the meeting on October 4, 2022, is just a rubber stamp to approve the changes and continue the "creep" of zoning changes without any concern for:

- Residents' concerns;
- Safety,
- Infrastructure; and
- Long term community planning.

It would be nice if City Council sent this whole idea back to the drawing board and actually engage in some meaningful consultation but I'm not optimistic.

Also - the reason I'm including Ward 7 and Ward 9 Councillors on this correspondence is that on November 7, 2016, I made a presentation to City Council concerning another change to zoning in Killarney. At that November 7, 2016, submission I was treated with DISRESPECT by the former Councillor for Ward 7 (Druh Farrell) and the current Councillor for Ward 8 (Gian-Carlo Carra). These two Councillors were EXTREMELY rude in that they waited until there was no rebuttal available from presenters to Council to demean and ridicule the presenters (me among others). Because of this, I will not be making a presentation to City Council. Given Mr. Carra's recent 'troubles' with his conduct (<https://www.cbc.ca/news/canada/calgary/city-council-carra-investigation-inglewood-1.6521274>) I will be interested in his behaviour this time around.

Regards,
Doug Koroluk
Resident of Ward 8



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required)	Kayla
Last name (required)	Zachariassen
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

amendment to Land use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have significant concerns with how this land use change is going to be applied fairly across communities. Some communities seem to be immune to densification (Elboya, Elbow Park, Rideau, Britannia) and others like Windsor Park are being shouldered with the majority of development impacts. Furthermore this land use bylaw change will increase the number of RCG landuse change application opportunities in our community and there are significant concerns with these types of land use types that have not been addressed by The City (parking, stormwater flood risk, noise complaints, safety, environment, tree canopy). I do not support this land use change and at the very least I would suggest that unless a community development plan exists for a community (one does not exist for Windsor Park) that this land use bylaw change should not apply.



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I have read and understand the above statement.

First name (required) E. Jane

Last name (required) Butcher

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

RCG - Proposed changes to land use bylaw to allow townhouses in my

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We have lived in Windsor Park for a decade and have watched as our neighbourhood has densified exponentially, and disproportionately to its size, while the large neighbouring communities of Elboya, Britannia, Elbow Park and Bel Air have not densified at all.

I have significant concerns with how the proposed land use change is going to be applied fairly across communities. Some communities seem to be immune to densification (Elboya, Elbow Park, Rideau, Britannia) and others like Windsor Park are being shouldered with the majority of development impacts. Furthermore this land use bylaw change will increase the number of RCG land use change application opportunities in our community and there are significant concerns with these types of land use types that have not been addressed by The City (parking, stormwater flood risk, noise complaints, safety, environment, tree canopy). I do not support this land use change and at the very least I would suggest that unless a community development plan exists for a community (one does not exist for Windsor Park), that this land use bylaw change should not be implemented.

Allowing more townhouses, mid-block, would exacerbate an already critical situation in our neighbourhood.



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I have read and understand the above statement.

First name (required) Linda

Last name (required) O'Hanlon

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Planning Matters - Public Hearing

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

1. Time must be taken to have open discussions with affected communities to both give information and listen to and actively consider alternate ideas.
2. Council recently approved 5 new communities on Calgary's outskirts with 3 others given tentative approval. What I've seen in major cities in Europe and Asia is high density housing on the outskirts. This allows existing communities to be maintained while creating sufficient density in the new communities to support transit, schools, businesses, and amenities (with increased cost sharing by developers). This is a change in approach which requires sufficient planning to make sure there is infrastructure to support this level of density.
3. The report claims established neighbourhoods no longer have the population to support local businesses. This seems to say that people who have lived in communities for decades, raising their families, no longer "count" as their children no longer live with them. If The City wants seniors to move from their homes, it should promote quality seniors' accommodation within communities, with generous balconies, green space, and meeting areas. This will allow seniors to remain in their communities with their friends and enjoy some of the outdoor activities having a house allows.
4. Increased density in existing neighbourhoods should not be considered until residential parking zone passes are introduced in the neighbourhood and applied to everyone, not just those in multi-residential buildings. This is necessary as The City seems to believe that just because people live in the inner city they won't own at least one car.
5. Allowing higher density in established communities reduces both the enjoyment of our homes and their value, especially through loss of sunlight, loss of privacy, increased noise, and crowding. We have built and supported our communities and Calgary. This change seems to say we aren't as "valued" as the expected in-migration.



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I have read and understand the above statement.

First name (required) Eliza

Last name (required) Miao

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Amendments to Land Use Bylaw 1P2007 to add the use of Townhouse to the R-CG

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Compared to other Canadian cities, Calgary has advantages in relatively low living costs for citizens and competitive tax rates for investors. In anticipating a potential wave of people relocating from outside the province, it is reasonable to consider zoning options to increase land use efficiency. I am in favour of adding the use of Townhouse to the R-CG zoning. It is possible that such an increase in housing supply may alleviate or offset potential rent increase. As some of the lots may be smaller, it may be possible to have parking in a basement level, to allow for more spacious and comfortable homes. At the same time, the large area of lawn in these plots may present as a burden to working parents. Adding use of Townhouse can allow certain neighbourhoods to have smaller but better-looking lawns.



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I have read and understand the above statement.

First name (required) Jonathan

Last name (required) Friesen

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land use amendment to R-CG(ex) District Shaganappi

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I oppose the recommendations put forward to council, as the owner of a parcel on 32 ST SW that is immediately between two of the parcels that are covered by this land use amendment.

We actively contributed to the community effort to draw the current MC-2 zoning boundaries, including a reasonable transition along our street from higher density zoning along 17th Ave and 33 ST, I'm frustrated that only a few years later that this zoning plan is already being revisited.

My reasoning is twofold:

1. Increased pressure to on-street parking: the recommendation suggests the potential for up to 8 units on a single parcel, should the secondary suite option be exercised. What is not described is the plan for off street parking or the impact to on-street parking in the RR zone on 32 ST SW. I direct council to look at the example of the two adjacent 4-plexes that were recently built to the South of me on 32 ST SW, the only way to fit in secondary suites while maintaining the setback requirements to the East and West would be at the expense of a garage to the alleyway for the primary units (let alone for the secondary suites). Thus, a single parcel development as proposed could put up to 16 cars onto street parking, a gross over-use of shared on-street parking that is unacceptable to existing residents. A garage or car port or other off street parking requirement needs to be a mandatory requirement for any primary units as well as proposed secondary suites (1 off street space per primary unit and 1 per secondary suite). The proposed 0.375 per unit or suite is simply not reflective of how fourplex owners have proven they will use these units.

2. Waste and recycling: the proposed concept with secondary suites is not compatible with the current black/green/blue bin program. I'd ask council to personally go look at the sheer amount of bin clutter in the alleyway between 32 ST and 33 ST SW from the two adjacent 4 plex developments (1720 and 1722 32 ST SW). Even between collec-



tion days, there simply isn't enough space for 3 bins times 4 units per parcel, and as a result the 2 visitor parking stalls that were required for that development are un-usable due to being packed with plastic bins. To grant secondary suites with their own bins would result in truly unmanageable clutter in the alleyway between 32 ST and 33 ST. Any proposed development over and above the existing MC-2 must have waste management services separate from the city programs, and paid for via condo fees.



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I have read and understand the above statement.

First name (required)	Alanda
Last name (required)	Peters
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

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(required - max 75 characters)

R-CG/(ex)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

This proposed change to the density of communities decreases the quality of safety in our communities. The lack of requiring parking allowance for these developments increases the vehicles parked at corners and intersections where the visibility is already a concern.

Densification to the degree where there are multiple units on one lot, removes trees and green space that are necessary for a balance of the environment.

Removing the ability for neighbouring residents to comment on individual applications is a direct conflict with our founding principles for this city.

Pre-approval if these developments is not acceptable

The current application for the development at 720-40 ave Nw raises significant safety concerns for this intersection of Hudson Road and 40th Ave. This intersection has a large volume of pedestrian traffic due to pathway system in the area, the transit stop on the West side and the four public schools in the vicinity. Having vehicles for a multi-plex development parked on this corner will create decreased visibility and a significant risk for users of the crosswalk and intersection.

Hudson Road is a main thoroughfare for the school buses that feed the three elementary/middle schools in Highwood, there is multiple traffic jams and near misses on this already busy road daily. Having up to 12 vehicles added to this intersection will only increase the risks of more serious incidents.

Before any further consideration of this application is given a community forum needs to be held and a traffic study at this intersection.



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I have read and understand the above statement.

First name (required) Camellia

Last name (required) Alford

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

New zoning for row housing in established community - H-GO

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I'm concerned about the proposed H-GO zoning effecting unhealthy change in established neighborhoods.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Glen
Last name (required)	Herringshaw
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendments to Land use bylaw 1P2007 in the Banff Trail neighborhoo

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

This amendment going before city council has not been discussed with the residents of the Banff Trail community. Council (including Terry Wong) voted against consultation with the community. We have a right to be consulted directly on the future of our community. Decisions made by council in regards to re-zoning in the community will directly affect our quality of life and the value of our property. We deserve our say!!

26 September 2022
City Council

RE: Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0989

In the last few years, there have been a number of custom Direct Control Districts to produce forms of missing middle housing that do not have a stock Land Use District. While Direct Control Districts are legal, neighbours tend not to like them. The proposed Land Use Bylaw amendments appear to respond to these concerns.

H-GO:

In general, the City should try to consolidate land use districts and simplify the land use bylaw. However, having one district with consistent rules is better than creating custom districts for individual buildings.

Giving direction about where these homes are appropriate helps residents, applicants, municipal planners, and Council. If applicants in areas with Local Area Plans try to use the Main Street and transit proximity to propose H-GO on streets that are not considered Neighbourhood Connector or Flex, they could undermine residents' trust in Local Area Plans. If Council approves this proposal, Administration and Council should watch for applications which do not conform with the location requirements in section 1386(d).

Having a separate category of 'H' is wise because it does not touch residential or multi-family. It creates its own sandbox, which is cautious and prudent if the H category needs changes.

Changes to R-CG and Multi-family:

The R-CG proposals should help make mid-block rowhouses possible and the multi-family proposals help avoid downzoning, both of which matter if Council wants redevelopment to happen where Council has already said it is appropriate.

If or when Council gets to a new Land Use Bylaw, there may be potential for consolidating some districts, which would help simplify the bylaw.

Parking:

It is smart to lower or remove parking minima. Research shows that building parking encourages people to drive more and discourages transit use and walking.

In San Francisco, people have such low chances of being selected for affordable housing that they rarely turn down an offer in hopes that they will be selected for a different building. It is essentially a natural experiment, so researchers surveyed these residents and found "on-site parking availability greatly changes households' car ownership decisions and driving frequency, with substitution away from public transport. In contrast, we find that parking availability does not affect

employment or job mobility. Overall, the evidence from our study robustly supports that local features of the built environment are important determinants of transportation behaviour.”¹

In other words, building more parking causes people to own more cars, drive more, and park more. Building more parking also discourages people from taking transit and walking.

Allowing people to build less parking is *not* the same as banning parking. It simply lets people not build more parking than is needed. That seems consistent with declaring a climate emergency.

Construction Costs:

These proposals are not the single solution for affordability and affordable housing. Affordability and affordable housing need many responses. There is no silver bullet solution; we need a silver buckshot approach.

However, AltusGroup’s 2022 Canadian Cost Guide shows why three- and four-bedroom homes tend to be more feasible in missing middle housing forms than in wood-framed apartments.² Construction costs for infill redevelopment are likely higher than Calgary’s averages, but different forms’ relative construction costs are valuable for comparison.

Wood Framed Residential using Dimensional Lumber (price/square foot)	
Row Townhouses with Unfinished Basement	\$125-175
Single Family Residential with Unfinished Basement	\$125-200
3 Storey Stacked Townhouse	\$145-185
Up to 4 Storey Wood Framed Condo	\$160-215
5 to 6 Storey Wood Framed Condo	\$160-220
Custom Built Single Family Residential	\$405-895

Historically, many people, not only institutional investors, could create wealth and housing by building missing middle housing. For example, a triplex was built in 1948, likely by floor finishers, at 1016 Edmonton Trail NE. In time, likely in 1976, it became a six-plex. A variety of people built and adapted housing over time to reflect their changing needs. “A healthy housing market has a diversity of housing forms, tenures and options.”³ This type of small-scale, incremental development should be part of how Calgary remains a city that is shaped by many hands and has a locally-responsive housing market with short, fast feedback loops so people can change their actions based on what does or does not work.

Thank you,
Nathan Hawryluk

¹ Millard-Ball, A., West, J., Rezaei, N., & Desai, G. (2022). “What do residential lotteries show us about transportation choices?” *Urban Studies*, 59(2), 434–452. <https://doi.org/10.1177/0042098021995139>

² AltusGroup, 2022 Canadian Cost Guide, <https://www.altusgroup.com/reports/canadian-cost-guide/>

³ The City of Calgary’s 2015-2016 Inventory of Housing Supply, page 12. <https://www.calgary.ca/content/dam/www/cs/olsh/documents/affordable-housing/housing-in-calgary-inventory-housing-supply.pdf>



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I have read and understand the above statement.

First name (required)	Martin
Last name (required)	Schiavetta
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Public hearing in council chamber (Land Use Bylaw 1P2007)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We reside in Killarney and feel that allowing townhouse development in midblock would be detrimental to our quality of life. This would be the result of increased traffic, parking concerns, and a reduction of property of property values.



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I have read and understand the above statement.

First name (required) Gordon

Last name (required) von Muehldorfer

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential changes to Land Use Bylaw IP2007, Public Hearing in Council

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I, and my wife, Rachel Toews, are opposed to this proposed change to Land Use Bylaw IP2007. Please see attached reasons.

Sept 25th, 2022

Dear City Council Members,

These comments are in relation to the changes of Land Use Bylaw IP2007, allowing for changes to mid-block development of RC-G or RC-Gex zoning designations.

We **oppose** this proposal on the following grounds:

- 1) RC-G designation was originally intended to create the missing middle (rowhousing) on corner lots in RC-2 districts that were close to public transit. Originally, when asking questions about the new RC-G designation, city planners informed us that it was to create up to 3 row type houses on corner lots in the district. These 3 row type styles of housing then increased to 4 town houses with separate suites. **NOW, there is a desire to insert these developments into midblock lots**, and to change the configuration so that there not be required street facing entry. **This amounts to an unreasonable increase in density for those living adjacent to these potential midblock RC-G development lots**. Also, by allowing for courtyards, and entry ways facing the alleys or sides of the houses, this fundamentally changes the character of the RC-2 orientation toward adjacent neighbours.
- 2) As the owners of a house adjacent to and behind a potential RC-G development lot, we are very concerned about the potential loss of privacy by decks and upper floor windows being place in unreasonably close proximity to our back yard. Council NEEDS TO CONSIDER the negative impact that these new developments will have upon the quality of life and use and enjoyment of property of the existing ADJACENT neighbours in terms of the loss of privacy.
- 3) Densification in inner city neighbourhoods, is overall a positive, however it must be done reasonably, and all inner city neighbourhoods must be subject to potential bylaw changes. It is evident that RC-2, and RC-G are doing most of the heavy lifting. It seems patently unfair and unreasonable that many of the affluent inner city single residence neighborhoods (R-1) are evading any measures for densification.
- 4) One final note, on March 20th, 2021, then city councillor, Mayor Gondek wrote in the Calgary Herald:

There is a lot of misinformation out there about the Guidebook for Great Communities, our plan for the future of city-building. Let's clear some things up: 1. The guidebook does not change land use; 2. It does not change zoning; **3. It does not allow your neighbours to tear down their house and build a four-plex with secondary suites next door.**

We direct your attention to the third item in this quote. This is exactly what is happening, and in particular with regards to the proposed change in land use bylaw IP2007.

We urge Council members to consider that there is a reasonable approach to inner city densification (such as rowhouses on corner lots in RC-2 districts), and it does not include the above mentioned proposed changes which would fundamentally change the context and nature of RC-2 and RC-G neighbourhoods, as there are other land use districts for which these proposed home styles would be more appropriate.

Sincerely,

Gordon von Muehldorfer
Rachel Toews



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I have read and understand the above statement.

First name (required) Andrew

Last name (required) Weldon

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0989

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

1) The significant impact that these changes will have on established inner city neighbourhoods requires robust input from citizens which has yet to occur. This lack of consultation with the citizens is in direct contravention with Council's stated goals. Accordingly it is requested that any decision on this matter be delayed until said consultation has occurred.

2) A consistent rationalization for this ByLaw amendment is best summarized in Attachment 3 as follows: 86 per cent of Calgary's established area communities have lost population since their peak. While various factors influence individual housing and community choices, the degree of this decline indicates that some Calgarians are not able to find housing options to suit their needs in their community and are being forced to leave." I respectfully suggest that this reasoning is self serving to the proposed By-Law amendment and that the more obvious reason is that the jobs had vanished during the oil and gas downturn since 2014. Young people had no prospects for employment so they left the city. To state that the population decreased because of restrictive housing choice is perhaps a consideration but certainly not the main consideration. The information in the above quote appears numerous times in various documents relating to this amendment and seems to be the main reason for the amendments. I respectfully request that much more detail be provided to back up this assertion.



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I have read and understand the above statement.

First name (required) Ron

Last name (required) Schafer

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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Oct 4, 2022

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

(required - max 75 characters)

Amendment to Land Use Bylaw 1P2007 to add the use of Townhouse to R-CG(ex)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

September 26, 2022

Ron Schafer and Diane Schafer
7516 Hunterfield Road NW
Calgary Alberta, T2K 4L1

and

Daniel Schafer
1809 21 Avenue NW
Calgary Alberta, T2M 1M5

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
Postal Station M
Calgary, Alberta, T2P 2M5

Re: Agenda of Council October 4, 2022

Amendment to Land use bylaw 1P2007 to add the use of Townhouse the the R-CG(ex) (Residential - Grade Oriented Infill District), enhance landscaping requirements, adjust building standards, and simplify parking requirements. To enable a greater variety of mid-block housing options on parcels designated R-CG or R-CGex in Capitol Hill.

Let me start by stating we are not opposed to increasing residential density. However, as neighbours, we are disappointed and frustrated with the impact these developments are having on access to our existing garages and parking spaces.

Access to our alley parking is being impeded by the increased clutter and congestion that the additional waste, recycle and compost bins are creating in our alleys. Even the owners of the new townhouse developments are unable to use their garage parking spaces because of the abundance of these bins, which are not being accommodated onsite is leading to potential parking congestion on our roadways.

What is missing from the existing Land-Use bylaw and this proposed amendment is a requirement for an on-site design solution to accommodate the increasing number of waste and recycle bins. Three separate bins per dwelling unit in the new townhouse developments that need to be stored in the alley is not working.

The solution is to mandate the inclusion of on site storage for the three Waste Recycle bins or to implement an alternative to each dwelling unit having three bins.

We are concerned that this change to the Land-use bylaw is being done without considering all the impacts this proposed change will have not only on the existing adjacent residents, but also on the occupants of the new town homes themselves.

Existing older resident properties on adjacent lots and those across the alley as well as the new townhouse developments are being subject to impediments to accessing on-site garage/parking due to an oversight in accommodating waste and recycle collection bins on-site.

Since the introduction of recycling and city compost programs each dwelling unit is required to have 3 bins. In our previously predominantly R2 community these bins are usually located adjacent to the alley property lines fences. Since each bin requires an appropriate separation from an adjacent bin or structure to allow for collection twice a week. This translates to the three bins taking up at least 4.3 metres of the alley frontage of a lot that might only be 7.62 metres wide or possibly 15.24 metres wide. But many of the wider lots are duplex lots which will have 6 bins set out along the alley taking up 8.6 metres of space leaving only 6.64 metres for a double car garage. The new townhouse developments are being constructed with four garages which requires almost the entire 15.24 metre alley frontage while 12 bins with appropriate spacing will require more than the 15.24 metres. Obviously there is not enough space.

The townhouse developments that have been constructed under the current/existing land use designation, have not been designed or built with waste recycle in mind. Their bins are being stored in the alleys three bins deep, in some cases, or strung out along the alley obstructing their own garage access. The garage envelopes are not large enough to accommodate storing the bins as well as parking a vehicle. In some cases the garage are barely adequate to accommodate parking a vehicle. As evidenced by the scrapes on the interior garage walls that can be seen when the garages are left open.

When the waste/recycle bins are stored behind the townhouse garages there is no way townhouse occupants can access their garage parking. The bins stored this way also impede access to garages located on the opposite side of the alley. Residents across alleys from these townhouse developments are being forced to make multiple point turns, to avoid the multitude of bins, to access and egress their garage parking spaces. As a result vehicles are being parked on the streets, because that is easier than struggling to park them in their own garage.

The City's traffic bylaw prohibits parking in alleys that are 6 metres or less wide to keep alleys unobstructed. To provide access to parking, accommodate collection of waste and recycling, and to provide service access to utilities located in the alley. This same restrictions should be in place for the multitude of Waste and Recycle bins.

With the introduction of the multiple waste recycling bins, associated with these townhouse developments cluttering the alleys access is becoming increasingly difficult.

A 4 unit townhouse development, is in most cases 6 dwelling units since two of the townhouses are allowed secondary suites. In some cases all 4 of townhouses have an additional suite adding up to 8 units, where a duplex or single family dwelling previously existed. This translates into 12 to 24 bins for waste, recycling and compost in the 15 plus metres of frontage along the alley.

This proposed land use change will guarantee that the alleys will become increasingly obstructed and access impeded by the additional bins. Unless a design solution is required that will integrated the storage of waste and recycling products into the site design and construction.

To exacerbate the situation, along the 1800 block of 20 Avenue NW, there are 1 hour parking and No Parking Anytime restrictions on 20 Avenue NW. These restrictions impact the street frontage of the potential new town homes that will potentially be constructed across the alley from our home on 21 Avenue NW. Those parking restrictions, in conjunction with the bins in the alley obstructing garage access for the occupants of the town homes will force parking intrusion onto the adjacent streets.

Residential parking zone exemptions are not a solution in these cases as they are designed to restrict non residential parking demands for long stay parking intrusion on residential roadways. Such as the areas located adjacent to SAIT, the Universities, and the Hospitals.

When asking for assistance through bylaw enforcement to deal with the current level of obstruction, we are told it is no worse than any other location. And since the developers and builders are not required to include a solution to this problem. It will unfortunately get worse if a design solution is not required on new development.

After receiving the City's notification of this bylaw change in the mail we took a few photos of how the existing townhouse developments were dealing with waste recycle bin storage with in a few blocks of our home. Copies of these photos are attached.

In one case (Photo 9) a relatively large townhouse development is storing their bins on the opposite side of the alley adjacent to a vacant lot. Where there will likely be another townhouse development constructed in the near future. Where will these bins go when the vacant lot development is completed, and when finally occupied the new townhouse site will add an additional 24 bins to this same 30 metres of alley.

Most of the existing townhouse developments have 12 or more bins scattered along the alley behind their garages. One has reduced the number of City bins (Photo 7) by using a much larger commercial style bin but it is also obstructing the alley. One site (Photo 1) is using three large round bins stored on site instead of 12 City bins scattered along the alley. Another, while still using the City's black bins, (Photo 2) has a large green commercial bin situated on the townhouse site not obstructing anyones access.

These photos document the problem as well as demonstrate that there are solutions. We are requesting that this bylaw revision include a requirement for developers and builders implement a design solution to reduce the number of bins scattered in the alley. There is a requirement for retaining storm water run off on these townhouse sites. So please implement a design requirement to accommodate site generated waste, recycling and compost that does not have 3 bins for each individual dwelling unit scattered in the alley.

Thank you for our considering our suggestion.
Sincerely,

Ron Schafer and Diane Schafer
Daniel Schafer

Examples of un-obstructive on-site storage

Photo 1



Photo 2



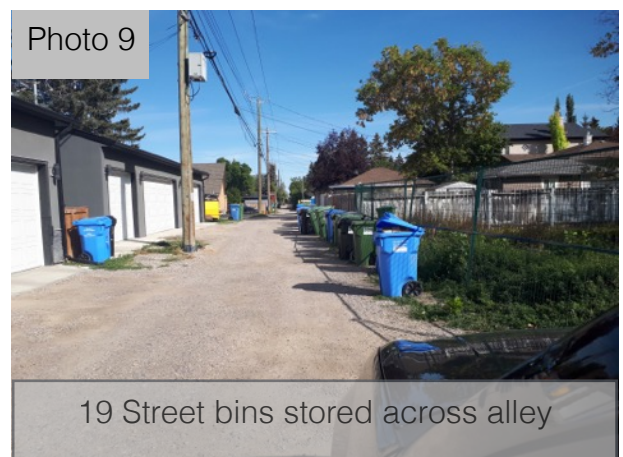
Photo 3



Photo 4



Examples of bins blocking access to townhouse garages and impeding access across the alley





Public Submission Re: October 4, 2022 Council Hearing: Item 4 Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0989 Bylaw 56P2022

Dear Mayor Gondek and City Councillors:

The University Heights Community Association (UHCA) objects to the proposed addition of H-GO zoning into the IP2007 zoning bylaw. Following are our evidence-based and community-based concerns. In a recent community survey, the vast majority of respondents were not in agreement with densification in our single-family residential zone (RC-1).

The UHCA Development Committee views densification as necessary and good for Calgary, but strongly promotes strategic densification in specific locations such as on nodes and corridors rather than established single family zones. This sentiment was pervasive in the Imagine Calgary consultations from which the Municipal Development Plan (MDP) was developed. If the City of Calgary desires to deviate from this citizen-defined preference, it has a responsibility to first re-engage the citizens of Calgary in a robust consultation about how the city should be developed. The City's intention to create Local Area Plans (LAPs) for multiple community neighborhoods provides a reasonable method for engaging citizens on issues such as zoning and densification. The process is an opportunity to create LAPs that both meet local needs and assurances as well as the needs of the larger community.

Our observation is that this H-GO initiative lead by City administration is problematic in a number of areas. The following are our main themes of concern: blanket rezoning, loss of green space, not achieving the intent of ground-oriented dwellings, and better alternatives.

Blanket Rezoning

The overwhelming rejection of the City of Calgary's proposed *Guidebook for Great Communities* (which became the non-statutory *Guide for Local Area Planning*) from Calgary community associations and citizens provided a clear and unwavering message to City Council and administration that the citizens of Calgary do not want multi-residential development in predominately single-family residential areas. The H-GO initiative will again indiscriminately allow this through what can be termed 'Blanket Rezoning'

No standard was provided in the proposed bylaw with regard to the metrics that are proposed (Part 15, Div 1, 1386 (d)) for determining the catchment area that will be used to encourage and allow the H-GO designation. From what we can discern, the metrics for the catchment areas are not supported in any evidence-based analysis nor are they grounded in any best practice experience. Our best guess is that the distances proposed were generally determined from the Leadership in Energy and Environment Design (LEED) green building rating system. Although the actual distances suggested are roughly similar in both the rating system and the proposed H-GO zone, the key problem and difference with the H-GO zoning proposal is that the catchment area is determined on a "straight line from the closest edge of the station to the closest point of the parcel, or all the parcels, containing the subject development"; whereas with LEED distances are calculated by walking distance. The LEED requirement states:

"Locate any functional entry of the project within a 1/4-mile (400-meter) walking distance of existing or planned bus, streetcar, or informal transit stops, or within a 1/2-mile (800-meter) walking distance of existing or planned bus rapid transit stops, passenger rail stations (i.e., light, heavy, or commuter rail) or commuter ferry terminals."

The intent of this is: *"To encourage development in locations shown to have multimodal transportation choices or*

otherwise reduced motor vehicle use, thereby reducing greenhouse gas emissions, air pollution, and other environmental and public health harms associated with motor vehicle use.” The Calgary Transportation Plan (CTP) and the Municipal Development Plan (MDP) also use walking distance as the determinate. The CTP (p. 75) states: *“Community design will minimize pedestrian street walking distance to transit service (i.e., a bus zone or LRT station) to 400 metres or less.”*

With the proposed H-GO straight line metric, the catchment area extends well into the communities and not just on the streets in proximity to the transportation stop as has been implied by Administration. The intent of encouraging walking, and thus less car usage, is completely defeated by this straight line method which encompasses large areas but the walking pathways from the allowable parcels to the stations goes beyond a person's willingness to walk these distances particularly in winter conditions. This then exacerbates the compound problems of insufficient parking.

Our analysis (Appendix A, Figure 1) shows that if the proposed catchment metrics were applied to our community, University Heights (although currently not classed as inner city with no ARP but LAP pending), approximately 90 percent of our entire community could be eligible for H-GO zoning applications. Other established communities will similarly be impacted. By any account, this amounts to ‘blanket rezoning’ and not judicious site selection. There is a critical need for analysis and transparency on the percentages of established communities that will be impacted, including a clear articulation of those areas within these communities. A map showing where this would be applied throughout the established communities would have informed the public and Council on the extent of this proposal. Our preliminary investigation suggests that H-GO zoning will be intrusive and most likely destructive to the established communities.

Calgary suffers from low densification with many under-developed and neglected single-story commercial streets. There is a critical need to develop these streets in order to build a vibrant community. By allowing blanket rezoning in the established communities the City is dispersing and diluting the development energy, budgets, and expertise, and Calgary loses a real opportunity to focus development on its neglected main streets. If development was focused on these run down and tired arteries, we would create more than sufficient density, be able to provide a variety of dwelling types while creating vibrant corridors that would be more feasible to service with frequent transit. This would require actual planning, but the outcomes could be beneficial to all Calgarians, while retaining the spirit (genius loci) of established communities complete with their urban forests. Planned urban villages like University District on the edges of single-family communities, support walkable communities but do not erode the integrity of existing communities, the communities that are part of Calgary being a great place to live.

Loss of Green Space

The proposed H-GO has a strong potential for decimating the urban tree canopy within the established communities which accounts for a significant percentage of Calgary's mature trees. Established communities' zoning requirements allow up to 45% site coverage but this is seldom achieved which allows for considerably more landscaping and trees. In addition to aesthetic, health, and privacy, trees also provide significant environment services including hail protection, wind mitigation, cleaning the air, shade and habitat, providing oxygen, as well as removing and sequestering carbon. The H-GO proposal will eliminate these services wherever it is allowed. H-GO redevelopment will denude sites of all vegetation and with site coverages up to 60%, no regrowth of trees or functional green space can be reasonably anticipated. The open space will function little more than access corridors to the residential units. As the City has declared a Climate Emergency and a Call for Action, is it not Council's responsibility to study and evaluate whether H-GO zone will result in significant loss of tree canopy and will such a loss of tree canopy seriously impair Calgary's ability to achieve its net zero carbon goal?

Intent of Ground-oriented units

With the loss of green space and limited outdoor space, it begs the question of what is the premise, intent, and benefit of these H-GO units? Ground-oriented units, usually row housing, are desirable because they allow people to have a functional and elegant porch facing the street and access to rear landscapes and gardens much like a detached home. The advantage is they are more land efficient with narrower footprints and zero lot lines. The proposed H-GO version of ground-oriented unit as demonstrated in attachment 6 shows a complete subversion of providing the desired connection with green space and nature. Essentially the outdoor space has been reduced to access corridors. If no meaningful or useful connection with nature can be provided, why are we contemplating this form of development? The diagrams in attachment 6 indicate there is very little redeeming quality in them; they have insufficient outdoor space, insufficient recycling, waste and composting bins, insufficient parking, and will not be economical for potential home owner. Their only redeeming value will be location, and location is what these small developers will sell - not the quality of the development. They will sell this despite the destruction of the existing neighbourhood and the objections of the citizens who actually created ambiance in these communities.

A Path Forward

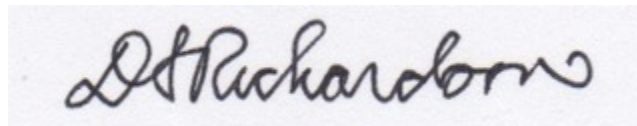
To have reasonable and healthy outcomes, each site has to be analyzed and an appropriate response formulated. It should be clear from the diagrams supplied that trying to stuff density into existing 50' frontage parcels will result in poor outcomes. Better quality densification can be achieved without the loss of the established residential communities and their urban-forests, and in desirable locations. Projects are possible where ground-oriented units and more dense apartment units can be built together on major roadways. These developments provide commercial opportunities as well as a variety of live and work opportunities, and are more accessible to transit infrastructure. Such larger developments are more environmentally and energy efficient as they have significantly less exterior envelope per unit than the illustrated H-GO units.

In closing, we noticed that the letters of support and consultation were provided by smaller developers who specialize in obtaining less expensive land parcels in the developed areas - surely this is an egregious conflict of interest. We find it extremely disheartening that City administration has chosen to consult with this lobby group, and not include the many industry professionals that reside within the established communities. We urge Council to reject this H-GO initiative. We feel this initiative is destructive to the urban fabric of the established communities that we know and love, and goes against the wishes of a majority of citizens as was evidenced in their opposition to the *Guide for Local Area Planning*. In a democracy, City Administration is also subject to the will of its citizens and has to accept that the people of Calgary have the say in their city and their communities. This will be tested with the upcoming reworking of the 2020 MDP and CTP in the creation of The Calgary Plan, and the renewal of the land use bylaw which could further change the policies being relied upon by the proposed H-GO and the revised R-CG land use districts.

Sincerely,



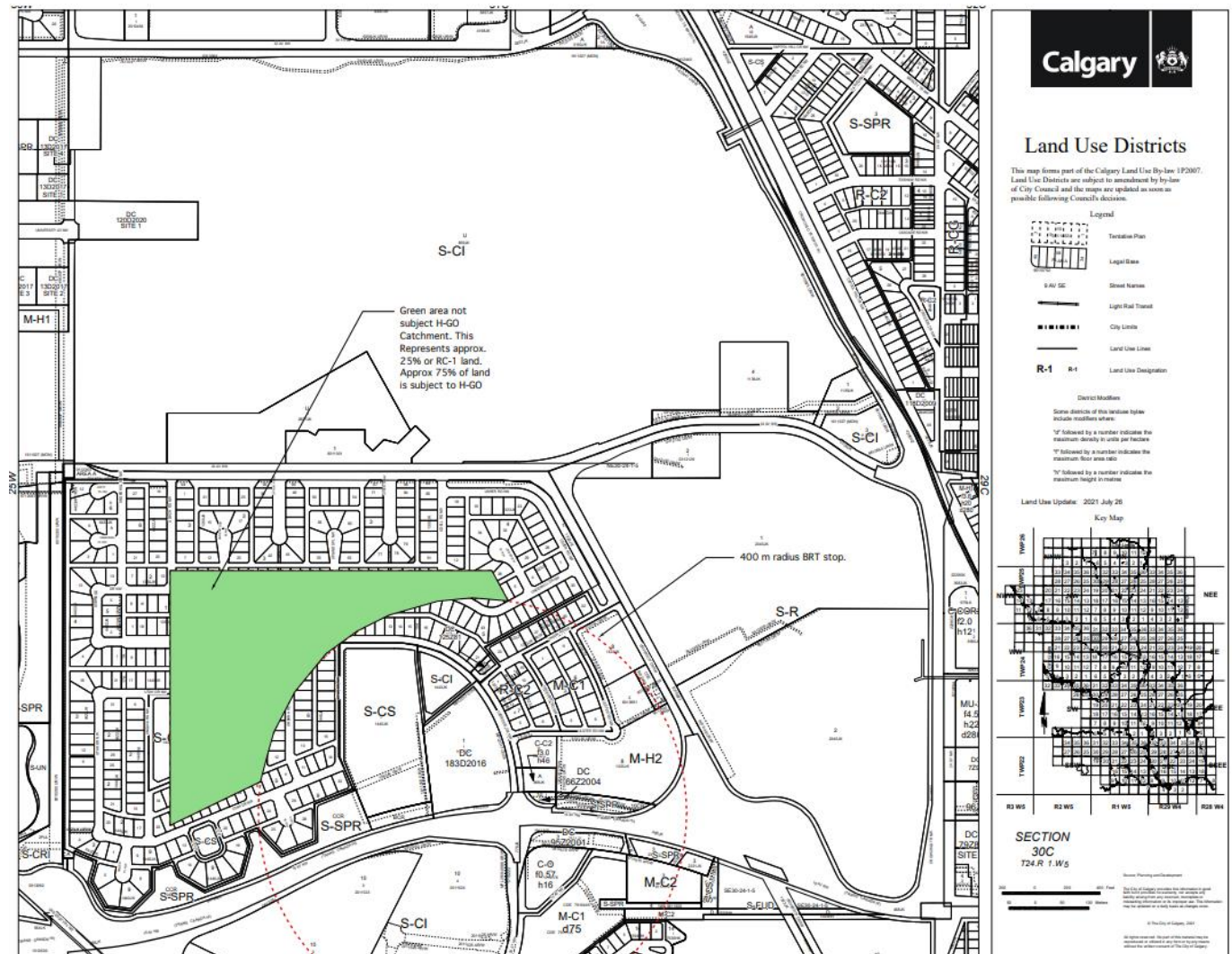
Patty Auger, CPA-CA, CFP
UHCA President



David Richardson, Architect AAA, LEED AP
Chair, UHCA Development Committee

APPENDIX A.

Figure 1 University Heights. Green area not subject to H-GO catchment. Approximate boundaries shown.





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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) kelly

Last name (required) mends

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Sep 27, 2022

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

(required - max 75 characters)

R-CG Bylaw Changes for Sept 27 Council Meeting

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We oppose the proposed R-CG district land use changes to allow mid-block R-CG builds.

We support increased density when it is implemented properly and not in the adhoc, disruptive manner being suggested. And why have only some mid-block property owners been contacted about these proposed changes?

Since October 2014 when the residential grade oriented infill R-CG district was added to land-use bylaw 1P2007, issues have been consistently raised at public hearings of council and by the Calgary Planning Commission. "The Administration Report to Calgary Planning Commission 2017 November 30 M-2017-034, Miscellaneous – R-CG Monitoring Report City Wide", identifies those key issues: overly permissive parking requirements, appropriateness of a maximum building height of 11 m, overly deep setbacks, how to apply the multi residential locational criteria to manage privacy on neighboring parcels, and to sensitively integrate larger buildings into establish neighborhoods. Report findings have been ignored by City Council.

None of the potential changes being proposed benefit the long term viability of Altadore.

☐ "Enhancing landscaping requirements", doesn't bring back the decades old mature trees that are removed. The tree cover in established neighborhoods is quickly declining. Cutting down decades old trees and replacing them with saplings and a few bushes doesn't remediate the damage being done.

☐ "Simplifying parking requirements", is City speak for decreasing parking requirements, the opposite of the issue identified in the above report. Suggesting 0.375 stalls per unit and suite is ridiculous when existing parking requirements (one stall per unit) is not sufficient. Can you please provide more detail on how, "High minimum parking requirements have also been shown to increase road congestion, housing costs, greenhouse gas emissions, local air pollution and negative health effects"? I'm pretty



sure “parking requirements”, don’t do any of these things.

☐ “... resulting in more housing choices for Calgarians.” We already have a variety of housing choices in Altadore: single family home, duplexes, four-plexes, townhomes, apartment buildings. Adhoc, disruptive builds that negatively impact existing homes is not what residents want.

Here's a mini case study with actual data, which I encourage you to validate:

☐ On 38th Avenue SW between 17th and 18th Streets, two single family homes were demolished and replaced with two 4 unit rowhomes.

o Street addresses of Bu

RE: Changes to R-CG Land Use Bylaw to Allow Mid-Block R-CG Development

DATE: September 27, 2022 Public Hearing on Planning Matters

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- "... resulting in more housing choices for Calgarians." We already have a variety of housing choices in Altadore: single family home, duplexes, four-plexes, townhomes, apartment buildings. Adhoc, disruptive builds that negatively impact existing homes is not what residents want.

Here's a mini case study with actual data, which I encourage you to validate:

- On 38th Avenue SW between 17th and 18th Streets, two single family homes were demolished and replaced with two 4 unit rowhomes.
 - Street addresses of Building One: 1842-1846 38 Ave SW + 3824 18 Street SW
 - Street addresses of Building Two: 1822-1826 38 Ave SW + 3825 17 Street SW
- Building one residents have ten vehicles, building two residents have seven vehicles. Each unit has one single garage. All other vehicles are parking on the street.
- Sale prices ranged from \$650,000 to \$750,000. At its inception, “the missing middle” implied (hoped for?) more affordable housing options, which these are not.
- Existing topography: 18th Street is 7.5 meters higher than 17th Street, resulting in severe negative impacts to neighboring properties. Residents of 3823 17th Street SW now have three neighboring decks that look down into their backyard (due to geography, decks are ~5 feet higher than the 17th street property back yard).

Area Redevelopment Plans allowed for proper land massing and planning and now these have been deemed no longer viable/applicable/too old/not relevant. Community Association concerns continue to be ignored and the perception is, “increased density”, is being pushed in with no regard for resident concerns. Do any City Councilors actually read these submissions?

We oppose the proposed R-CG district land use changes to allow mid-block R-CG builds and request that Administration recommend refusal.

Kelly Mendes and Art McMullen
3820 18 Street SW
7kelly27@gmail.com



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I have read and understand the above statement.

First name (required)	Daniel
Last name (required)	Sultanov
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment



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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 27, 2022

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

(required - max 75 characters)

Land Use By Law-

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Re: A change to the Land use bylaw 1P2007 to enable a greater variety of mid-block housing options on parcels designated R-CG or R-CGex in Capitol Hill.

This increase in residential density is causing a restriction to access in my garage and overall causing congestion in the alleyway.

Specifically, there is a 4-plex of townhouses across the alley from my garage and their bins (4 of them and 3 types of each – a total of 12 Bins!!!) This makes the alley very congested and very hard to drive through in order to get to my garage. This number of bins is completely and utterly unacceptable!

You need to realize that any change of this nature greatly impact the citizens in the neighbourhood. For example, my house and the ones on either side of it have a huge impediment to deal with on a daily basis because of the poor planning of waste removal by the City.

This waste bin situation has gotten so out of hand, in fact, that the people that live in that townhouse don't even attempt to park in the alley but rather park on the street, which congests the street even further.

Please take this into account and reconsider when you're planning these bylaw changes.

Thank you,

Daniel Sultanov
1805 21 Ave NW



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I have read and understand the above statement.

First name (required) Dawn

Last name (required) Miller

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Changes to Residential Ground Oriented District R-CG and R-CGex

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have concerns with this proposal

TO: CALGARY CITY COUNCIL

RE: CHANGES TO RESIDENTIAL GROUND ORIENTED DISTRICT (R-CG & RCGex)

DATE: 25 SEPTEMBER 2022

While I understand the need to densify to curb urban sprawl, I have some concerns with the proposed changes.

First, the amount of parking allowed under these changes is woefully inadequate. Most Calgary households have at least one vehicle, and many more than one, not the 0.3 of a vehicle per household in the proposed changes. To assume that people in these developments will give up their vehicles is, quite simply, wishful thinking. In the subject neighbourhoods, transit is often limited, both in frequency and in route covered. The result will be the sort of parking and traffic problems now seen in the Beltline.

Second, opening up entire blocks to these large buildings, has the potential to leave large parts of these neighbourhoods in shadow for most or even all of the day. This will have detrimental effects both on individual gardens and on the City's urban forest in these areas. In turn this will damage both the character of these neighbourhoods, which is very important to those who live in them, as well the usefulness of the urban forest to mitigate climate change, an important issue for the entire city.

Third, the need to densify should be borne by the entire city. Instead this plan targets only specific inner city neighbourhoods while exempting much of suburbia which raises issues of fairness. Suburbia also needs to do its part re densification rather than some suburbs being specifically limited to single family homes only. The character of all neighbourhood is equally important in creating a vibrant healthy city.

Fourth, the haste involved with this plan creates a near absence of proper community engagement, and Calgarians deserve proper civic engagement, especially on plans with the potential to alter the character of entire neighbourhoods. Instead, there seems to be undue haste in approving these plans which raises questions about the need for this haste.

Thank you for allowing me to submit my comments.

Sincerely

Dawn Miller
1510A 22 Avenue NW, Calgary



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I have read and understand the above statement.

First name (required) George

Last name (required) MacDougall

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed Bylaw changes for Killarney/Glengarry

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We firmly oppose to the proposal to add townhouses in mid-blocks or parcels designated R-CG. Specifically, we believe these SHOULD NOT be allowed, and the Bylaw, land use designation should NOT be changed on any parcels along 36 Street SW on either side of the street, between 23 Avenue and 28 Avenue SW (Killarney Glengarry). There is no need for more density with out of proportion and out of place townhouses. These should be proposed for entire areas in other developing communities. This is not what they proposed in recent years, they keep pushing for more density which will create even more issues with traffic, parking and infrastructure, and continue to destroy trees and green areas.



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I have read and understand the above statement.

First name (required) Jacqueline

Last name (required) Pollard

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Planning Matters: R-CG and H-GO proposal (agenda is not published)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am writing to you as a concerned inner-city citizen. I am asking you to appreciate the existing variety of the various neighborhoods within our great city, to recognize and realize how the new proposed landform H-GO and changes to R-CG, would allow for mid-block with rear parcel high-density dwellings within residential neighborhoods that are already doing an incredible job at densifying. Streamlining Direct Controls (DC's), although cumbersome at the City Council level, are contested by neighbors and residents for many legitimate reasons. This proposed H-GO doesn't necessarily consider the complexity of any neighborhood.

We already have many zoning options currently available within the City of Calgary. We should not so hastily add yet another zoning type, and see that there is existing diversity among and within neighborhoods that are already organically evolving, as it is important to appreciate existing differentiated planning strategies based on housing forms and variation throughout Calgary. This diversity and variation are important and of value to all residents. The current land-use districts M-1, MC-1, M-G and M-CG zoning options already exist for townhomes along with RC-G. Is there really a need for H-GO?

Following are my key concerns with the proposed changes: We support densification, and believe that it is a positive strategy to improve Calgary's environmental footprint. For example, Altadore has doubled its density in the last 7 years alone. This densification is already continuing at a rapid rate, so mid-block high density housing is not needed.

- Based on the City of Calgary page introducing H-GO (<https://www.calgary.ca/planning/projects/housing-changes.html>), I have concerns with the poorly drawn legend and labelling of the drawings. What is stated for the H-GO example image does not align with the block structures;

for example, one caption under shown from the provided image to the left refers to 3 garages, yet 4 garages are depicted and the same goes for the storage lockers, to further the confusion "6 units, 4 stacked, and 2 side-by-side with suites", is impossible to decipher, which leaves citizens to try and interpret what the City is actually proposing –

PUBLIC SUBMISSION FORM



how many secondary suites would also be permitted in this scenario? In addition, this document states that there are no more than 4 RC-G units allowed on a city lot, yet we have seen many recent examples in Altadore of 5 RC-G units allowed on a single city lot, so clarificati



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Yang

Last name (required) Lin

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

2022-10-4

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

(required - max 75 characters)

Changes to the Land Use Bylaw for R-CG and R-CG(ex)

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Changing the Land Use Bylaw for R-CG and R-CG(ex) so as to encourage multi-family unit development is a meaningful way to increase population density near city core and to support housing affordability. The infrastructure is supportive to the idea around the Banff Trail area. Most roads will not be jammed. A limited number of exceptions may be resolved by no longer allowing road-side parking for peak hours of the day. Meanwhile, I hope the city may consider some other measures to encourage the redevelopment. The cost of labor and materials has gone up, so as the interest rate for getting loans for the job. Providing some kind of finance support to redevelopment would be very helpful, apart from the zoning and bylaw changes.



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I have read and understand the above statement.

First name (required) Patricia

Last name (required) Muir

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Item 4 LUB amendments to address Missing Middle Housing IP2022-0989

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Please find attached my personal letter in pdf format for Council Hearing Oct 4/22 Item 4 Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0989, Bylaw 56P2022.

Re: October 4, 2022 Public Hearing: Item 4 Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0989 Bylaw 56P2022

Dear Mayor Gondek and members of Council:

There will be many people commenting on these land use amendments as they are highly complex in terms of their impact. I wish to offer the following comments/concerns, which are by no means exhaustive, about the path the City appears to be taking including the undermining of citizen input and ignoring lessons from other cities around the world where mistakes have been made.

- 1) **Lack of fulsome public engagement, use of indirect public comments, upcoming major changes to MDP, CTP and 1P2007 which begin soon.** Like many others, I was offended at the language in IP2022-0989 ATT. 8 as to why citizen engagement was not undertaken for the proposed land use changes. In spite of being proffered as a more minor change, limited to certain areas of the city, there is no guarantee that these land use changes will remain static given the fact that the City is further revising and consolidating the recently revised 2020 MDP and CTP into The Calgary Plan as per the fall 2021 Roadmap Initiatives, in addition to the long postponed renewal of the land use bylaw.

Furthermore, it is not enough to cite all the public comments and issues arising from the DC applications (ATT. 5) and call this *engagement*. When those comments were submitted, the people submitting them were commenting on the DP application at hand and did not likely have any knowledge that their comments would be used in the future in relation to a new or revised bylaw. Furthermore, just because the topic of the need for new rules on a land use or other issue might have come up during a meeting with community or other representatives does not mean this should be counted as legitimate engagement. The is highly misleading and disingenuous. Those types of comments should be accounted for totally separately from true engagement. Similar issues occurred during the preparation of the *Guide for Local Area Planning* and the *NHCLAP*.

- 2) **Q&A: The City & The Federation of Calgary Communities discuss proposed changes to residential zoning.** The YouTube video posted on September 22, 2022, with questions being posed by a Federation of Calgary Communities staff planner to City of Calgary planning staff, only served to advance the City's position and was not a critical examination of the new proposed H-GO and revised R-CG rules as could have occurred in a larger group session with the public. No comments were allowed. This is NOT public engagement and it was highly disappointing for someone who has attended numerous FCC in-person and online workshops including completion of the FCC Planning Certificate. I only received the email about this video on September 23rd at 6 p.m. As of, September 26th at 6 p.m. there were 251 views – hardly major uptake. This evening I received further notification of a Reddit with City staff tomorrow afternoon, which is *after* the public submission deadline. I feel this is most unfair to volunteers who are already spending hours of time on last minute planning machinations from the City and have been doing so throughout the pandemic.

- 3) **Unsustainable practices and ending single family zoning.** The City is advancing an ideology on densification with the underlying goal of ending R-1 and R2 zoning (emulated particularly on the movement in some U.S. cities and states but still with limited data on its effectiveness) as the only way to solve the problem of planning for the future. There are planners who do not agree with this

new urbanist philosophy. We have finite resources which means that growth cannot continue indefinitely in the face of our changing climate and our water supply. We cannot continue to send tons of construction waste to our landfills, to destroy trees and green space, to waste our precious water supply while covering the land with large buildings and swaths of impermeable materials. Cities are turning into heat islands. This is not sustainable. Of note, some cities (such as London ON, and Amsterdam) have started to remove or modify impermeable areas of concrete to allow more landscaping. Housing costs have escalated and it is no surprise that the fastest growing communities are Airdrie, Cochrane and Chestermere, not Calgary.

- 4) **Densification will not save our community schools.** School programming has changed significantly with many options scattered all over our cities. It is no longer a given that children will attend their local community schools. Further, communities evolve and re-evolve as residents move through various phases of their lives. School populations will ebb and flow accordingly and will continue to do so. Design of construction of school buildings for more flexible use to accommodate these changes should be a priority. The loss of a community school can be devastating to a community. If you want to know why people don't live downtown, the access to schools would be a major issue. I can assure you that in my own moves with school-aged children the number one priority was school access and programs so that our children could walk to/from school. Calgary does not have as many K-9 schools which has an impact at the junior high level with students having to exit their home communities for school. Education is a provincial matter but the City should be partnering with the province whenever it is appropriate. In the context of possible school closures and changes in the Joint Use and Planning Agreement, we cannot afford to lose our park space. Once it is gone, it will be gone forever. Please preserve our park spaces and don't cover them with buildings.

- 5) **Missing Middle Housing.** Dan Parolek's website has many fine examples of missing middle housing in the range of 2 – 2.5 storeys that would probably be accepted in many Calgary communities. Instead, the City seems to focusing on what is described as Upper Missing Middle Housing: "*Upper Missing Middle Housing types typically have 12 units per building, with a maximum of 19 units. These are typically deeper buildings, and 3-4 stories in height. These buildings should be treated as a separate category of Missing Middle, and used very carefully in low-to-moderate intensity neighborhoods or more liberally in higher intensity neighborhoods.*" (retrieved from <https://missingmiddlehousing.com/types>, Sept 26/22). Why are City planners so intent on less judicious use of these housing types in established communities? Further, stacked townhouses such as those in West Springs, may be fine for young professionals but the upper units with sets of steep stairs may not be as desirable for seniors or for families with young children. Note that slot houses have been banned in Denver. Perhaps that is why Table 1 in ATT. 4 did not include Denver in the City Comparisons. We are engaging in a huge experiment in Calgary which needs to go well and not destroy our beautiful established communities which make Calgary a great place to live.

Thank you for your time.

Sincerely,



Patricia J. Muir



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Michael

Last name (required) Hearn

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Amendment to land use bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have significant concerns with how this land use change is going to be applied fairly across communities. Some communities seem to be immune to densification (Elboya, Elbow Park, Rideau, Britannia) and others like Windsor Park are being shouldered with the majority of development impacts. Furthermore this land use bylaw change will increase the number of RCG landuse change application opportunities in our community and there are significant concerns with these types of land use types that have not been addressed by The City (parking, stormwater flood risk, noise complaints, safety, environment, tree canopy). I do not support this land use change and at the very least I would suggest that unless a community development plan exists for a community (one does not exist for Windsor Park) that this land use bylaw change should not apply



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Shouhai

Last name (required) Jiang

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Council meeting - Combined. Land Use Bylaw changed in Capitol Hill

Are you in favour or opposition of the issue? (required) In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Property owners request to present to City Council to add the property of 1835 25th Avenue NW into the amendment of land use into R-CG, for which the owners have received a notice from the City of Calgary.

[Skip to Main Content](#)



Search

Land Use Districts

Base Maps

Less Info ^

This spatial dataset contains polygons representing land use districts in Calgary.

For more information about land use in The City of Calgary, please visit the Calgary.ca [Land Use Bylaw page](#).

Based on [Land Use Districts](#)

Updated September 22, 2022

View Count 6526

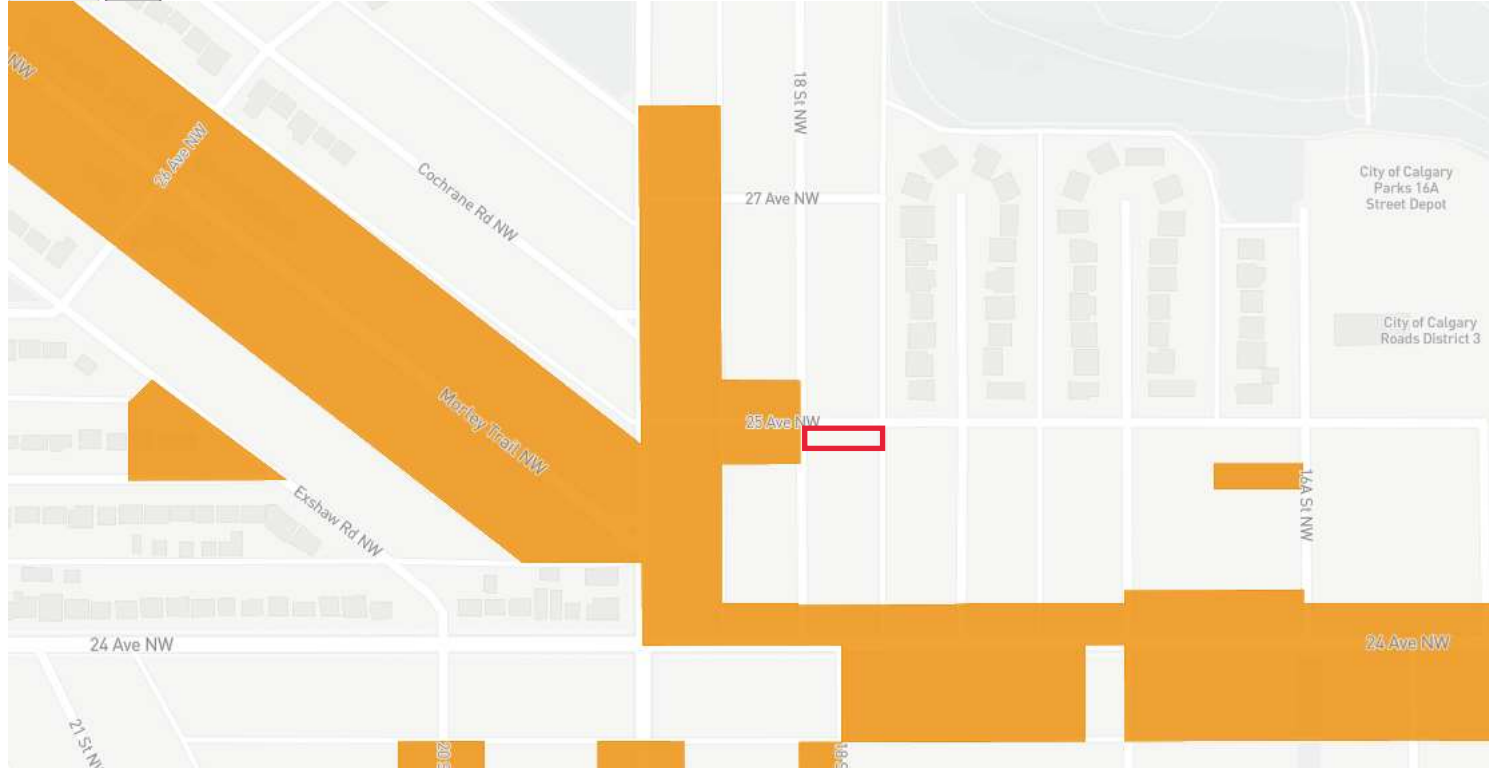
Map

Summary Table

Map View

Summary Table View

LU_BYLAW	LU_CODE	LABEL	DESCRIPTION	MAJOR	GENERALIZE	DC_BYLAW	DC_SITE_NO	DENSITY	HEIGHT	FAR	MULTIPOLYGON
Previous	Next	Showing Rows 1 to 0 out of 413									



Search

Mapbox

OpenStreetMap

Improve this map

Click and drag to pan the chart

Legend ^ X

Land Use Districts

- Residential - Low Density
- [View Source Data](#)

LU_BYLAW	LU_CODE	LABEL	DESCRIPTION	MAJOR	GENERALIZE	DC_BYLAW	DC_SITE_NO	DENSITY	HEIGHT
1	R-CG	R-CG	Residential - Grade-Oriented Infill	Residential - Low Density	Low Residential			0	0

Filters (4)

Clear

Proposal to add the below property land use into the amendment of R-CG

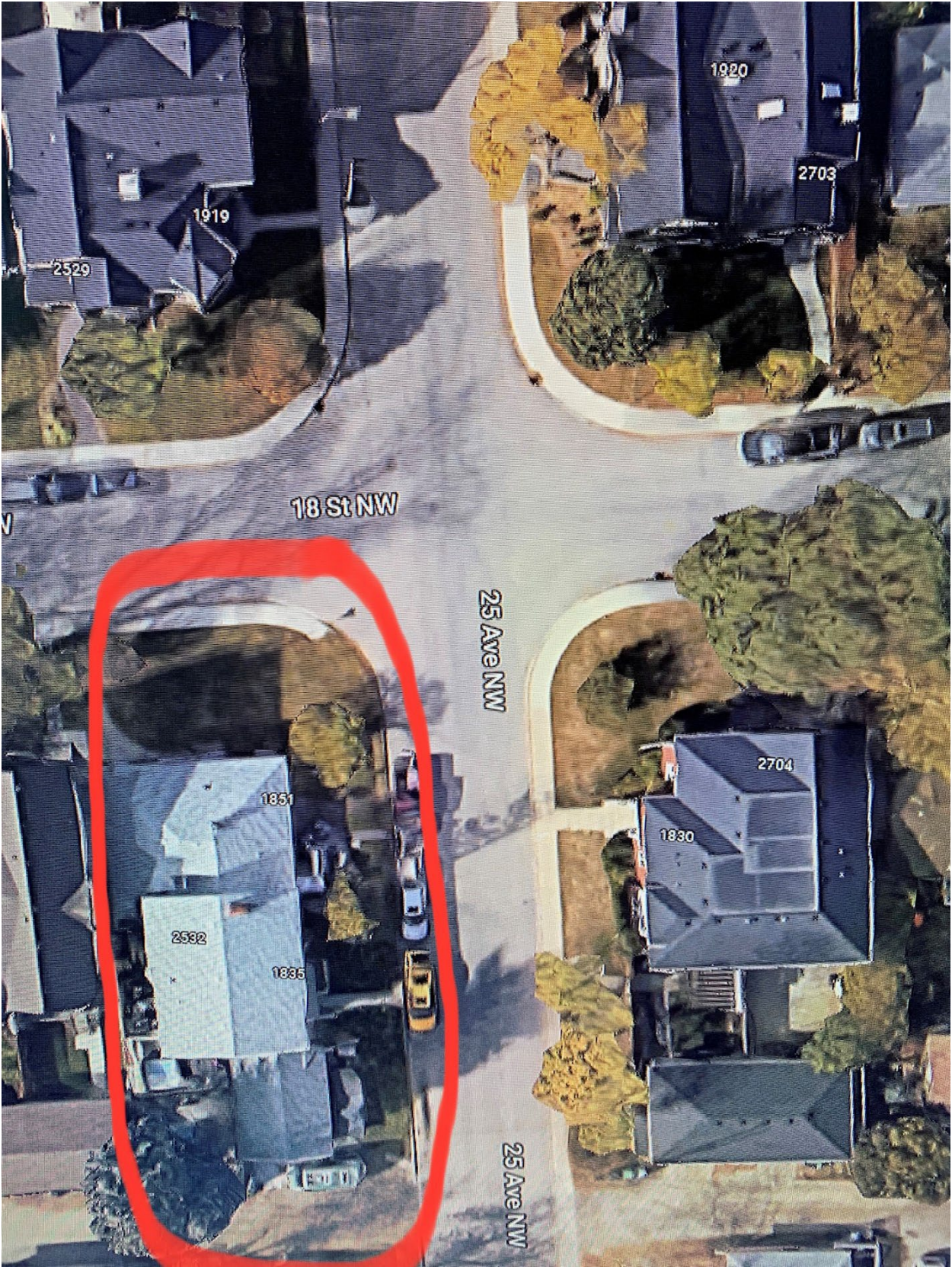
In conjunction with the land use amendments to R-CG in Capitol Hill community by the City of Calgary, property owners would propose to add the following property into an R-CG from current R-C2:

1. Legal description: PLAN 6310AK
BLOCK 3
LOT 16 AND THAT PORTION OF LOT 17
2. Reason to propose:
 - (1) Current building was built in 1952, which is 70 years old. Property owners have no plan to repair or renovate, but to demolish to rebuild;
 - (2) The said property is a corner lots (across two lots), which meet the City of Calgary plan to increase high density housing at the corner lots in the planned communities;
 - (3) The other current three corner lots at the intersection between the 25th Avenue NW and the 18th street NW are all rebuilt. The adjacent property to the south side is also rebuilt. In addition, majority of the houses along the two sides of 18th street are newly built. To enhance the street scenery, the said property need to be matching the rest buildings to become a newly-built.
 - (4) The said property have already had three units registered and they are: (a) 1835 25th Avenue NW; (b) 1851 25th Avenue NW; (c) 2532 18th Street NW;
 - (5) The property owners have already had a firm plan to demolish and rebuild into a residential building with multi-units. As such, an architecture is employed to design the new building. (please see the attached proposal by the architecture);
 - (6) If City does not add the said property into the R-CG amendments, owners would have to proceed the rezoning application, which will be of a lower efficiency with timing and costly, and delay the process. In consideration of the corner lots and the location in the Capitol Hill community, City will be likely approve the land use application from current R-C2 to R-CG eventually. The proposal here is to save our time and City's resources.

Signature:



Date: September 26, 2022







February 20, 2022



Professional Fee Proposal for New Duplex In Calgary, Alberta

Project Location: #1835 25 Avenue NW – Capitol Hill

Land Designation: R-C2 Residential - Contextual One/Two Dwelling

Design Proposal: Semi (duplex), Detached Garage

Dear Shouhai Jiang

I appreciate having the opportunity to submit a professional fee proposal for the **New Semi (duplex) Detached Garage Project in Calgary**. It is our belief that this opportunity will build bridges and alliances between us.

I) SCOPE OF WORK

1) PRELIMINARY DESIGN STAGE

- Semi duplex, three story (basement/main/upper/penthouse), detached garage based on client's wish list/meetings
- **One Concept Designs/Options** for approval
- 3D model rendering (front) for the approved option
- **No charge** for any revisions **prior** to Development Permit drawings

2) DEVELOPMENT PERMIT DOCUMENTS

- Development Permit drawings preparation, Bylaw Review.
- Prepare and complete drawings for Development Permit
- Apply and administer the Development Permit
- 11x17 set printing are included for design meeting sessions

3) BUILDING PERMIT CONSTRUCTION DOCUMENTS

- Architectural drawings preparation and final Building Code Review.
- Prepare working drawings for Building Permit (BP) submission
- Apply and administer the Building Permit
- 11x17 set printing are included for design meeting sessions

Design Studio

+

Interior Designs

**+110 - 201, 38 Ave NE
Calgary AB
Canada T2E 2M3**

**Burnaby BC
Canada**

**Scarborough ONT
Canada**

**www.k5architectures.com
t 587.353.9797**

**PROFESSIONAL FEE
PROPOSAL**

TIMELINES AND TOTAL PROJECT SIZES ARE SUBJECT TO CHANGE DUE TO CLIENT/THIRD PARTY REQUESTS (REVISIONS/REPLY/CITY/COUNTY PLANNER COMMENTS, ETC.). K5 CAN'T GUARANTEE/FORECAST THE CITY/COUNTY TIMELINE AND HOUSE SIZE ADJUSTMENTS ONCE THE DRAWINGS ARE SUBMITTED

CLIENT SIGNATURE (Land Title Owner): _____ DATE _____

K5 OWNER: _____

February 20, 2022



Professional Fee Proposal for New Duplex In Calgary, Alberta

Project Location: #1835 25 Avenue NW – Capitol Hill

Land Designation: R-C2 Residential - Contextual One/Two Dwelling

Design Proposal: Semi (duplex), Detached Garage

II) DEVELOPMENT PERMIT STAGE

Breakdown of services required for City of Calgary Development Permit

ARP Analysis / Research Time / By-Laws Checks

Block Plans/Streetscapes/Site Plans/Lot Grading

House Plans/Elevations Drawings/Sections Drawings/Detached Garage

Permit Applications & Paperwork (Site Photos)

(Documents to be Submitted online, no printing charge needed)

III) WORKING DRAWINGS / BUILDING PERMIT STAGE

Breakdown of services required for City of Calgary Building Permit

Building Code Note / Structural Details / Building Code Checks

Site Plan/Lot Grading/Assemblies Note/Window and Door Schedule

House Plans/Elevations/Sections Drawings/Detached Garage Plan/

Electrical Plans

Permit Applications & Paperwork

(Documents to be Submitted online, no printing charge needed)

IV) PRICING FOR A SEMI (DUPLEX) DWELLING

Semi (Duplex) Dwelling \$ 18,000.00

Unit A Similar to Unit B

Discount	\$ 3,000.00
Subtotal	\$ 15,000.00
GST	\$ 750.00
Total	\$ 15,750.00

Based on the above calculation, the design fee is \$15,750.00 (GST included)

Long distance communications, and for travel outside of the Calgary region are not included in the above (see section VI for exclusions)

V) PAYMENT PROGRESS

- A \$7,875.00 retainer is required before any work commence.
- 2nd term payment of \$5,000.00 is due at Development Permit City submission.
- Final payment of \$2,875.00 is due at Building Permit approval.

Design Studio

+

Interior Designs

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Canada T2E 2M3

Burnaby BC
Canada

Scarborough ONT
Canada

www.k5architectures.com
t 587.353.9797

**PROFESSIONAL FEE
PROPOSAL**

CLIENT SIGNATURE (Land Title Owner): _____ DATE _____

K5 OWNER: _____

February 20, 2022



Professional Fee Proposal for New Duplex In Calgary, Alberta

Project Location: #1835 25 Avenue NW – Capitol Hill

Land Designation: R-C2 Residential - Contextual One/Two Dwelling

Design Proposal: Semi (duplex), Detached Garage

Design Studio

+

Interior Designs

VI) CLIENT COSTS

The following costs (as required) are the responsibility of the Client and not k5:

- Development Permit Fee/Building Permit Fee
- City Grade Slip fee/Demolition Permit fee
- Legal fee
- Asbestos Testing
- Subdivision application fee
- Survey(s) and streetscape(s) and New Real Property Report costs
- Structural Engineering
- Enveloped Engineering
- R-Value 9.36 summary Engineering
- Soil Engineering
- other sub-consultant fees
- Interior design/Landscaped Architect professionals

**+110 - 201, 38 Ave NE
Calgary AB
Canada T2E 2M3**

**Burnaby BC
Canada**

**Scarborough ONT
Canada**

These costs must be paid directly to the Municipality, consultant, supplier or service provider, or paid in advance to k5 to pay the Municipality, consultant, supplier or service provider in turn.

www.k5architectures.com
t 587.353.9797

VII) ADDITIONAL SERVICE

ADDITIONAL WORK DUE TO VARIANCE OF CHANGES IN THE SCOPE OF WORK, OR CHANGES AFTER PREVIOUS APPROVAL, OR ANY OTHER WORK REQUESTED NOT STATED IN THIS AGREEMENT, WILL BE CHARGED ON AN HOURLY BASIS OF

\$150/HR.

**PROFESSIONAL FEE
PROPOSAL**

VIII) PLEASE NOTE THE FOLLOWING:

- 1) NOT INCLUDED IN THIS QUOTE ARE ANY REVISIONS OR RESTRICTIONS THE COUNTY/CITY IMPOSED ON THIS PROJECT ON THE DTR THAT IS BEYOND OUR CONTROL. ADDITIONAL TIME AND FEES MAY BE REQUIRED AT THIS POINT AND THEY WILL BE DISCUSSED BEFORE PROCEEDING
- 2) ALL DISBURSEMENTS, WHICH ARE COSTS THAT k5 PAYS TO OTHERS PARTIES IN RELATION TO THIS PROJECT ARE BILLED AT THEIR COSTS PLUS FIFTEEN PERCENT (15%)

CLIENT SIGNATURE (Land Title Owner): _____ DATE _____

K5 OWNER: _____

February 20, 2022



Professional Fee Proposal for New Duplex In Calgary, Alberta

Project Location: #1835 25 Avenue NW – Capitol Hill

Land Designation: R-C2 Residential - Contextual One/Two Dwelling

Design Proposal: Semi (duplex), Detached Garage

- 3) EXISTING CONTRACT/PROJECT WILL CONSIDERED VOID, SUSPENDED, ABANDONED AND NEW RATE WILL APPLY IF THE PROJECT IS RESUMED AGAIN AFTER **ONE MONTH** WORK STOP OR NO CONTACT FROM CLIENT
- 4) k5 LIABILITY IS LIMITED TO THE CORRECTION OF ERRORS AND OMISSIONS ON THE PLANS OR DRAWING SET. SHALL NOT BE LIABLE FOR ANY COSTS OR EXPENSES INCURRED WITH RESPECT TO ANY OTHER PARTIES/ CONTRACTORS/TRADES. CLIENTS/CONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING THE FINAL BUILDING PERMIT CONSTRUCTION DRAWINGS AND ALL RELATED CITY/TOWN/COUNTY APPROVED DOCUMENTS PRIOR TO CONSTRUCTION, AND ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE DRAWINGS UPON THE START OF CONSTRUCTION. K5 IS NOT OBLIGATED TO GO BEYOND THE ARTICLES INDICATED IN THIS SIGNED DOCUMENT.
I. THE UNAUTHORIZED DISTRIBUTION OF ANY CONFIDENTIAL DOCUMENT OR REPORT PREPARED BY OR ON BEHALF OF THE CONSULTANT FOR THE EXCLUSIVE USE OF THE CLIENT.
II. THE TOTAL AMOUNT OF ALL CLAIMS THE CLIENT MAY HAVE AGAINST THE CONSULTANT OR AND PRESENT OR FORMER PARTNER, EXECUTIVE OFFICER, DIRECTOR, STOCK HOLDER OR EMPLOYEE THEREOF UNDER THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO CLAIMS OF NEGLIGENCE, NEGLIGENT MISREPRESENTATION AND BREACH OF CONTRACT, SHALL BE STRICTLY LIMITED TO THE AMOUNT OF ANY PROFESSIONAL LIABILITY INSURANCE THE PRIME CONSULTANT MAY HAVE AVAILABLE FOR THE PAYMENT OF SUCH CLAIMS.
- 5) DURING DEVELOPMENT AND COMPLETION OF THE PROJECT, WITH THE CLIENT PERMISSION. K5 IS PERMITTED TO ERECT A COMPANY SIGNAGE INSIDE THE PROPERTY AND TAKE PHOTOGRAPHS FOR WEBSITE AND MARKETING PURPOSES.
- 6) **THE QUOTED AMOUNT IS CONFIDENTIAL BETWEEN THE CLIENT(S) AND K5. DISTRIBUTION OF THIS DOCUMENT IS PROHIBITED. AND IT IS NOT TRANSFERABLE**
- 7) BY SIGNING THIS DOCUMENT, THE CLIENT ACKNOWLEDGED ALL THE ARTICLES INDICATED IN THIS CONTRACT.

Design Studio

+

Interior Designs

**+110 - 201, 38 Ave NE
Calgary AB
Canada T2E 2M3**

**Burnaby BC
Canada**

**Scarborough ONT
Canada**

www.k5architectures.com
t 587.353.9797

**PROFESSIONAL FEE
PROPOSAL**

CLIENT SIGNATURE (Land Title Owner): _____ DATE _____

K5 OWNER: _____

Client or Company Contact Information

To ensure accurate client or company information and successful communication and billing for this project. It is the Client or Company responsible to provide update information if changes occur. Please complete the following required information.

Client or Company Name (s) Printed

Client or Company Contact Number

Client or Company Mailing Address

Client or Company Email



Design Studio

+

Interior Designs

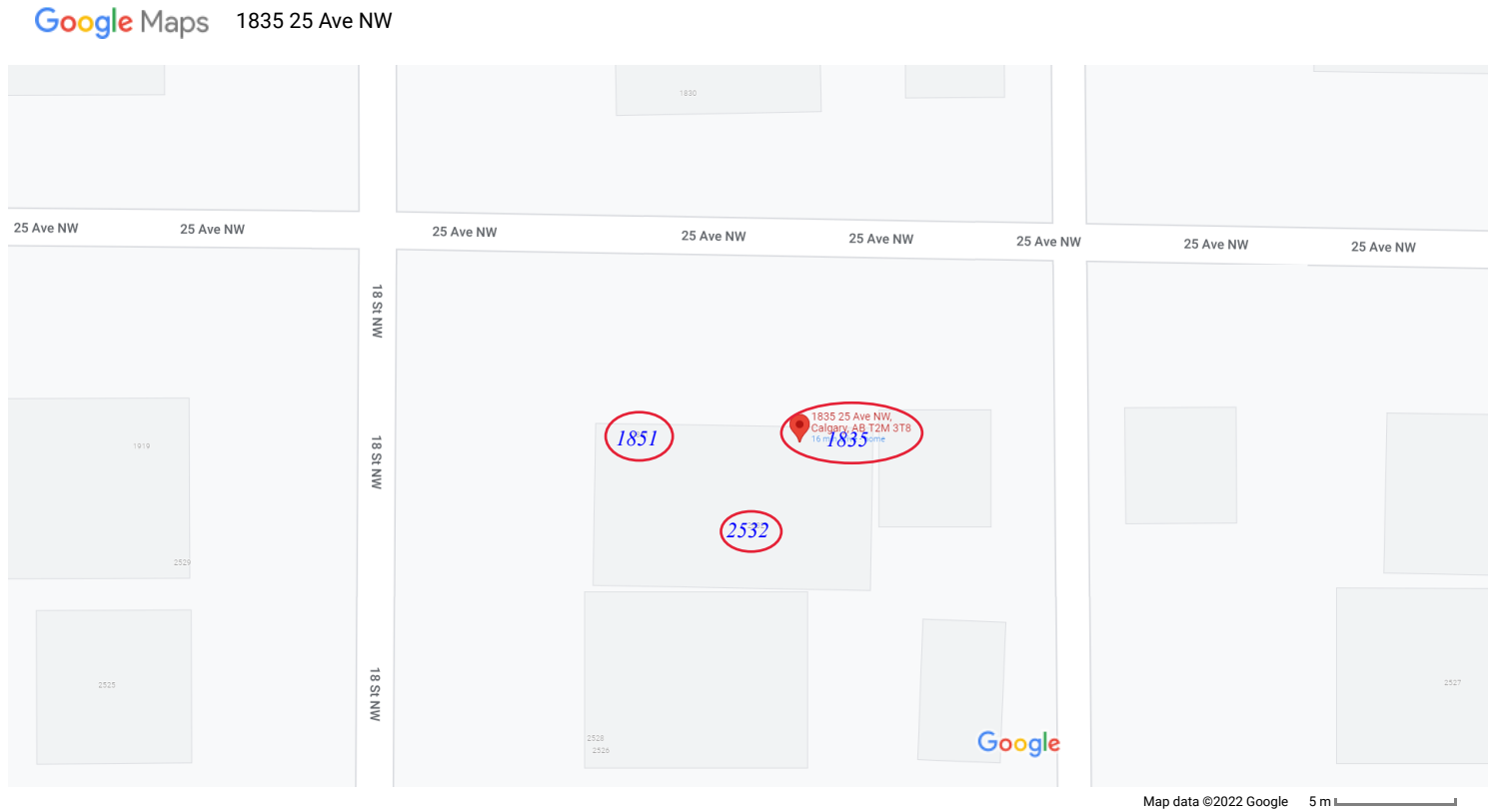
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CLIENT INFORMATION



1835 25 Ave NW


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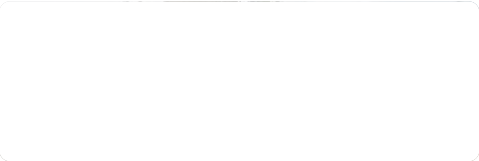
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NOTICE OF PUBLIC HEARING ON PLANNING MATTERSwww.calgary.ca/development

04 0 0004971*

IMC 8062

SHOUHAI JIANG and DONGYUN SUN
201 HAMPTONS GROVE NW
CALGARY, AB T3A5B9

Potential changes to the Land Use Bylaw related to your property*Why did I receive this letter?*

The City is proposing amendments to Land Use Bylaw 1P2007 to add the use of Townhouse to the R-CG(ex) (Residential – Grade Oriented Infill District), enhance landscaping requirements, adjust building standards, and simplify parking requirements. These changes will enable a greater variety of mid-block housing options on parcels designated R-CG. The proposed amendments will be considered by Council on October 4, 2022.

You are receiving this letter because our records show that you own a property that is designated **R-CG** or **R-CGex** or are adjacent to a property that is designated **R-CG** or **R-CGex**. You are hereby advised that City Council will hold a Public Hearing in Council Chamber, Calgary Municipal Building 800 Macleod Trail SE, at the Combined Meeting of Council on Tuesday, October 4, 2022, which commences at 9:30 a.m.

The precise timing of Council's consideration of this item is not certain as Council will confirm the order of the agenda near the beginning of the meeting. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene at 1:00 p.m. on the next business day, or as otherwise directed by Council.

What are the changes proposed to the R-CG District?

The current rules of the R-CG restrict development on mid-block parcels in ways that make it difficult to build the number of houses allowed in the district. This means that places that are intended to enable more housing options are limited to seeing some of these options realized only on corner parcels. Adding the use of Townhouse to the district will allow housing types that make more efficient use of the whole parcel, enabling houses that face the lane, the backyard or a shared courtyard, and resulting in more housing choices for Calgarians.

For information about the proposed changes and how you would be affected please go to the following website:

www.calgary.ca/planning/projects/housing-missing-middle.html

Can I review these changes in more detail?

The proposed bylaws and documents relating to these items are available for electronic inspection on The City of Calgary website: Calgary.ca/PlanningMatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. If you wish to inspect the proposed bylaws and documents relating to these items in another manner, please contact the City Clerk's Legislative Coordinator at PublicSubmissions@Calgary.ca or by phone at 403-268-5861.

Can I submit my comments to City Council?

Persons wishing to submit comments or file a petition concerning these matters may do so electronically or by paper, and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), Tuesday, September 27, 2022, shall be included in the

Agenda of Council. Submissions must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5.

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at Calgary.ca/PublicSubmissions.

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#8115, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.

What if I submit my comments late?

Late submissions will not be accepted in the City Clerk's Office.

How will my comments/submission be used?

Submissions received by the published deadline will be included in the Council Agenda and distributed to Members of Council for their consideration when addressing the issue before them.

Can I address City Council?

Yes, any person who wishes to address Council on any matter mentioned in this letter may do so for a period FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. To register to speak or for further information, contact the City Clerk's Office electronically at: Calgary.ca/PublicSubmissions, or by phone at 403-268-5861.

Can I distribute additional material at the meeting?

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk's Office with an electronic copy online at: Calgary.ca/PublicSubmissions, or a paper copy at the meeting. It should be noted that such additional material will require approval of the Mayor before distribution to Members of Council. Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017, Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at PublicSubmissions@calgary.ca, or by phone at 403-268-5861.

Katarzyna Martin, CITY CLERK

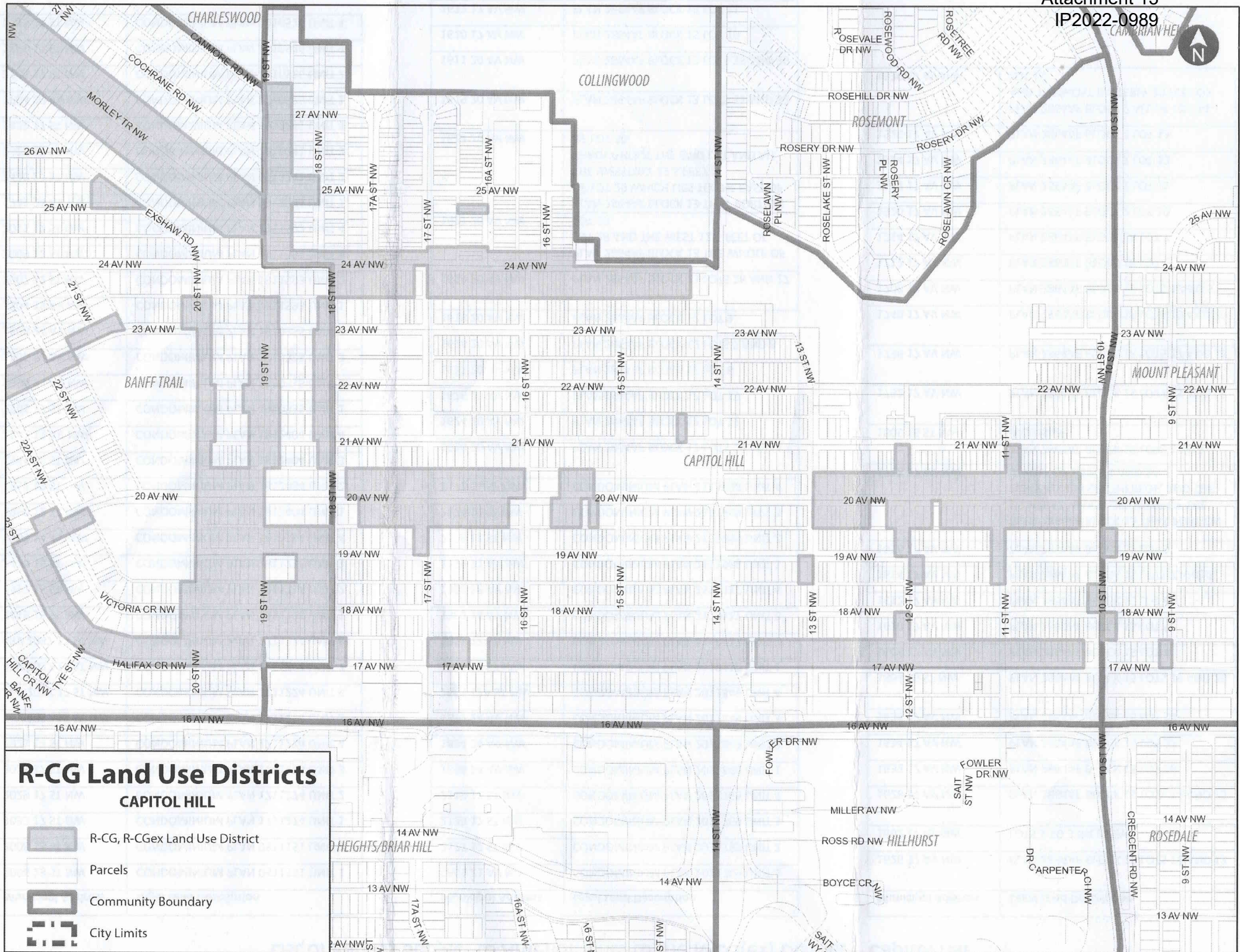
The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 www.calgary.ca/landusebylaw except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-5311.

Learn more at: Calgary.ca/DevelopmentMap or 403-268-5311

Attachment 13 List of Parcels Subject to Amendments to the R-CG (ex) District - Capitol Hill IP 2022-0989

Municipal Address	Legal Land Description
1511A 24 AV NW	PLAN CAPITOL HILL CALGARY 529JK BLOCK EIGHT (8) THE WEST HALF OF LOT SEVEN (7)
1401 19 AV NW	PLAN 5611FO BLOCK 15 LOT 100
1412 17 AV NW	PLAN 5611FO BLOCK 6 LOT 131
1422 17 AV NW	PLAN 5611FO BLOCK 6 LOT 132
2504 17A ST NW	PLAN 6310AK BLOCK 2 LOT 29
2502 17A ST NW	PLAN 6310AK BLOCK 2 LOT 30
2504 18 ST NW	PLAN CALGARY 6310AK BLOCK THREE (3) THE SOUTH TWENTY TWO (22) FEET OF LOT TWENTY NINE (29) AND THE WHOLE OF LOT THIRTY (30)
2503 18 ST NW	PLAN 6310AK BLOCK 4 LOTS 1 AND 2
2529 18 ST NW	PLAN 6310AK BLOCK 4 LOT 14
1919 25 AV NW	PLAN 6310AK BLOCK 4 LOT 15
2528 19 ST NW	PLAN 6310AK BLOCK 4 LOTS 16 AND 17
2524 19 ST NW	PLAN 6310AK BLOCK 4 LOTS 18 AND 19
2520 19 ST NW	PLAN 6310AK BLOCK 4 LOTS 20 AND 21
2516 19 ST NW	PLAN 6310AK BLOCK 4 LOTS 22 AND 23
2512 19 ST NW	PLAN 6310AK BLOCK 4 LOT 24
2510B 19 ST NW	PLAN 6310AK BLOCK 4 LOT 25
2510A 19 ST NW	PLAN 6310AK BLOCK 4 LOT 26
2508 19 ST NW	PLAN 6310AK BLOCK 4 LOTS 27 AND 28
2504 19 ST NW	PLAN 6310AK BLOCK 4 LOTS 29 AND 30
2812 19 ST NW	PLAN 6574AW BLOCK 12 LOTS 25 AND 26
2808 19 ST NW	PLAN 6574AW BLOCK 12 LOTS 27 AND 28
2804 19 ST NW	PLAN 6574AW BLOCK 12 LOTS 29 AND 30
1920 25 AV NW	PLAN 6574AW BLOCK 5 LOT 1
1921 27 AV NW	PLAN 6574AW BLOCK 5 LOTS 16-18 EXCEPTING THEREOUT: THE WESTERLY 22.17 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF SAID LOTS

Municipal Address	Legal Land Description
2728 19 ST NW	PLAN 6574AW BLOCK 5 THE WESTERLY 22.17 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOTS 16 TO 18 INCLUSIVE EXCEPTING (OUT OF LOT 16 ONLY) PLAN NUMBER HECTARES ACRES MORE OR LESS ROAD 9512437 0.001 0.0025
2724 19 ST NW	PLAN 6574AW BLOCK 5 LOTS 19 AND 20
2703 18 ST NW	PLAN 6574AW BLOCK 5 LOT 2
2720 19 ST NW	PLAN 6574AW BLOCK 5 LOTS 21 AND 22
2716 19 ST NW	PLAN 6574AW BLOCK 5 LOTS 23 AND 24
2712 19 ST NW	PLAN 6574AW BLOCK 5 LOTS 25 AND 26
2708 19 ST NW	PLAN 6574AW BLOCK 5 LOT 27
2706 19 ST NW	PLAN 6574AW BLOCK 5 LOT 28
2704 19 ST NW	PLAN 6574AW BLOCK 5 LOTS 29 AND 30
1813 24 AV NW	PLAN 9112218 BLOCK 25 LOT 41
1811 24 AV NW	PLAN 9112218 BLOCK 25 LOT 42
1809 24 AV NW	PLAN 9112218 BLOCK 25 LOT 43
1807 24 AV NW	PLAN 9112218 BLOCK 25 LOT 44
1514 17 AV NW	PLAN 9811618 BLOCK 2 LOT 41
1516 17 AV NW	PLAN 9811618 BLOCK 2 LOT 42





In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)

Dale

Last name (required)

Winters

Are you speaking on behalf of a group or Community Association? (required)

No

What is the group that you represent?

What do you wish to do? (required)

Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Amendments to the land use Bylaw IP2007 and Bylaw 56P2022

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

These changes make me so sad. What City Council is doing to the HERITAGE, inner city communities and down town Calgary is very disheartening. City Council is letting developers do what ever they want because it's money in the City's pocket. Citizens don't get a say. The developers are destroying these beautiful neighbourhoods. The buildings they are putting up do not blend or fit in with the old existing structures. They are turning these communities into a hodge podge of architecture. City Council approves buildings that now overlook and take away any privacy a homeowner had in the past. I find this very disgusting. You do not see this in the new communities where everything blends. I understand that politicians think the future is to go away from cars, but in the meantime if you are not providing adequate parking for these developments you are creating a LOT of tension between neighbours who will then have to fight for parking spots. The new communities don't have these problems. City Council is single handedly destroying the historical architecture of our city.



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Warren

Last name (required) Davidson

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendments to Land Use Bylaw1P2007.

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am writing in strong opposition to the proposed amendments to Land Use Bylaw 1P2007. These amendments would result in significant congestion in already busy neighbourhoods. This would include significant parking issues both on the main street and the associated back lanes. Access to the buildings and garages/parking stalls would generate intolerable congestion in neighbourhoods with established single/double housing units. Furthermore, local infrastructure has not been designed to handle the proposed changes.

As citizens of Calgary, people choose neighbourhoods based on factors including family friendly dwellings, parks, community resources, etc. We rely on planners for the City of Calgary to propose intelligent, thoughtful community plans that are supposed to enhance neighbourhoods, not to actively destroy the fabric of a community. It is very disappointing to see these types of destructive proposals being put forth. The proposed amendments will only further contribute to the deterioration of these established family-friendly communities.

Respectfully,

Warren Davidson



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Shona

Last name (required) Gillis

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Item 4 - Land Use Bylaw Amendments to Address Missing Middle Housing

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The proposed "Middle Density" in RC-1 districts is all about greed for the developers who are pushing for this type of development. Converting a single family home on a 50 foot lot in a RC-1 district to 8+ units within 3+ storey structures is going to destroy the character of heritage RC-1 districts. No consideration is being made to address the increased traffic/associated parking issues. Who is going to pay for upgraded infrastructure, including water and sewage, etc. to accommodate for this increased density? Who is going to compensate for the loss in property values adjacent to this development?

Many of the units in these 8+unit buildings that have been built in Marda Loop, Mount Pleasant, Killarney et al are currently empty and what does this achieve? In King-sland, 4+ single family homes were pulled out from behind the Shoppers Drug Mart on Elbow Drive/75th Ave SW and all that exists is an empty hole. How is this an improvement?

I currently live in Chinook Park, which is a RC-1 district, with ~570 homes that already has 8 condo/apartment buildings between 75 Ave and 82 Ave along Elbow Drive SW and provides ~85+ units for up to 200+ residents. How much more density is really needed in this RC-1 district?

Furthermore, buildings are currently sitting empty downtown. Why aren't more of these buildings being converted for families to live in? If the City is keen to revitalize the downtown core, incentives need to be provided to developers to convert more of these buildings to accommodate for more rental properties and condos. Isn't this part of the focus for a vibrant downtown community, to be able to live close to work and to have access to amenities?

Families paid a premium to purchase a home in RC-1 districts, together with additional taxes each year. Why should their quality of life, privacy, loss of sunlight, tree canopy, setback/height restrictions, etc. be impacted to accommodate for this increased den-

PUBLIC SUBMISSION FORM



sity? Why should a person's life-long investment in their home be jeopardized with this proposed development? Furthermore, why should these developers have more rights and influence than the existing landowners within RC-1 districts?

To ensure proper consultation occurs prior to any proposed changes to RC-1 districts, the City needs to encourage consultation and continue publishing these proposed changes in the newspaper/online, etc. A homeowner shouldn't find out about a 8+ unit being built nearby, as the bulldozers are coming down t



In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	Kirsten
Last name (required)	Brown
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Amendments to Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Good day,

I am writing regarding the proposed amendments to Land Use Bylaw 1P2007 in R-CG/ex zones.

As a community member and potentially affected homeowner, I believe these amendments to the R-CG/ex zoning will become contrary to the intention.

I am concerned about the potential large increase of homes in the area with the changes that are proposed. Although the number of homes in a R-CG/ex doesn't go up, the intention of allowing the zoning to go through on mid-block parcels is going to allow developers to put up to 4 houses in any spot they so choose (with suites). This is going to increase the housing and population tenfold without the consideration of the current community homeowners. The area will quickly turn into something that those of us living here never asked for, nor do we want an abundance of large, oversized, overwhelming, and encroaching houses. The only place that an R-CG/ex should ever be is on a corner lot where there is appropriate parking and ample land.

The parking changes that are proposed are also a concern in that, if you decrease the requirement of 1 stall per household, the street parking is going to start becoming busy where (in this circumstance) there is a snow removal route, and it is on one of the main entrances to the community. We already often have issues with the number of cars and traffic on the main corner during rush hour and that is where there is only 1 household with a driveway.

As stated, I am deeply concerned about the effect these changes will have on the current community and precedence this is going to set in the area. Many of our neighbours are seeing the change in the area and the lack of care for current residents, which is disheartening and making many people leave the area they have resided in for decades. We are already noticing the difference in the developments that are happening on the R-C2 zoned properties in the area - the continuous disintegration of current homeowners' privacy, change of feel & look of the community and constant disregard for the current residents and their families.

Please vote against this amendment and make our community members feel like they are being heard and cared for by the council that was voted in by people like us.

Sincerely,

Kirsten Brown



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Philip

Last name (required) Sword

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

proposed changes to Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

As someone with a young family who lives next to a lot currently designated R-CG or R-CGex that hasn't been developed while sitting fallow for multiple years at this point, I wanted to make supportive and critical points in the hope that Council is truly considering both sides of the issue.

My wife and I would be extremely happy to see something finally built on the neighbouring property, and the amendments proposed to Land Use Bylaw 1P2007 seem to support that. The lack of development on the lot next door has led to higher-density weed growth in our lawn (since it's next to what is now a wild greenspace), to the lot itself being used as a dumping ground on the block, and to increasing subsidence along the shared property line. Unfortunately, I needed to submit a negative comment earlier in the year when the current lot owners submitted a design featuring main entrances on the side of the building, within a very short distance of the shared fence and looking directly into our main-floor windows, which would have required us to leave our blinds down all the time to get any privacy.

I share these details to explain why I have both positive and negative feelings about the proposed changes. If the changes currently mentioned in the publicly available documents are the end of the discussion and not the first step towards more changes, I am supportive. Rear-facing entrances or ones facing the lane wouldn't affect my family at all. If however, this is a beachhead being established en route to further proposed changes, then I'm reticent to show support. I hope Council is considering that sometimes when neighbourhood residents speak out against proposed mid-block four-plexes (as was the case with me earlier in 2022), it's because of a specific development proposal that is inappropriate, not because residents are anti-development. I can't wait to finally have construction on a development that is appropriate for the block get underway.



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Erwin

Last name (required) Thiessen

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Property owner of 2008 -26A Street SW - within the proposal area

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendments to Land Use Bylaw 1P2007-mid-block housing options

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We are in favor of the proposed Land Use Bylaw amendments to add greater variety of mid-block housing options



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I have read and understand the above statement.

First name (required) William

Last name (required) Reid

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential changes to Land Use Bylaw

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Potential changes to the Land Use Bylaw

I refer to the letter transmitted by the City proposing amendments to Land Use Bylaw 1P2007. I have the following comments and would request that clarity be provided prior to any decision that the City proposes to make.

1. The proposal is not entirely clear on which properties or sub-set of properties are subject to change. Is it the entire area of Killarney/Glengarry or only those properties listed and/or indicated in the attached map?
2. If the proposal affects only the properties listed and/or indicated in the attached map, does this mean that all other properties within the area will not be re-designated now or at any point in the future? This is regardless of whether corner or mid-block plots.
3. I previously submitted objections to Land Use Amendment: LOC2021-0146 and specifically objected to the mass of proposed buildings and the imposition of lost privacy. I tender the same objection to this proposed change regardless of specific plot location covered by the change.
4. Similarly, under objections to Land Use Amendment: LOC2021-0146, I tendered objections on the grounds of car parking, garbage storage, and the impact on utilities. I tender the same objections to this proposed change regardless of specific plot location covered by the change.
5. I also object to the biased process by which the public can participate in hearings. The City has organized in a way that citizens have to excuse themselves from work or similar to attend on one specific day. The City seems to forget that it serves the citizens not the other way around. Provision should, and must be made for a much wider opportunity to attend public hearings on multiple dates. By restricting opportunity for citizen participation the City is constraining the outcome in its favour. The City should look to best practices inside and outside Canada for citizen participation – there is much to learn.
6. At the Public Hearing I would request that all councillors openly state for the

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

record the interests that they have in property development, whether by way of funding for campaigns or as family business interests. Any councillor with a conflict of interest should openly declare and be excluded from voting.

William Reid
2702 28 Ave SW
Calgary AB T3E 2B1
Rochsolloch@hotmail.com



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I have read and understand the above statement.

First name (required) Jinette

Last name (required) Tam

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential land use bylaw changes

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

My family and I have deep concerns with how this land use change will have significant negative impact on the residents of Windsor Park. We have concerns about noise complaints, increasing traffic, parking issues, environmental issues, storm water flood risks and mostly safety issues. There is not enough room in the back lane for the blue, green and black bins.

It appears that Windsor Park is having the majority of development impacts while areas such as Elbow Park, Britannia, Rideau and Alboya are immuned. Why is this land use change applied unfairly across communities? I am aware that many of Windsor Park neighbors feel the same way. We would like to be heard. These townhouse developments in mid block affect everyone.



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I have read and understand the above statement.

First name (required) Ivan

Last name (required) Malyshev

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential Changes to land Use Bylaw

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have significant concerns with how this land use change is going to be applied fairly across communities. Some communities seem to be immune to densification (Elboya, Elbow Park, Rideau, Britannia) and others like Windsor Park are being shouldered with the majority of development impacts. Furthermore this land use bylaw change will increase the number of RCG landuse change application opportunities in our community and there are significant concerns with these types of land use types that have not been addressed by The City (parking, stormwater flood risk, noise complaints, safety, environment, tree canopy). I do not support this land use change and at the very least I would suggest that unless a community development plan exists for a community (one does not exist for Windsor Park) that this land use bylaw change should not apply.



In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Dean
Last name (required)	Paddock
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

PUBLIC SUBMISSION FORM



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Council

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Oct 4, 2022

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(required - max 75 characters)

Potential Changes to land use bylaw

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have significant concerns with how this land use change will be applied fairly across communities. Some communities seem to be immune to densification (Elboya, Elbow Park, Rideau, Britannia) and others like Windsor Park are being shouldered with the majority of development impacts. Furthermore, this land use bylaw change will increase the number of RCG land use change application opportunities in our community and there are significant concerns with these types of land use types that have not been addressed by The City (parking, stormwater flood risk, noise complaints, safety, environment, tree canopy). I do not support this land use change and at the very least I would suggest that unless a community development plan exists for a community (one does not exist for Windsor Park) that this land use bylaw change should not apply. I have lived in Windsor Park since 2003 and I'd like to stay longer if it is planned well.



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I have read and understand the above statement.

First name (required) Wanda

Last name (required) Rose

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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Council

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Oct 4, 2022

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

(required - max 75 characters)

Changes to Residential – Ground Oriented district (R-CG and R-CGex).

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

City of Calgary – Council Meeting Oct 4, 2022

Changes to Residential – Ground Oriented district (R-CG and R-CGex).

I am writing this letter in opposition to the proposed changes to increase density mid row in older communities. What council should be focusing on is trying to keep the existing homes and stop the waste that has huge impacts on our environment. How is removing trees, tearing down homes and rebuilding helping our environment? How is forcing seniors out of the homes helping? What would help tremendously is having more affordable housing. These developers do not care about affordable housing. These units they build are not going to be affordable at all. All they care about is the almighty buck. That needs to change. They should have to have so many units affordable. That is not happening.

The next point is the parking. Now you may dream of one day having Calgary with everyone riding their bike to work and around to get food..etc. That is a dream in a city that is so spread out and freezing in the wintertime. This is not a European Country. How can you expect people not to own a vehicle. 0.375 parking stalls per unit is not enough. That simple. People will have vehicles like it or not and they will park on the streets and in laneways making it dangerous for children to play and cross streets.

Now let's discuss privacy! So, I just bought a \$800,000 infill and now I have a complex next door. My little girls window is now facing several units' windows never mind they can all look down into my back yard (the little of it I have for my family). Where are my family's rights? It only took me 2 years to finally find an appropriate home for my family and now we feel we must move. Great. Honestly, I do not think I want to be in a city that has this mindset. It will be a city for the young constantly tearing down and rebuilding. No culture, history, or heritage homes.

Residents of every community should have a say in how their community is changing. They are the people that have made the community no matter if they have rented for years or owned their property. Developers should listen and work with each community and especially established ones. Why has there been no engagement on this topic? This will heavily affect homeowners and it is not right or just to carry on passing a motion with no engagement. This needs to be postponed until the public has a say. Trying to slide this in is another reason for the public to distrust this council. They have spent money on worse things.

Home Owner



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I have read and understand the above statement.

First name (required) Jo-Ann

Last name (required) Clarke

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? 25th Street Neighbours Adjacent to R-CG Properties on 25A

What do you wish to do? (required) Submit a comment



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential changes to the Land Use Bylaw related to your property

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Thank you for including our item on the council agenda.

September 26, 2022

Dear City of Calgary Council,

After consulting with several neighbours, our community association, and contacting the City of Calgary regarding the bylaws, we have elected to write concerning the proposed amendments to Land Use Bylaw 1P2007.

The R-CG zoning type at 1736, 1732 & 1728 on 25A Street SW already has us concerned about the ability to have Rowhouses, and the changes to the zoning type would additionally include Townhouses. We understand the difference between Townhouses and Rowhouses is that their entrances would not have to face the street, allowing for different layouts available for the three parcels. With the different layout potential, we do appreciate the reduction in height requirements from 11m to 8.6m tall for units built on the rear of the parcel. Our yards, and the parcels in question, have mature trees which are important to our community however, it already comes at the cost of shading our houses - so tall future new-builds would be concerning to us.

With the Townhouse designation being added to these parcels, and the change in the minimum designated parking spaces per unit, we do anticipate issues arising. With only 0.375 parking spaces allocated per unit, we worry about further parking issues as well as increased traffic, impacting the safety of our streets for the children in our neighbourhood, including those at Alex Ferguson Elementary School.

The green, black, and blue bins in our narrow unpaved alley (between 25 and 25A St) already take up lots of space and can become impediments to cars getting into their own garages, as well as travelling along the alley. We anticipate some issues with the increase in the number of bins required, combined with the need for parking accessible from the gravel alley.

This said, we do not wish to contest these changes to the bylaw which will include Townhouses, only to voice our pre-emptive concerns which could arise with any potential development permits that are requested in the future for these parcels. Should these lots be chosen for development, we will eagerly be awaiting an opportunity for our voices to be heard by the City.

Thank you,

Jo-Ann Clarke
1727 25th St SW

Stephen and Barb Wince
1731 25th St SW

Nathan Leece
1733 25th St SW



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I have read and understand the above statement.

First name (required) Catherine

Last name (required) Taylor

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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Council

Date of meeting (required)

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

(required - max 75 characters)

Land Use Redesignation Montgomery Bylaw 147D2022 File # LOC2022-0040

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am opposed to this rezoning application as it will cause parking and traffic safety issues. With 6 units in one building there will likely be 6 cars, minimum, vying for parking spots on a busy street where parking is already tight. I realize that parking will be addressed at the building permit stage, however, it is obvious from the size of the lot that onsite parking is not an option. This also increases safety issues related to both traffic and pedestrians. There is a playground zone in close proximity to this location as well. There will also be congestion of black, blue and green bins in a poorly maintained back alley that is critical access to residents's garages.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Deirdre

Last name (required) Swan

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendments to the Land Use Bylaw 1P2007 in Highwood Community

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The proposed amendments are to add the use of Townhouse to the R-CG(ex)(Residential-Grade Oriented Infill District), to 'enhance' landscaping requirements, adjust building standards, simplify parking requirements, and to permit mid-block development of said Townhouses of 4 suites that can face the lane, backyard, or shared courtyard. Said Townhouses may have a height of 8.6 meters. Parking requirements will be reduced to 0.375 spots per home.

Why I am opposed to this development:

1. Reducing the parking requirement to 0.375 spots per home is unreasonable and will cause hardship for residents of R-CG neighbourhoods. Townhouses with 4 suites will mean a higher density of population in the neighbourhood. More people means more competition for parking of vehicles, not just the vehicles of the new residents, but of their visitors as well. Many houses in R-CGex neighbourhoods do not have a garage or dedicated parking spot. Unlike many of the world's best cities, the City of Calgary has not yet developed a Public Transit System that is extensive enough to entice Calgarians to ditch their vehicles and take public transit instead. As an example, driving to a workplace may take 25 minutes, whereas using Calgary's Public Transit may take 2 to 3 times more time, and include at least one change of bus/train. Calgary's severe winter weather and shortening of daylight hours during winter is an important consideration in expecting people to reduce their need for a vehicle. In addition, Calgary's Public Transit has a reputation of being unsafe, and despite great efforts to change this perception-- it remains. The City of Calgary should focus on extending Public Transit and making it something that anyone and everyone should use before making Land Use Bylaws that reduce Calgarians ability to park in their own neighbourhoods and their options for transportations throughout the city to jobs, etc.

2. Residents of R-CGex areas need to be more adequately informed of the said proposed Land Use Bylaw changes. Only the adjacent R-CG or R-CGex properties are informed when they are adjacent to another R-CG or R-CGex property. However, the changes can affect everyone in the R-CG or R-CGex community. Communication of



such Land Use Bylaws should more open and given to all neighbourhood residents in a much more reasonable time frame, so that neighbours can feel they have some say in changes.



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I have read and understand the above statement.

First name (required) Hailey

Last name (required) Seidel

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Amendment to Land use Bylaw 1P2007

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have significant concerns with how this land use change is going to be applied fairly across communities. Some communities seem to be immune to densification (Elboya, Elbow Park, Rideau, Britannia) and others like Windsor Park are being shouldered with the majority of development impacts. Furthermore this land use bylaw change will increase the number of RCG land use change application opportunities in our community and there are significant concerns with these types of land use types that have not been addressed by The City (parking, infrastructure, storm water flood risk, noise complaints, safety, environment, tree canopy). I do not support this land use change and at the very least I would suggest that unless a community development plan exists for a community (one does not exist for Windsor Park) that this land use bylaw change should not apply.

I chose to live in Windsor Park, over those like Altadore and Marda Loop because of the make up of the community, current density and vibrancy of the existing community. Many of us living in surrounding communities like Marda Loop are adamantly against the impacts of the unplanned densification in that community sprawling into ours. The development in Marda Loop and Altadore has led to unsafe traffic congestion for pedestrians and drivers, commercial vacancy because pedestrian traffic alone cannot support them, patrons do not want to sit on a road-side patio where traffic noise and exhaust accompany the shade of the 6 storey building that blocks any sunlight and view, and parking for clients intending to visit community businesses is a nightmare.

In Windsor Park I live only 4 blocks from the Britannia Shopping Plaza where parking is already a challenge if I want to visit my doctors or pop into the grocery store, grab a coffee or ice cream with my children or pick up pet food at a local shop. Driving through Marda Loop, specifically on streets like 34th Avenue it's a dance of drivers allowing on coming traffic to pass with cars parked on both sides of the street. Densification was approved without attending to the infrastructure that supports pedestrian safety and I don't want to see this in my community with relaxations to parking requirements combined with more units developers can build on one site. I do not want to see buildings

PUBLIC SUBMISSION FORM



like RNSQR developed in my community without thorough consultation and I do not feel that the city is transparent in their plans or communication for this bylaw amendment.



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I have read and understand the above statement.

First name (required) Lisa

Last name (required) Zeineldin

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? Remotely

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 attend or speak to? (required) Council

Date of meeting (required) Oct 5, 2022

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

(required - max 75 characters) Land Use Bylaw Amendments to Address Missing Middle Housing

Are you in favour or opposition of the issue? (required) In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Creating a new Housing Grade-Oriented district will be a great addition to the city. Middle income citizens will benefit greatly by administrations proposed amendments, and the regulatory barriers preventing the desired unit configurations should be removed. Not only does the concept of Missing Middle Housing boost sustainability making Calgary a greener, and healthier city, it allows for attainable, and diverse housing for Calgarians.



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Greg

Last name (required) Miller

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw Amendments for HGO and RCG districts

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am a member of the Planning and Development Committee of the Highland Park Community Association Board of Directors. Our committee has submitted a letter of support for both the creation of the H-GO land use district and changes to the R-CG land use district.

I would like to echo my personal support for these Land Use Bylaw amendments.

Approving these amendments brings many benefits:

- H-GO will provide more clarity for our residents instead of the little-understood Direct Control land use.
- The revised R-CG land use will better enable rowhouses and townhouses for mid-block parcels instead of relying upon the M-CG land use. We have many of these parcels in Highland Park.
- Reducing parking minimums provides more flexibility for applicants to better use available land. Frankly, if Calgary were serious about housing affordability, we would eliminate parking minimums - as Edmonton has already done. Just a couple days ago the State of California eliminated parking minimums for housing near transit.
- These land uses on their own will not solve Calgary's affordability challenges. However, streamlining the development process by adding new land uses consistent with our North Hill Community Local Area Plan and reflecting market demand, will help.

If we are serious about fulfilling our MDP target of balanced growth, serious about living up to our Climate Emergency declaration and our Climate Strategy goals, and serious about investing in our existing communities, then we must make it simpler to provide the housing choice in established communities that these land uses offer. The proposed changes to the Land Use Bylaw before you represent a modest step forward to do so.

Please approve these changes.



Regards,
Greg Miller, Highland Park.



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
Tel: (403)276-6969

September 27, 2022

Mayor Gondek and Councillors
City of Calgary

RE: Proposed Land Use Bylaw Amendments for R-CG and H-GO

The Planning and Development Committee of the Highland Park Community Association Board of Directors supports the creation of the H-GO land use district as well as amendments to R-CG land use district. We urge Council to approve the proposed amendments to the Land Use Bylaw.

City Administration was directed by Council in April 2022 to seek a solution to the ongoing issue of Direct Control (DC) land use applications being used whenever a proposed development did not “fit” within the existing land use districts. From the City’s perspective, these applications take additional time and cost to review and approve. They create a patchwork across the City of land uses which have varying and inconsistent rules governing them. From a Community Association’s perspective, these DC applications create uncertainty and confusion, even though they are based on an existing land use district. We can know what the rules and requirements are for the existing land use upon which a DC application is being made. What we do not know are the specific relaxations and conditions that will be placed upon the DC land use. The community may receive concept drawings or plans which give a general idea of what to expect but the feedback the community can provide is limited to generalities and best guesses unless the specific rules, relaxations and conditions are provided in advance to the community. Ultimately, it is Council that makes the final decision and at that point Council could decide upon additional changes.

The H-GO (Housing – Grade Oriented) district gives guidance and rules for projects that otherwise would have to seek a DC land use district. Such projects could propose a higher density than offered by R-CG or by M-CG. Or they could propose a rowhouse or townhouse structure near the rear of a parcel. We understand that H-GO districts are intended for areas designated as either Neighbourhood Flex or Neighbourhood Connector where there is a new Local Area Plan, or in areas identified for growth such as Main Streets or LRT nodes or activity centres. With respect to the concerns and fears raised by some participants at the recent Infrastructure and Planning Committee meeting, it is difficult to perceive how an H-GO development could be approved for the interior of an R-C1 community such as Kelvin Grove or Mayfair. Apart from land use district bylaw rules, market forces would make this highly improbable. This does not totally negate concerns raised about community “creep” in which parcels are amalgamated for a project. For example, if all the parcels being consolidated face a Main Street or are in a Neighbourhood Connector area, then joining them together for an H-GO project should pose few issues. If, on the other hand, the parcels are oriented parallel to the Main Street and actually face a street leading into a community, then how many parcels can be consolidated before an allowed maximum is reached? We would like to see the bylaw rules strengthened to address this particular

scenario. Can it be stipulated in the Bylaw that parcel consolidation may not extend into portions of a community designated as Neighbourhood Local in the local area plan? Alternatively, can a reasonable and contextually sensitive distance be stipulated? For illustration see attached page showing parcel configurations in Highland Park and highlighting where such issues may arise.

The amendments to the R-CG land use would better enable rowhouses and townhomes to be placed on mid-block parcels. Highland Park actually has two mid-block rowhouses – one built several years ago and one currently under construction. The bylaw amendments would also enable construction of buildings at the rear of the property. Although this might seem to be an unwelcome development, the reality is that M-CG land use districts already allow for 4-plexes on mid-block 50 ft parcels and these 4-plexes extend deeply to the rear of the property and have significant parcel coverage. A development permit recently approved in Highland Park was for a 5-plex on a 63 ft lot that also extended deeply towards the rear of the property. One issue with these types of projects is the front setback ceases to be contextual to the surrounding properties. Other issues that arise include shadowing and massing.

We note that the minimum parking requirement is reduced for both H-GO and R-CG and we acknowledge that the prospect of increased on-street parking is a significant irritant to many residents of established inner city communities. It should be noted however, that many current residents of our community park vehicles on-street even when they have a garage or parking space off the laneway, and often use the garages for storage. Cities such as Edmonton have eliminated minimum parking requirements already and allow developers to determine what is necessary to make their projects marketable.

H-GO and the R-CG amendments provide for some transitional rules (e.g. Building Heights, front setbacks) where a project is adjacent to a low residential district such as R-C2. We would like to see these contextual transitions strengthened especially where a project may turn the corner from a Neighbourhood Connector corridor to Neighbourhood Local or off a Main Street or when situated mid-block. We acknowledge that the current H-GO and R-CG land use bylaw amendments might not be perfect as they stand at present. Improvements can and should be made as part of the overall Land Use Bylaw review that is to start in 2023. Adopting the new H-GO and R-CG amendments now and implementing their use in January 2023 will provide time to test what has been written into the rules, and provide informed feedback on what needs to be strengthened and/or amended through the Land Use Bylaw review process.

What is not always acknowledged is that younger singles or couples are finding it increasingly difficult to afford to purchase a home unless they move to the suburbs or to bedroom communities. Housing prices may be less in the suburbs but transportation costs increase, both for time and money. This demographic may have greater concern and interest in using alternative mobility (e.g. bikes, scooters) or use car-sharing services, and may have a greater concern for the effects of using fossil fuels on greenhouse gas emissions. Townhomes and rowhouses in the inner-city communities offer these people somewhat more affordable housing choices and short commutes. Developers will build what they perceive the market wants and what they can sell profitably. If there is a strong demand for these housing forms in the inner-city neighbourhoods, then it behooves Council to facilitate that while also ensuring that these neighbourhoods remain vibrant and liveable places for the existing residents.

Thank you for your thoughtful consideration of this matter and of the points for debate that we have raised.

A handwritten signature in blue ink that reads "D. Jeanne Kimber". The signature is fluid and cursive, with the first name "Jeanne" being more prominent than the last name "Kimber".

D. Jeanne Kimber
Development Director, Highland Park Community Association
development@highlandparkcommunity.ca

Attach: Portion of Highland Park showing Parcel Configuration



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I have read and understand the above statement.

First name (required) John

Last name (required) Weir

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Notice of Public Hearing on Planning Matters (R-CG or R-CGex)

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Thank you for the opportunity to submit our comments regarding the potential changes to the Land Use Bylaw related to our property. As owners of a property that actually live at that property, I believe that our voices should be heard the loudest, as opposed to investors and developers, as the potential changes will impact how we live each day in our community. We are not in favor of the proposed changes. We hope that you will consider our concerns carefully, as if you were living with your family on a street that will be impacted by the changes.

We have recently been part of the redevelopment process in this community. We purchased a lot that had been subdivided and built an infill home on the property. We submitted our plans, posted the signs for public comment and waited the ninety days for permit approval. We did not consider this an onerous process given that you are changing the fabric of an existing community by essentially doubling the number of houses, people and traffic. Careful consideration of changes such as this should occur. You owe it to the owners and families who live in their properties nearby.

Diversity in housing is important and should be a goal for all communities. I believe that our community already has diversity in housing even without the potential changes. There is apartment buildings and multiplexes along major arteries. Interior streets are being redeveloped so that there are two homes where one once stood. Given these changes, we do not see the benefit to making the area even more densely populated by allowing townhomes mid block or up to four residences on one property. We see these changes as making the community more densely populated than it was ever intended to be without the careful consideration of the review process.

Changing the rules on what can be developed on properties designated R-CG and R-CGex seems like changing the rules in the middle of the game. Many people such as ourselves have already invested in the redevelopment of this community and have done so knowing the type of redevelopment that could occur around them. If the potential changes were known at the time we were considering purchasing the property, we would not have made the investment in this property or area. We view the changes to density will harm the value of our property and our quality of life to the benefit of others. How would you like it if the election rules were changed to harm your chances just prior to the election date after you had invested significant time and money in your campaign? That is what you are considering doing to us.

One of the issues that the potential changes believe it addresses is the burden of work in reviewing individual development submissions. I apologize for being blunt but isn't that what you are paid to do? If more people need to be hired for reviews, simply charge higher fees for the reviews. This is important work. It should take time. You shouldn't be looking at ways to bypass it so it is more convenient and easier for investors and developers to change communities that they will never live in and only look to profit from. Hard work is hard.

One of the important considerations in increasing the density of an area is whether the infrastructure can support it. It is very likely that the utility infrastructure already in place can

handle the additional demand. We are more concerned with traffic in the area. The City is just completing making the entrance to and from 17th Avenue SW in our community significantly narrower. Two small SUVs can barely fit now, let alone two pick ups or large SUVs that are ubiquitous in Calgary. How is this in line with adding more density to these streets? Also, there is limited access to Bow Trail in the area that I live in. It is either via 26th Street SW or via 33rd Street SW. And 26th Street SW takes you through a school zone. Once again, how is this in line with adding even more density to these streets? I am sure that you have all seen areas that have been developed beyond what they should have been. Please be careful not to add to this trend.

It seems that having four housing units, three parking stalls, three mobility storage spaces and two enclosed and sheltered bike stalls on one lot is excessive. This potential change has the potential to change nice neighbourhoods into nothing more than buildings and car lined streets. Just because these neighbourhoods are near public transit doesn't mean there won't be at least one car per unit. The picture on the web page outlining the potential changes shows just how unattractive this can be (<https://www.calgary.ca/planning/projects/housing-changes.html>). Where is their room for children to play on their property? Where will any meaningful trees be planted on these properties? Where will friends and family park when they come to visit? These should all be important considerations in your evaluation of these potential changes.

For our final comments we will quote the great Canadian singer/songwriter Joni Mitchell. "They paved paradise and put up a parking lot". Paradise is not everywhere in our world but wherever it is found there are less well-intentioned developers, some even become presidents of countries, ready to take advantage and destroy it for their own personal gain. Don't make it easier for them. Please seriously consider the voices of the owners that reside in the community when considering the potential changes to the Land Use Bylaw.

Thank you for your time and for your consideration of our concerns.



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I have read and understand the above statement.

First name (required) Faliha

Last name (required) Panjwani

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw Amendments to Address Missing Middle Housing

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Faliha Panjwani
Calgary, AB
T3N 0B6

September 23, 2022

City of Calgary
Calgary, AB

Dear Calgary City Council,

I am writing this letter with respect to the land use bylaw amendments to address missing middle housing. I am in favour of the proposed missing middle bylaw amendments.

With more Calgarians leaving older areas in favour of newer developments, these amendments are needed to increase a flexible supply to meet the needs of Calgarians. This will also aid Calgary's Municipal Development Plan to reach its goal that 50% of all population growth between 2009 and 2069 should happen in established communities. Providing attractive housing options, where the needs of Calgarians are met, will allow for more opportunities for everyone to find a place that they can call their home. Therefore, we will be better able to accomplish this target.

Thank you for the opportunity to submit a comment.

Sincerely,
Faliha Panjwani



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Danine

Last name (required) Birkholm

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Bylaw 1P2007 to add use of Townhouse to R-CG mid block

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I was unable to locate this item on the Agenda but it is in regard to the proposed amendments to Land Use Bylaw 1P2007 to add use of Townhouses to the R-CG(ex) mid block on parcels designated R-CG.

September 27, 2022

City of Calgary
Attention: Office of the City Clerk

Re: Notice of Public Hearing on Planning Matters
Potential Changes to the Land Use Bylaw related to your property

Dear Sir/Madam:

This letter is in response to the Public Hearing being held in Council Chambers on Tuesday, October 4, 2022, regarding the proposed amendments to Land Use Bylaw 1P2007 to add the use of Townhouse to the R-CG(ex) allowing for mid-block housing options on parcels designated R-CG.

We are **not in agreement** with amending the Land Use Bylaw to all mid-block housing options on parcels designated R-CG. Our reasons are as follows:

- We know that a city and district must change with demands on resources, but changes need to be sustainable and provide long-term residents with a similar and consistent living environment that they bought into. Making random changes to zoning and doing so without resident input is haphazard and infringes on residents' rights.
- We were surprised to receive a letter that so casually mentioned sweeping modifications that will completely change the look of our neighborhood. We were even more surprised to learn that no one else we spoke to in our neighborhood were notified or made aware of this upcoming amendment. The City of Calgary (along with Council members) has a responsibility to be transparent to the citizens of Calgary, which means, at a minimum, proper notification to all affected residents of changes to zoning by-laws that could hamper residents' enjoyment of their property. This lack of transparency needs to change, especially when it pertains to communication and proper notification to residents.
- We will be reaching out to the Alberta Ombudsman to file a formal complaint against all Council Members. You have a duty to communicate all decisions that will affect the citizens of Calgary, along with allowing them reasonable time to respond to such changes. Neither of these were done.

It would be prudent to delay the vote on this matter until all residents have had a chance to understand the changes and respond accordingly.

Danine & Mads Birkholm
403-615-9108
Danine.birkholm@gmail.com

In address to city council's public hearing on Land Use Bylaws Amendment to Address the Missing Middle Housing.

Hello, I am writing this letter to voice my support for the amendment of land use bylaws that would allow greater opportunity for the construction of more diverse housing options in Calgary.

I would like to begin by sharing some data from Statistics Canada, most importantly that projection for population growth in Calgary are estimated to continue to be greater than 30,000 new Calgarians. Moreover, 17.8% of Calgarians are aged 0-14 years of age, meaning there is still a greater need for affordable housing within our city. As our population increases and a large portion of our population begins looking for housing. Additionally, the median income for all of Canada was only \$40,630, while in Calgary slightly more than 50% of owners and renters are spending more than 30% of their income on their housing costs. The need for affordable housing is clear now and will only be more prevalent as time goes on.

Secondly, we can see that in response to the housing demand is to further grown out our city and build new single family housing projects near the outskirts of the city such as Ambleton to the north. However, these homes are often inaccessible to many Calgarians, with the cost of some communities starting within the \$300,000-\$400,000 price range. As well, the building of these communities at the edges of the city require paving, fire and recue, and policing services and much more in city resources and planning. Meanwhile the infrastructure within established communities is largely already in place and can be made to accommodate the rise in residents much more easily than in these new communities. As well, these new communities are so far from the core of the city that they ensure the need for at least one vehicle to commute, increasing the cars on the road and the city's infrastructure to keep up with the growing congestion of cars. However, in established communities there is the option of public transport and footpaths to meet the demands of commuters within those communities. Creating more opportunities to live within established neighborhoods in Calgary will be far more valuable than creating more single-family housing on the edge of our city.

Finally, I would like to address some concerns that were brought up from current established community members, Firstly, the concern in landscaping and a lack of mature trees is one that can be immediately addressed through the planning of these buildings, these building are in established neighborhoods there is no front end driveway and would allow for space aside from any new developments for greenery, moreover, if adult plants were planted around the new structures it would also address the concerns of privacy as the trees would block some angles and other houses. Secondly, in relation to the concern of access to emergency services, as the projects would be completed in established neighborhoods there would be established infrastructure in place already all it would take would be improvement to the existing emergency services which would not only benefit existing residents but new residents as well.

In conclusion, the need for more affordable housing in Calgary is apparent and will only continue to rise, moreover, current housing projects in Calgary are not the type of projects that will combat the need for affordable housing, and they require more infrastructure to be put in

place unlike the existing communities. Thirdly, while many of the concerns brought up by community members are fair, many of them offer the opportunity for improvement to these communities in which residents already live. I would again like to voice my Support for the amendment to offer more housing diversity within the city of Calgary.

Thank you,

Zachary Dingman.

References:

Annual Demographic Estimates, Census Metropolitan Areas and Census Agglomerations: Interactive Dashboard. (2021). <https://www150.statcan.gc.ca/n1/pub/71-607-x/71-607-x2020003-eng.htm>

Tax Filer and Dependants with Income by Total Income, Sex, Age. (2021)
<https://www150.statcan.gc.ca/t1/tb11/en/tv.action?pid=1110000801>

Shelter-Cost-to-Income Ratio by Tenure: Canada, Provinces and Territories, Census Metropolitan Areas and Census Agglomerations. (2021)
<https://www150.statcan.gc.ca/t1/tb11/en/tv.action?pid=9810025201&pickMembers%5B0%5D=1.117&pickMembers%5B1%5D=2.6&pickMembers%5B2%5D=3.1&pickMembers%5B3%5D=4.1&pickMembers%5B4%5D=5.1&pickMembers%5B5%5D=6.1>

Attachment 8. *Engagement Summary and What We Heard*. (2022). pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=218513

Land Use Bylaw Amendments to Address Missing Middle Housing. (2022). pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=218505

Attachment 9. *Calgary Planning Commission Comments*. (2022). pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=218514

Attachment 11. *Land Use Bylaw Amendments to address Missing Middle*. (2022). pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=218516

Attachment 1. *Previous Council Direction*. (2022) Pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=218506



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Monica

Last name (required) Tedesco

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendment to Land Use Bylaw 1P2007 for Killarney/Glengarry

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We firmly oppose to the proposal to add townhouses in mid-blocks or parcels designated R-CG. Specifically, we believe these SHOULD NOT be allowed, and the Bylaw, land use designation should NOT be changed on any parcels along 36 Street SW on either side of the street, between 23 Avenue and 28 Avenue SW (Killarney Glengarry) highlighted in the attached document and Map. We disagree with the proposal and the idea that extensive density will bring benefits to our community, because it is only proving to have a negative impact. Townhouses should be proposed for entire areas in other developing communities, not in the middle of an existing residential area. Thank you

**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**
www.calgary.ca/development

04 0 0005637*

IMC 8062

Potential changes to the Land Use Bylaw related to your property*Why did I receive this letter?*

The City is proposing amendments to Land Use Bylaw 1P2C07 to add the use of Townhouse to the R-CG(ex) (Residential – Grade Oriented Infill District), enhance landscaping requirements, adjust building standards, and simplify parking requirements. These changes will enable a greater variety of mid-block housing options on parcels designated R-CG. The proposed amendments will be considered by Council on October 4, 2022.

You are receiving this letter because our records show that you own a property that is designated **R-CG** or **R-CGex** or are adjacent to a property that is designated **R-CG** or **R-CGex**. You are hereby advised that City Council will hold a Public Hearing in Council Chamber, Calgary Municipal Building 800 Macleod Trail SE, at the Combined Meeting of Council on Tuesday, October 4, 2022, which commences at 9:30 a.m.

The precise timing of Council's consideration of this item is not certain as Council will confirm the order of the agenda near the beginning of the meeting. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene at 1:00 p.m. on the next business day, or as otherwise directed by Council.

What are the changes proposed to the R-CG District?

The current rules of the R-CG restrict development on mid-block parcels in ways that make it difficult to build the number of houses allowed in the district. This means that places that are intended to enable more housing options are limited to seeing some of these options realized only on corner parcels. Adding the use of Townhouse to the district will allow housing types that make more efficient use of the whole parcel, enabling houses that face the lane, the backyard or a shared courtyard, and resulting in more housing choices for Calgarians.

For information about the proposed changes and how you would be affected please go to the following website:

www.calgary.ca/planning/projects/housing-missing-middle.html

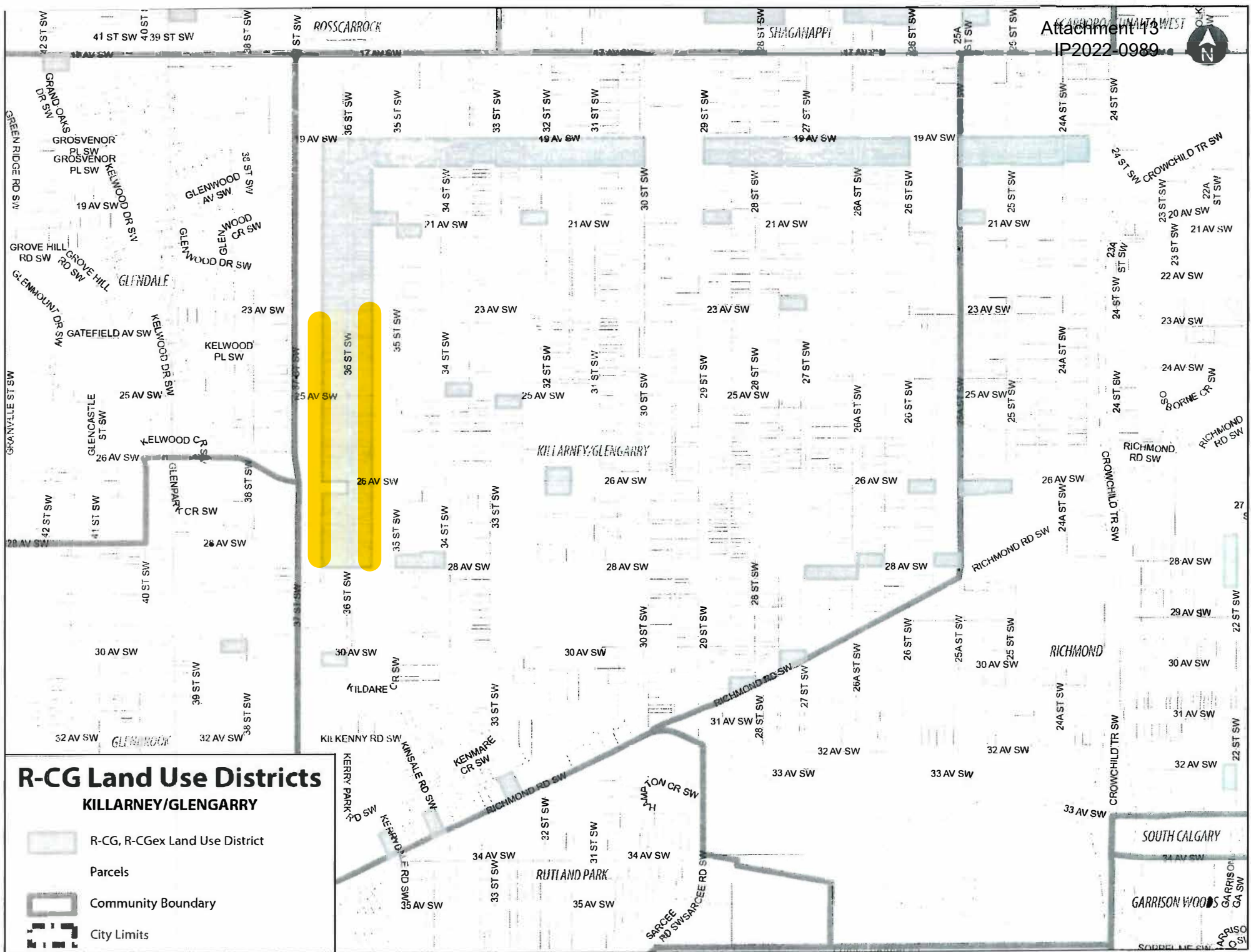
NO LONGER EXISTS ?

Can I review these changes in more detail?

The proposed bylaws and documents relating to these items are available for electronic inspection on The City of Calgary website: Calgary.ca/PlanningMatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. If you wish to inspect the proposed bylaws and documents relating to these items in another manner, please contact the City Clerk's Legislative Coordinator at PublicSubmissions@Calgary.ca or by phone at 403-268-5861.

Can I submit my comments to City Council?

Persons wishing to submit comments or file a petition concerning these matters may do so electronically or by paper, and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), Tuesday, September 27, 2022, shall be included in the





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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Roberta Lynn

Last name (required) Crichton

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Bylaw IP2077

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Re: Changes to Bylaw IP2077

I wish to express my opposition and concern. for the blanket change of R-CG to the newly created R-CGex.

Concerns:

- Communication - below minimal and in no way reflects the standard that Calgarians expect or deserve.
- Notification - was only sent to houses located next door to the RC-G property. This change impacts many other neighbours who are unaware of the change.
- Community Associations were not contacted and therefore had no input on behalf of the community. Previous city planning always included the community. They should be heard.
- Infrastructure - sewers in Capital Hill are from the mid fifties. They were not build to withstand the increased housing/usage. Many of us have experienced floods due to poor sewers.
- Density Increase - with the proposed planning configuration the number of units allowed has increased from 3 row houses plus secondary suites which makes 6 Units. Proposed 2 in front with secondary suites plus 2 in the back with secondary suites which makes 8 units.
- Parking - has substantially been decreased. It is not realistic to expect 8 units to only need 3 parking stalls. The parking change does not reflect for the actual location in reference to grocery stores and other shopping.

The 1516 21 Avenue NW site is located mid block and in July 2019 we went before City Council and agreed to R-CG to ensure the units were limited to 3 in front.

I trust the council and planning department can create a plan that includes input from residents and not just developers.

Lynn Crichton
1520 21 Avenue NW
Calgary



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I have read and understand the above statement.

First name (required) Richard

Last name (required) Roberts

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Land Use Redesignation - Montgomery Bylaw 147D2022 - 2327 - 48 street NW

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

We do not support the approval of the zoning change to R-CG due to the following concerns:

- Intention of R-CG was to accommodate increased density in the mainstreet core and allow increase density on corner lots
 - o This lot does not meet any of these needs.
 - It is not a corner lot, which should preclude the approval, in fact it is located at the intersection of 23rd ave and 48th street which is already congested with on street parking.
 - This lot is a pie shape with a narrow back lane access 27.49 frontage, vs 16.55 m
 - o A triplex will not allow the construction a 2 car garage which is typical of the contextual development
 - o When allowance is made for access, secondary parking, and potential for 18 garbage bins the lane will be significantly congested.
 - o The lane is also impeded by support for the existing power pole which will further restrict access.
 - o Consideration could be given to granting this approval as a R-CGex which removes the ability to add secondary suites thus reducing the density to 3 units.
- In conclusion the current zoning allows the development of a duplex which would be aligned with the current land use within our neighborhood.

Regards
Richard and Debbie Roberts



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

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I have read and understand the above statement.

First name (required) Jean

Last name (required) Woeller

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? Remotely

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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) proposed new land-use district (H-GO) and the amendments to the R-CG land-u

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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



Jean Woeller

403-606-7100 | jwoeller@shaw.ca | 6138 Bow Crescent NW, Calgary, AB T3B 2B9

September 22, 2022

Councillor Sonya Sharp via email: sonya.sharp@calgary.ca; eaward1@calgary.ca
City Clerk's Office via public submission form

Dear Councillor Sharp

I am writing in opposition to the proposed new land-use districts (H-GO) and the amendments to the R-CG land-use district that will be coming to Council for a vote on October 4, 2022. I understand that that these proposed land use changes would apply to "inner city" properties in close proximity to LRT, BRT, primary transit routes or Main Streets and that this would include Bow Crescent properties within the community of Bowness.

It is my opinion that this sweeping application of these land use districts is not urban planning but a means to avoid the opposition to the number of Direct Control (DC) applications coming to Council for a decision. It is my opinion that upcoming local area planning process is a more appropriate approach to planning for the location of these special districts. Presumably during the local area planning process, there would be thoughtful consideration of the unique characteristics of the communities (e.g. flood risk) when planning for these districts, with resident input.

With these proposed land use changes, City Administration is increasing the density within the Bowness flood fringe, while other jurisdictions, in Alberta and Canada-wide are trying to eliminate new development within flood fringe areas and insurers and mortgage lenders are making it more difficult to qualify for services for postal codes within the flood fringe

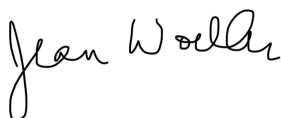
It is also my opinion, shared with many of my neighbours and other Calgarians that Bow Crescent is a unique street, with a mature tree canopy that is a destination for many runners, walkers and cyclists. Introduction of this type of density on this crescent would completely alter the character of the crescent and make the crescent unsafe for pedestrians and cyclists because of the likely increase in vehicles parked on the crescent. There are many other streets in Bowness that have an extensive mature canopy that are also at risk with this increased density.

I am disappointed and offended that city administration chose not to consult the communities that would be affected by this change. I read in administration's engagement summary (attachment 8, <https://pub-calgary.escribemeetings.com/FileStream.ashx?>

DocumentId=218438) that public engagement was not accommodated for two reasons, one that, "Citizens would not have the technical expertise to contribute to the writing of land use districts." The Bowness Community Association Planning and Development Committee, does have this expertise: the Committee Chair is a professional architect; there are members of the committee who work in the construction industry as engineers and we have members who are realtors.

I hope you will consider voting against this approach to planning.

Sincerely yours,

A handwritten signature in black ink that reads "Jean Woeller". The signature is written in a cursive style with a large, stylized 'J' and 'W'.

Jean Woeller



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) John

Last name (required) Lathrop

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendments to Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Dear Members of the City Council

Re: Changes to Land Use Bylaw 1P2007
Concerning the Property at 1516 21 Ave. N.W.

I am deeply concerned about the changes suggested about the possible development of this property that is adjacent to mine. Unlike the other Parcels Subject to Amendments, this one is a lone mid-block property.

I object to the proposed changes in the R-CG because the increased density would adversely affect parking, traffic congestion, city sewage, neighbouring green space, and quality of life. I further object to the proposed changes because the rationale is misleading as the property in question is already zoned for a townhouse style development. We had a hearing about re-zoning this property and came to an agreement that was voted on by the city council. Do not disrespect the process. Therefore, stick to a nice development of three primary units/townhomes and 3 secondary units with a parking place for each primary, which would suit the street. Changing this site to a higher density of up to 4 primary units and 4 secondary on that property is a bad model considering the lone, island nature of the site. That sort of context is inappropriate.

The traffic congestion on this block is a big problem and a safety issue. Unlike 20th Avenue, which is on the south side of the Community Association, 21st Avenue serves as the entry point into the preschool housed at the community centre and all of the facilities of the community centre are accessed off of 21st Avenue. On weekdays there is constant traffic bringing children to and from the morning and afternoon sessions of the preschool. Parents arrive with such large vehicles (vans, SUVs) that the traffic is reduced to one lane. In the evenings there are so many vans and buses bringing children to activities in the playing fields, the community centre, the playground, and the park that we can't even park within 200 feet of our home. There is also the community garden across the street which brings more traffic to the block.

Both I and my neighbours in the adjoining duplex have suffered multiple floods caused by city sewer backups. The addition of eight family units concentrated on one major sewage line output could have a catastrophic effect on one of the oldest clay city sewer lines (post 1912) still in use. We have had ongoing sewer problems which will get worse for us with the addition of ill-considered density.

The proposed development will cast into shade our back garden and entirely remove the extensive lawn, professional landscaping, mature garden, lilac hedges, and trees of the building site. So much for "enhanced landscaping requirements".

The narrow back alley where children play does not need to have the density increased 8-fold on a moderately sized tract of land. The parking requirement across the city should not be "simplified" as not all neighbourhoods are the same. On our city block, every household has at least one vehicle. Every one. Most have two vehicles, so that equates to 4 for a duplex, not counting any basement suites. Capitol Hill is not exactly Marda Loop, where you just step out the door and within two blocks you can have your choice of restaurants.

The amenities are limited to a one man computer repair shop, a small liquor store, a gourmet cheese shop and a paint store. The nearest grocery store is 10 blocks away and across 16 Ave. N.W. Basically we go by car to the grocery store. Families drive to the park—they just don't have the time walk twenty minutes there and same again back in this hectic world. So, saying that future citizens/community members of Capitol Hill will be fine with less than .5 of a parking stall is completely unrealistic. We, the citizens and present members of Capitol Hill can say this is definitively unrealistic from living here and observing neighbours/visitors.

I would now like to address the lack of transparency, communication, and respect that is being shown to myself and fellow citizens of Capitol Hill. Until I received the letter last week, I knew nothing of how much development is being pushed through in such little time. Having had a stroke, giving me six days to have my wife explain and describe what this is all about (I am legally blind now) AND dictate my sincere response to this matter was taxing. Also, this proposed change to the mid-block "island" affects the entire city block. Every citizen in the 1500 block of both 21st Avenue and 22nd Avenue should have received a letter about the matter.

Sincerely yours,

John Lathrop
1518 – 21 Ave. N.W.
Calgary, AB T2M 1L8
e-mail: john.lathrop@me.com



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I have read and understand the above statement.

First name (required) Stuart

Last name (required) Craig

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? Remotely

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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Land Use Bylaw Amendments (Bylaw56P2022, IP2022-0989)

Are you in favour or opposition of the issue? (required) Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

September 27, 2022

The City of Calgary
City Clerk's Department

ATTN: Mayor and Members of Council
RE: Land Use Bylaw Amendments

I am speaking to you as a private citizen. Throughout the day, you will be reviewing and hearing submissions from citizens representing a substantial number of communities who, once again, find themselves having to face off against Council and Administration concerning rezoning and densification initiatives. Once again, you have enraged the very citizens who put you in office and have failed them. As the responsibility and authority for enacting bylaws rests with Council, and the party responsible for governance of Administration, it is incumbent upon each one of Council to not just listen but HEAR the voices of each one of us.

Council seems to operate under the sanctimonious delusion that it knows what is best for the city based on a few cherry picked reports that support its position. What seems broadly and abundantly clear is the disdain Council and Administration has for any questioning of policy and direction – under the guise that these are issues too complex for anyone other than Administration and that it would be too time consuming. I will ask, pointedly, that each Council member reflect on what was truly learned from the debacle that was the Guidebook. You as Council should feel embarrassed by your actions and maybe it is time to pause and truly listen to the public views and sentiments. People have put thousands of hours and dollars into research and studies and you have chosen to simply brush them aside.

With each action you conduct, you demonstrate to the public even more deeply your departure from the very principles that you claim as sacrosanct. If you collectively as Council, you as Mayor and you as individuals, ask why this honestly is, then that will be your first step in regaining public trust. Halt your approvals of grand initiatives and overhaul your approach to engagement of citizens, because from where most people sit your current approach is not engagement by most metrics. Embrace what the majority of speakers and submitters ask of you and not be tainted just by what you dangerously and irresponsibly perceive as the 'right' direction. It may take time, it may cost money, but you need to listen to your key stakeholders (citizens of Calgary) if there is any hope of regaining trust of the public and development sustainable plans for this City's future. I am not talking about just green initiatives but plans that will prove acceptable, viable and with longevity.

Sincerely,

Stuart Craig



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I have read and understand the above statement.

First name (required) Patricia

Last name (required) Peck

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? Remotely

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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Bylaw Amendments for RCG and H-GO and Missing Middle Housing

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

September 27, 2022

Dear Councillors and Mayor Gondek,

I am writing to express my strong opposition the proposed Bylaw Amendments modifying RC-G and introducing H-GO that will be voted on by Council on October 4, 2022. The basis for my opposition includes the following:

Broad Stroke Guidelines

Every community is unique and general criteria on where H-GO housing is appropriate creates a situation where the new housing district could be approved in circumstances that are inappropriate and contrary to planning goals for the neighbourhood. Bowness is a prime example of a neighbourhood with unique characteristics that require careful planning. Bowness is constrained by the river, the CPRail tracks, the Trans Canada Highway and very restricted single lane entry and exit points. The resulting long and narrow shape of Bowness puts quiet low density family areas very close to Mainstreet activity areas as well as major public transportation and therefore within the suggested H-GO areas. I agree that there are areas within Bowness where H-GO housing may be appropriate but it requires a closer lens than a distance measurement from public transport.

Please remove the broad stroke measurements for determining whether H-GO housing is appropriate and direct this determination to be made by the Local Area Plan (LAP) process where City planners and the community can work together to plan for a whole community.

Cumulative effect

Taking the planning out of determining where H-GO is appropriate makes it unlikely that the cumulative effect of recent zoning changes and development in neighbourhoods will be considered. Using Bowness is an example again, the 2019 LAP allowed for significant density increase along Bowness Road, major multi residence development by the old Sunnyside site and again near the old Bowness grocery store as well as increased RCG zoning. If H-GO development is not considered by planners within that context and is merely measured by distance to transportation and 'Mainstreet' there is a real risk that Bowness will choke itself.

Has it been determined what the maximum capacity of public transportation is to the area?

How many people can be transported by the #1 and #305 busses?

How many cars or busses can enter or exit Bowness at a given point in time?

Has Emergency Services been part of this discussion regarding flood evacuation and fire protection?

Increased number of DC Applications with a heavy onus on citizens

I do not understand how introducing H-GO housing outside of what is considered by an LAP will reduce the number of DC applications before Council. H-GO housing is obviously very attractive to developers and I don't see why developers would not attempt H-GO housing at every opportunity available. This places a very heavy onus on citizens to watch for and advocate at every DC application before Council to explain why the broad stroke guidelines are not appropriate to individual circumstances. As this is an impossible task to ask of private citizens, developments will slip through and leave a poorly planned and awkward landscape. Once building is constructed it cannot be undone.

The building industry has commented to Council on how tired they are becoming from all of the DC applications ... try having to understand and keep up when it is not your job to do so and you are not being paid for the same.

Please let the LAP process determine where H-GO is appropriate. The public can participate with planners at one time and look at the community as a whole. Mistakes can be avoided and Council will not have the avalanche of all the piecemeal DC applications.

Elimination of family housing

I am concerned that the introduction of such broad guidelines for H-GO housing will eliminate a lot of family housing in Bowness.

1. Lots will be valued at their potential for becoming multi-unit projects instead of single dwellings or duplexes. This will place the price of a lot outside of what is affordable for most families, essentially eliminating this form of housing for a significant portion of Bowness.
2. A residential option without a parking spot is not a functional option for a family. When was the last time you saw a kid taking the bus to hockey practice? It would take my son 1.5 hours to get to band practice on public transport. There is certainly a place for housing with restricted parking but not in areas where affordable functional family housing is limited.

Has a study been conducted on how the potential for H-GO development affects the availability of functional family housing?

Failure to engage the public

It is hard to find words to express how disappointed and disillusioned I am with City Administration for failing to follow the City's established Engage Policy leading up to the creation of the proposed Bylaw Amendments.

The reasons stated by Administration in the Agenda package for the September 9, 2022 Council Committee Meeting are not adequate and the public deserves a better explanation and an opportunity to inform the policy behind the amendments:

1. Citizens would not have the technical expertise to contribute to the writing of land use districts;

As a member of the public, I do not expect to 'contribute to the writing of land use districts'. But I believe it is perfectly reasonable to expect that I can inform the policy behind the writing of land use districts. I certainly have the expertise to provide information on my community to assist the City in making the best decisions for its citizens.

I cannot resist pointing out that If Administration truly believed that the purpose of engagement in this circumstance was for stakeholders to participate in the 'writing' of land use districts, then the question must be asked what credentials the engaged builders provided to verify that they had the required technical expertise to contribute to the drafting of bylaws.

2. Due to the urgency of Council's Motion Arising to return no later than Q3, 2022, public education could not be accommodated within the timeframe; however, given a delayed implementation date, Administration will be able to accommodate public messaging on The City website.

The suggestion that Administration did not have time to conduct engagement due to the timelines set forth by Council is also unsatisfactory. Administration was present when the timelines were set by Council and was well aware of the time needed to do the required engagement. Administration made an error in failing to advise Council of the time needed and then chose to use a lack of time as a justification to avoid the Engagement Policy when they could have returned to Council to obtain an extended timeline.

Please find a remedy for Administrations failure to adhere to the City's Engage Policy. As a citizen that cares about how my community grows I demand to be respected and given the opportunity to inform decision making. We will do it next time should not be an option with respect to long term planning.

Thank you for taking the time to consider my concerns.

Calgary deserves to get this right!

Sincerely,

A handwritten signature in black ink, appearing to be 'Patti Peck', with a stylized, cursive script.

Patti Peck



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I have read and understand the above statement.

First name (required) Lynn

Last name (required) Clark

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Potential changes to the Land Use Bylaw currently designated R-CG or R-CGex

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

My position on this proposal is currently oppositional unless the City can mandate that developers must prove designation locations that meet a "2 car per household". Currently 24th Avenue NW is transitioning into high density housing. 24th Avenue underwent "modification" in 2021 which removed parking on one side of the street to allow for "one way" bicycle traffic on each side of street between 14th St NW to Crowchild Trail NW. This has significantly reduced street parking for home owners/visitors as the street parking is being consumed by townhouse owners whom only have a one car garage. Permitting "mid block" townhouse development will only worsen current parking availability. Secondly, 24th Ave NW between 14th Street and Crowchild Trail is the "connector" thoroughfare seeing traffic at a stand still from 17th Street westbound to Crowchild as motorists wait to access Crowchild Trail. 24th Avenue is also the thoroughfare for ambulances enroute to Foothills Hospital and Alberta Children's Hospital, and police from the NW district office on 14th Street. Addressing the need to increase housing availability for inner city - understand and support. City Council also needs to take into account that these residents require parking availability. We not only need to increase beds, but the parking space that these persons require as well.



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I have read and understand the above statement.

First name (required) Kenneth

Last name (required) Rasmussen

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed Amendments to Land Use Bylaw 1P2007 to add us of Townhouse

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

September 27, 2022

Kenneth Rasmussen
4105 18 Street SW
Calgary, AB T2T 4V8

RE: Proposed Amendments to Land Use Bylaw 1P2007 to add us of Townhouse

To: Office of the City Clerk

I received the Notice of Public Hearing regarding the above-mentioned amendment at the end of day on Wednesday September 21, 2022 with comments or the filing of petition required by Tuesday September 27, 2022, effectively 3.5 business days response time. Having received the notice in such a short period of time I am extremely concerned and troubled with how quickly such a significant policy change is being considered.

Constituents in Altadore have not been given adequate time to review, discuss and fully evaluate the potential impact of these proposed changes. The densification of inner-city neighbourhoods is one of the most significant policy issues city council faces and communities that are impacted by such amendments deserve the opportunity and time to deliberate and respond.

The notice was mailed to property owners that either own property that is designated R-CG or R-CGex or are adjacent to property that is designated R-CG or R-CGex. Given the proposed change to allow the development of mid-block housing, property owners that could be affected by such a land use change is **NOT** limited to those that own property currently designated R-CG or R-CGex or are adjacent to property that is designated R-CG or R-CGex. Effectively anyone in Altadore that resides beside or near an existing RC-2 property that has not been subdivided could be impacted by this proposed change if an application were submitted to redesignate that property to the amended R-CG or R-CGex land use. This limited circulation of mailed notice has biased other property owners in Altadore as many are unaware of these proposed changes and potential impact to their neighbourhood.

I have resided at my current address for the past 22 years and have watched Altadore transform into a pleasant and responsible mix of subdivided detached and attached homes. The rapid densification of Altadore is happening now, but it feels like it is happening without the benefit of consistent planning based on transparent data, or metrics to measure its success or consequences. Consultative, transparent, and responsible government looks to engage its residents, not diminish their input. I believe council has an obligation to solicit and consider views from all residents/voters/taxpayers and at a minimum, council should have reached out to community associations for feedback or via the public in other ways.

I am not in support of the proposed Amendments to Land Use Bylaw 1P2007 as it deserves more consideration and discussion with the public and I respectfully ask that Council send it back for more public input.

Respectfully,

Kenneth Rasmussen



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I have read and understand the above statement.

First name (required) Brenda

Last name (required) Tackaberry

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Changes to Residential RCG

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Local Context and Community Engagement are the CORNERSTONE of the municipal development plan and the municipal governance act set out by the provincial government. Regardless of the IMPACTS to community members that now would allow mid block townhome developments, increased density with blanket approval of secondary suites and laneway units, and SUBSTANTIALLY reduced parking, the fact that council actually voted AGAINST consulting community should be the precised reason WHY you should be consulting with the community. I am not sure what deadline is so important that you feel you can forgo educating the community, and hearing us out, but the impacts of delaying this approval are far less substantial than the breach of trust that you will develop with the community by passing such changes in the speedy and 'quiet' manner that you are attempting. In addition, a considerable amount of time and taxpayers resources went into developing the Local Area Plans for the North Hill communities. I dont have to remind you of the level of engagement that went into this project so that Calgarians could inform you how they would like to see thier communities develop. To now make substantial changes to our neighborhoods without even so miuch as a sign posted in our community feels dishonest and I am considerably disappointed in Calgary CItty Council. You say that you want to offer calgarians many housing options, however this is the death of the bungalow and the single family home in our inner city communities, the changes are irresponsible, and voting to forgo community consultation lacks integrity. City Council members are ELECTED by calgarians and are here to represent CALGARIANS. I hope that you reflect on this, and do not pass these changes through without ethical and responsible community engagment first.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Avanya

Last name (required) Sihota

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

7.2 Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

ATTN: The City of Calgary Infrastructure and Planning Committee and City Council

RE: Support for Land Use Bylaw 1P2007 sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

My name is Avanya Sihota, a resident in the Royal Oak community of Calgary, Alberta. I am writing to express my support for the new land use district which supports Missing Middle housing in Calgary and to amend Land Use Bylaw 1P2007.

As a young adult and student at the University of Calgary, the lack of affordable housing for future generations and my own is of concern. I agree that addressing the Missing Middle will increase housing accessibility and affordable inner-city options for a more diverse range of Calgarians. I believe creating sustainable communities that support equitability and diversity will strengthen Calgary in the long run.

Sincerely,

A handwritten signature in black ink that reads "Avanya Sihota". The signature is fluid and cursive, with the first name "Avanya" and last name "Sihota" clearly distinguishable.

Avanya Sihota | Student at the University of Calgary



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I have read and understand the above statement.

First name (required)	Shirley
Last name (required)	Martin
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Windsor Park
What do you wish to do? (required)	Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Zoning

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am commenting on behalf of Windsor Park Community Association. I will make my points brief:
We have already had increased density with infills replacing older homes
Appt located on 50th Avenue, 56, 57, and 58th avenues
Townhouses on 50th avenue, 56th and 5th st, 50and 51avenues at 6th st
Our community has been transitioning a lot and it should be redirected to other communities for awhile. We have had changes that have affected parking, trees, and congestion getting in and out of the area
There are 185 kids crossing 50th avenue to go to school in Elboya and their safety has not been addressed crossing 50th avenue. The city needs to catch up with what has already happened and once that is done maybe go forward
Windsor Park School closed a few years ago due to population but that has clearly changed. Maybe it should be considered to reopen the school
New development ideas does not seem to accommodate the issue of mobility to make the community inclusive to all. The cost of new places does not help with all income levels
Please consider my points in order to keep our community the great place it is
Thank you
Shirley Martin



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I have read and understand the above statement.

First name (required) Margaret

Last name (required) Kosa

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendments to Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I have included my document as a .docx and a .PDF

Dear Members of the City Council,

Re: Changes to Land Use Bylaw 1P2007
Concerning the Property at 1516 21 Ave. N.W.

I am opposed to changing the RC-G designation of this property to any further density as it is already zoned for townhouses and has only a 50 foot frontage and is, by itself, in the middle of the city block.

I object to this proposal for the following reasons:

- It would increase the density up to four units plus four secondary units—which is out of context considering the isolated nature, mid-block, of this lone property.

So far, major density new developments in the area have been on corner properties or next to property where there is already density on the corner. There has been a sense of context. 1516 is a middle lot and it appears to be only one of two mid-block RC-G zoned lots in Capitol Hill. The 50 by 120 foot lot only has a 50 foot frontage of the street, unlike 50x120 corner lots which allow parking along the 50 foot side, the 120 foot side, and have a garage for each unit.

This proposed change to the Bylaw with regards to the property of 1516 21 Ave. N.W. completely ignores the valid engagement process we went through in 2019 about rezoning. We already went through a rezoning process in 2019 about the said property. The matter was put to a vote at a City Council hearing. Unilateral changes to the agreement would be disrespecting the process and all of the citizens and community members that presented their case.

It is important to note that the property in question is therefore already zoned RC-G for townhomes, ie. 3 units plus 3 secondary units. To propose anything more as an infill would really be an overfill.

- It disregards the active nature of the community centre.

The green space across the street is more than just a public park. It is actually playing fields (soccer/baseball), playground, community gardens with extensive raised beds that are leased out to community members, and a community hall housing a preschool, and additional hall and meeting rooms with an active schedule of weekly events. The community centre is across the street from the proposed development. The main access points to the preschool, the community centre, and the community gardens are on 21st Avenue.

The traffic congestion is extensive on 21 Ave throughout the week because it is the safest access for parents dropping off and picking up their children for preschool, games and community events at the community centre and for the Scout Hall on the street.

The Capitol Hill Community Centre brings more than the nearby community together. To those of us that live on 21 Ave. N.W. it brings congestion, traffic woes, but also brings together

people. The community scene is so vibrantly active that we feel that the current zoning is appropriate.

The increased traffic in the narrow back alley where children tend to play hockey and ride their bikes is also a grave concern.

- The 0.375 parking stall per unit and suite requirement is a gross under estimation of the vehicular reality in our community.

The reality is that every single household on our street has at least one vehicle, the majority have two or more. In fact the property on the corner of 14th street and 21st avenue, a home run business, has parking for twelve vehicles. Requiring less than 1 parking stall per unit is being grossly negligent. We are not planning for the turn of the 20th century. Planning for and having places to park cars does not encourage congestion. NOT planning for parking places causes the congestion and is highly irresponsible planning in this 21st century. Plan for one parking stall per primary unit and insist that it is suitably fitted for electric vehicle charging. It is important to note that on top of the various vehicles that our neighbours have there are also highly expensive bikes (one family had six) and motorcycles that need parking assured. Therefore, parking allotment would ensure safe housing of valuable vehicles other than cars and discourage theft. While there is public transit, the feeder bus scheduling to the c-train is not optimal and frequency is a huge problem in this transit corridor.

Although we are called an inner city neighbourhood, we are not Kensington or Marda Loop. There are not that many amenities nearby, within a block or two. It is about five/six blocks to get a coffee or something to eat at a deli. The nearest commercial building is a block away on the other side of 14 St. and comprises a one man computer repair shop and a small liquor store. A further block away is a boutique cheese shop and a paint store. It is important to note that these businesses are all on 14 St. N.W. The nearest supermarket is across 16 Ave. (the Trans Canada Highway) and 1.5 km away—a twenty minute walk.

- Quality of our life

We are concerned about a development that is too big, too close, and too tall for us. We are concerned about the negative impact of traffic and noise levels with over-building in this mid-block site. The proposed increase in density would seriously degrade the sunlight available to our kitchen, dining room and family room windows. Our entire back garden would get no light at all. My husband is legally blind since his stroke and mostly wheelchair bound, but he is able to walk through the house with a cane, provided the sun through the east windows is strong. He is able to make his way out the back door into the garden, just to feel the light and see colours. The proposed density increase would plunge our back garden space into darkness and would also affect some of our front garden. I am an avid gardener and enjoy planting colourful flowers in the hope that my husband can see them. In our second story bedroom we have a south facing window with a view of the city. We would like to see a future development that does not completely block all the sun and the view from the only upstairs window that we have facing that direction. Therefore, we would like the proposed building to be no closer to the boundary line between our properties than we are, to have the proposed building set back

appropriately in the streetscape so the south-facing big window of our living room is also not shaded, and the height of the project limited to its present zoning.

Increased density would also have a very adverse effect on the privacy of our back garden and home.

I would like to address the way that the Notice of Public Hearing on Planning Matters was not communicated in a timely manner. I had scarcely a week to read through all the information that I could access in order to submit my comments. The Changes to Land Use Bylaw 1P2007 were also not communicated to all possible parties that could be affected. Everybody on our 1500 block of 21st Avenue should have been notified as changes in RC-G designations will ultimately affect everyone in future re-zonings. In fact, our back alley neighbours (in the 1500 block) of 22nd Avenue should also have been informed as density, traffic increase, and property shading would affect them, too.

I am also concerned by the rush with which this is being handled. It takes a long time to build a community and its development should be a process anchored in transparency and consideration.

Respectfully submitted,

Margaret Kosa

1518 – 21 Ave. N.W.

e-mail: kosam1@hotmail.com



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I have read and understand the above statement.

First name (required) John

Last name (required) Lathrop

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Proposed amendments to Land Use Bylaw 1P2007

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I previously attached my submission as a .docx and was worried that the format was not suitable. Therefore, I am including it as a .PDF this time.

Dear Members of the City Council

Re: Changes to Land Use Bylaw 1P2007
Concerning the Property at 1516 21 Ave. N.W.

I am deeply concerned about the changes suggested about the possible development of this property that is adjacent to mine. Unlike the other Parcels Subject to Amendments, this one is a lone mid-block property.

I object to the proposed changes in the R-CG because the increased density would adversely affect parking, traffic congestion, city sewage, neighbouring green space, and quality of life. I further object to the proposed changes because the rationale is misleading as the property in question is already zoned for a townhouse style development. We had a hearing about re-zoning this property and came to an agreement that was voted on by the city council. Do not disrespect the process. Therefore, stick to a nice development of three primary units/townhomes and 3 secondary units with a parking place for each primary, which would suit the street. Changing this site to a higher density of up to 4 primary units and 4 secondary on that property is a bad model considering the lone, island nature of the site. That sort of context is inappropriate.

The traffic congestion on this block is a big problem and a safety issue. Unlike 20th Avenue, which is on the south side of the Community Association, 21st Avenue serves as the entry point into the preschool housed at the community centre and all of the facilities of the community centre are accessed off of 21st Avenue. On weekdays there is constant traffic bringing children to and from the morning and afternoon sessions of the preschool. Parents arrive with such large vehicles (vans, SUVs) that the traffic is reduced to one lane. In the evenings there are so many vans and buses bringing children to activities in the playing fields, the community centre, the playground, and the park that we can't even park within 200 feet of our home. There is also the community garden across the street which brings more traffic to the block.

Both I and my neighbours in the adjoining duplex have suffered multiple floods caused by city sewer backups. The addition of eight family units concentrated on one major sewage line output could have a catastrophic effect on one of the oldest clay city sewer lines (post 1912) still in use. We have had ongoing sewer problems which will get worse for us with the addition of ill-considered density.

The proposed development will cast into shade our back garden and entirely remove the extensive lawn, professional landscaping, mature garden, lilac hedges, and trees of the building site. So much for "enhanced landscaping requirements".

The narrow back alley where children play does not need to have the density increased 8-fold on a moderately sized tract of land. The parking requirement across the city should not be "simplified" as not all neighbourhoods are the same. On our city block, every household has at least one vehicle. Every one. Most have two vehicles, so that equates to 4 for a duplex, not counting any basement suites. Capitol Hill is not exactly Marda Loop, where you just step out the door and within two blocks you can have your choice of restaurants.

The amenities are limited to a one man computer repair shop, a small liquor store, a gourmet cheese shop and a paint store. The nearest grocery store is 10 blocks away and across 16 Ave. N.W. Basically we go by car to the grocery store. Families drive to the park—they just don't have the time walk twenty minutes there and same again back in this hectic world. So, saying that future citizens/community members of Capitol Hill will be fine with less than .5 of a parking stall is completely unrealistic. We, the citizens and present members of Capitol Hill can say this is definitively unrealistic from living here and observing neighbours/visitors.

I would now like to address the lack of transparency, communication, and respect that is being shown to myself and fellow citizens of Capitol Hill. Until I received the letter last week, I knew nothing of how much development is being pushed through in such little time. Having had a stroke, giving me six days to have my wife explain and describe what this is all about (I am legally blind now) AND dictate my sincere response to this matter was taxing. Also, this proposed change to the mid-block "island" affects the entire city block. Every citizen in the 1500 block of both 21st Avenue and 22nd Avenue should have received a letter about the matter.

Sincerely yours,

John Lathrop
1518 – 21 Ave. N.W.
Calgary, AB T2M 1L8
e-mail: john.lathrop@me.com



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I have read and understand the above statement.

First name (required) Elizabeth

Last name (required) Atkinson

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Hounsfield Heights - Briar Hill Community Association

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

discussion of H-GO and amendments to R-CG

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Mayor Gondek and City Councillors,
We are writing to oppose the approval of the new H-GO zoning and amendments to R-CG zoning.
Both the H-GO zoning and R-CG amendments will allow residential units to be situated well to the back of lots that currently have single-family units, at a much greater building depth. These new significantly taller units will drastically take away sunlight and privacy from the neighbours and very significantly detract from their own use and enjoyment of their property. These units also do not fit aesthetically with the units in an R-C1 neighbourhood. The original concept of 'missing middle' was to blend in with the existing context – these new forms do not do that!
There is a lack of clarity as to where the H-GO will apply and how it relates to the LAP process. A new land use designation should be incorporated in ongoing LAP discussions, and not implemented outside of those longer-term consultations. Hounsfield Heights – Briar Hill will be requesting that it retain its R-C1 zoning, like Rosedale, under the LAP process, and these proposals should not circumvent that consultation. If 600 m from the LRT is arbitrarily used, that would apply to well over half of our community, and much of the rest of the community is within walking distance of a bus stop. Thus, this proposal could dramatically change our R-C1 neighbourhood, and remove all certainty residents sought in buying in an R-C1 area.
The average Calgarian household has well more than one car, even if they take many trips by other means – dropping the parking requirement to 0.375 stalls per unit is completely unrealistic and will lead to heavy street parking, severely impacting the surrounding residents. Issues such as the maintenance of the tree canopy, and handling of sanitation bins are also not well addressed.
Further, the lack of consultation of the public on this matter is insulting, undemocratic, and against the city's own engagement policy. This proposal could fundamentally change to the character of our neighbourhoods. Decisions of such great importance require widespread public communication and consultation.
Thus, we ask you to reject these proposals made by city administration and developers, and work with the people affected to develop better solutions to meeting the



PUBLIC SUBMISSION FORM

Municipal Development Plan goals.
Hounsfield Heights – Briar Hill Community Association
Brad Krizan, President
Jeff Marsh, 2nd VP and Director – Communications
Beth Atkinson, Director – L



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Both the H-GO zoning and R-CG amendments will allow residential units to be situated well to the back of lots that currently have single-family units, at a much greater building depth. These new significantly taller units will drastically take away sunlight and privacy from the neighbours and very significantly detract from their own use and enjoyment of their property. These units also do not fit aesthetically with the units in an R-C1 neighbourhood. The original concept of 'missing middle' was to blend in with the existing context – these new forms do not do that!

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The average Calgarian household has well more than one car, even if they take many trips by other means – dropping the parking requirement to 0.375 stalls per unit is completely unrealistic and will lead to heavy street parking, severely impacting the surrounding residents. Issues such as the maintenance of the tree canopy, and handling of sanitation bins are also not well addressed.

Further, the lack of consultation of the public on this matter is insulting, undemocratic, and against the city's own engagement policy. This proposal could fundamentally change to the character of our neighbourhoods. Decisions of such great importance require widespread public communication and consultation.

Thus, we ask you to reject these proposals made by city administration and developers, and work with the people affected to develop better solutions to meeting the Municipal Development Plan goals.

Hounsfield Heights – Briar Hill Community Association

Brad Krizan, President, president@hh-bh.ca

Jeff Marsh, 2nd VP and Director – Communications, communications@hh-bh.ca

Beth Atkinson, Director – Land Use, land.use@hh-bh.ca



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Melanie

Last name (required) Swailes

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Brentwood Community Association

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Missing Middle / H-GO / Parking

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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



Brentwood Community Association

Mailing Address 5107 – 33rd St. NW, Calgary, Alberta T2L 1V3
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com
www.brentwoodcommunity.com

Combined Meeting of Council, October 4, 2022, Council Chambers, Calgary Municipal Building

Re: Proposed changes to R-CG and new H-GO Land Use Category

Dear Mayor Gondek and City Councillors,

The Brentwood Community Association hereby submits comments on two aspects of the proposed changes:

1. Lack of Consultation / Engagement

According to the report submitted to Committee, Administration targeted “members of industry who plan and design these types (SIC) developments in the established areas, all of whom have expertise in working with these districts”. Communities, residents and CAs, were left out and never informed or consulted. Why?

Public engagement was not accommodated in the scope of this work for two reasons:

- 1. Citizens would not have the technical expertise to contribute to the writing of land use districts; and*
- 2. Due to the urgency of Council's Motion Arising to return no later than Q3, 2022, public education could not be accommodated within the timeframe*

The job of City staff, including the Engage and Planning teams, should be to help citizens understand these proposals, not just to work around them, or exclude them from the discussion completely. These are important planning considerations that will affect communities: we have a stake in the outcome and we want to be heard.

2. Reducing mandatory minimum parking requirements for multi-residential development

Based on our experience in Brentwood, .375 parking stalls per unit is not adequate or realistic.

- Because of our proximity to the University of Calgary, we have many students living in our community. We also have many secondary suites, with 117 DP applications since 2018.
- The most common complaint we receive as a CA is related to spillover parking, often related to suites. While there is a requirement for 2 parking stalls for a home with a suite, this often does not appear to be sufficient. We receive complaints about homes with 4 or 5 or more vehicles associated with a suite. We recognize that “nobody owns the street”, but the point is that students DO have vehicles, even when they live close to the U of C.
- Students may walk from our community to the U of C, but they have vehicles for other uses, for example getting to and from their jobs, or recreational pursuits.
- While there is an incentive for developers to reduce their parking requirements, our community does not support this measure based on our own experiences. Simply wishing for less vehicle use ignores the reality.

The above parking experiences are anecdotal, but are substantiated by City of Calgary data.

On the attached pages is information re household auto ownership in Calgary, which remains at a level of over 1.75 vehicles per household. Furthermore, a majority of trips continue to be made via driving, not transit, walking or cycling. The reduction in parking does not take into account the reality of vehicle usage in Calgary.

Thank you for your time and consideration of this letter.

Sincerely,
Melanie Swailes
on behalf of the Brentwood Community Association



Brentwood Community Association

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<https://www.calgary.ca/pda/pd/municipal-development-plan/municipal-development-plan-and-calgary-transportation-plan-2018-monitoring-progress-report.html>

Data from the Calgary Transportation Plan 2018 Monitoring Progress Report shows that 73.9% of all trips for work, school, leisure or other are made by driving.

Only about 8.3% are by transit, and 17.7% are by walking or cycling.

Core Indicator



Transportation Mode Split

Percentage of all-purpose, citywide trips made by walking, cycling, transit and car within a 24-hour period. This includes trips for work, school, leisure or other.

Benefit

Most people have access to a variety of travel modes, but will only choose one if it is safe, affordable and easy to use.

How are we doing?

The proportion of trips made by walking and cycling increased strongly in the 2012-2017 reporting period, reversing a previous negative trend, and making important progress towards the indicator target. Contributing factors to this increase include the implementation of Complete Streets in 2013, population growth in areas with high walkability such as the Beltline, and creation of the Cycle Track Network in 2014.

Trips made by transit saw a decrease in mode share in 2017, continuing a negative trend from 2005 to 2012. Reductions in service prompted by economic downturn impacted the ability of transit to recover from previous decreases in mode share.

Automobile travel has remained the primary transportation option for Calgarians, but the mode share has decreased by approximately 5 per cent during the latest reporting period. As the city's population has grown, transportation options are being accessed more evenly – a trend that will need to continue to achieve the indicator targets



Mode Split Percentage



2005	2012	2017	TARGET
14.0%	12.5%	17.7%	20-25%



2005	2012	2017	TARGET
9%	8.5%	8.3%	15-20%



2005	2012	2017	TARGET
77%	79%	73.9%	55-65%



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Household Auto Ownership in Calgary

Household auto ownership remains at a level of over 1.75 vehicles per household.
Allowing for only .375 stalls per unit is not sufficient according to City of Calgary data.

<https://www.calgary.ca/transportation/tp/planning/transportation-data/transportation-monitoring-reports.html>

Changing Travel Behaviour in the Calgary Region

Travel Behaviour Report Series: Volume 1 June 2013

Summary

The 2012 Calgary and Region Travel and Activity Survey (CARTAS) is a comprehensive household travel survey that provides a rich set of information that can be assessed and evaluated to support transportation decision makers. The information collected reveals travel patterns, and also allows for an in-depth analysis into the underlying factors that influence the travel decisions that are made every day by city and region residents. The City of Calgary has been conducting household travel surveys approximately every 10 years since 1964 which allows for both the analysis of current information, but also a look back to see how travel behaviours and influences have changed over time.

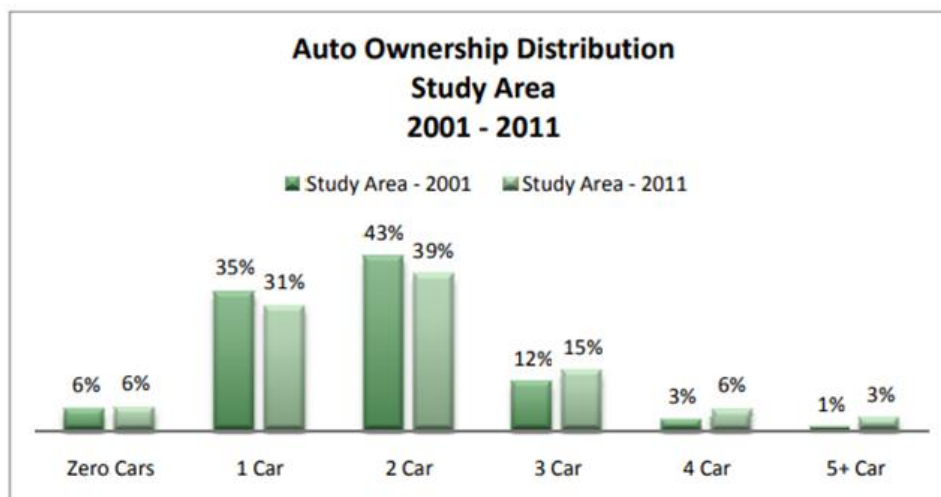
To fully explore these changes, a series of reports will be developed in 2013 with in-depth analysis of different elements of travel. This report is the first of the series and will provide some high level information on population and employment growth, household demographics, auto ownership travel mode, and travel statistics.

Page 18

Household Auto Ownership

Household auto ownership is the number of vehicles owned by each household and strongly influences travel choices that are available to members of the household. In the Study Area, the auto ownership rates (average number of cars per household) have increased from 1.75 vehicles per household in 2001 to 1.85 vehicles per household despite minimal changes in household size.

Figure 16: Auto Ownership Distribution - Study Area - 2001 - 2011¹⁸



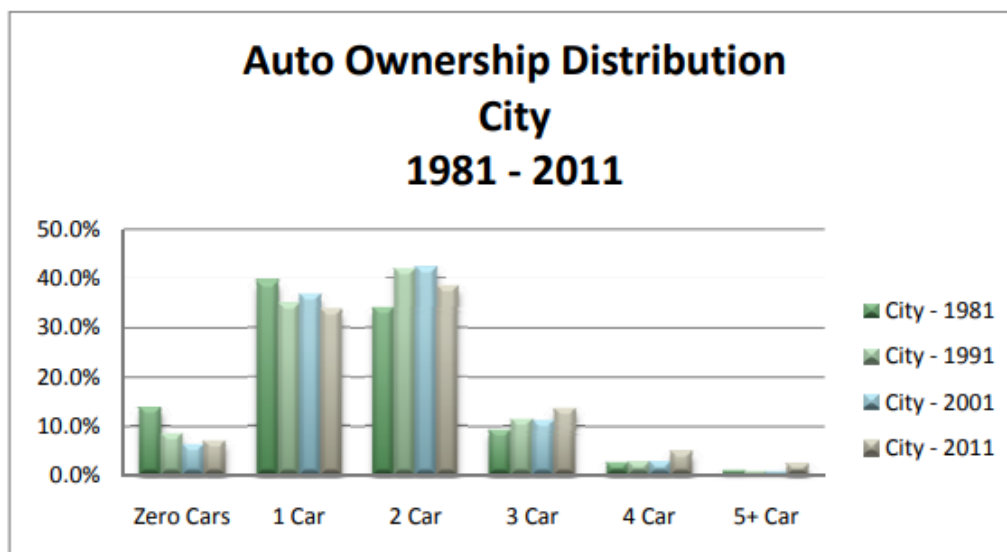
In 2011, City households own an average of 1.85 vehicles per household which is an increase from an auto ownership rate of 1.50 in 1981. The proportion of households who owned zero cars has increased from 6% in 2001 to 7% in 2011. The proportion of Calgary households who own 3 or more vehicles has increased from 15% in 1981 to 21% in 2011.



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Figure 17: Auto Ownership Distribution - City - 1981 - 2011 ¹⁹



¹⁸ (The City of Calgary Planning & Transportation Policy, 2001), (City of Calgary Transportation Department, 2012)

¹⁹ (The City of Calgary Planning & Transportation Policy, 2001), (City of Calgary Transportation Department, 2012)

Appendix O

Table 5: Auto Ownership - City - 1981 - 2011 ²⁰

#Vehicles per household	1981		1991		2001		2011	
	#	%	#	%	#	%	#	%
Zero Cars	29,600	14%	22,300	8%	20,700	6%	29,200	7%
1Car	84,000	39%	92,800	35%	121,900	37%	142,100	34%
2Car	72,700	34%	111,400	42%	140,600	42%	162,300	38%
3Car	19,700	9%	30,300	11%	37,100	11%	57,700	14%
4Car	5,400	3%	7,200	3%	9,300	3%	20,700	5%
5+Car	2,000	1%	1,900	1%	2,400	1%	10,200	2%
Total	213,400		266,000		332,000		422,100	

https://www.google.ca/search?source=hp&ei=WOFQYlYrAYqE-gTe-K6oDw&iflsig=AINFCbYAAAAAYFDvaLMN-VzuUhCz3-K0LmbvG2iP9xPc&q=changing-travel-behaviour-in-the-calgary-region&oq=changing-travel-behaviour-in-the-calgary-region&gs_lcp=Cgdnd3Mtd2l6EANQ0BZY0BZg9B9oAHAAeACAAXmIAXmSAQMwLjGYAQCGAQKgAQGqAQGdnd3Mtd2l6&sclient=gws-wiz&ved=0ahUKEWiMt-WTorXvAhUKgp4KHV68C_UQ4dUDCAk&uact=5

[changing-travel-behaviour-in-the-calgary-region - Google Search](#)



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Elisabeth

Last name (required) Caines

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? West Hillhurst Planning Committee

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Potential Changes to Land Use Bylaws 1P2007 Re. R-CG and H-GO

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

See attached.

September 27, 2022

Office of the City Clerk
Attention: City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100
Postal Station M
Calgary Alberta T2P 2M5

submitted online

To Whom It May Concern;

**Re. Comments re. Potential Changes to the Land Use Bylaw 1P2007
Public Hearing at the Combined Meeting of Council – October 4, 2022**

The WHPC respectfully submits the following comments concerning the Notice of Public Hearing on Planning Matters relating to the potential changes to the Land Use Bylaw to add the use of Townhouse to the R-CG(ex), enhance landscaping requirements, adjust building standards, and simplify parking requirements:

- **Lack of Engagement:** The Notice of Public Hearing was provided to a number of residents within the community, but not all residents, and the WHPC did not receive the Notice. Broad and meaningful engagement with affected neighborhoods ought to be a requirement for City planning, especially planning that will result in significant changes to the design of the affected neighborhoods.
- **Lack of cohesive planning:** The City has many initiatives that relate to planning and design, but the proposed changes to the Land Use Bylaw fail to consider many, except for densification. While supporting Calgary's growing population while offering differing residential options is important, so too is investment in the environment (including the protection of the City's natural assets), planning for seniors, cycling and pedestrian infrastructure and transit.
- **Riley LAP:** The Riley LAP process is still in its infancy. Changes to the Bylaws affecting densification with no plan in place will result in unnecessary piece-meal and precedent setting changes to the neighborhood.
- **Ambiguity:** If the intent behind the changes is to add clarity to the options available for densification, the many ambiguities within the proposed changes ought to be clarified prior to approval, including:
 - **Mainstreets:** The City has been unable to definitely confirm the location(s) of "Mainstreets" in West Hillhurst. Accordingly, there is ambiguity concerning where exactly these new H-GO homes should/would be approved.
 - **Neighborhood Flex and Neighborhood Connector** are not defined in the Municipal Development Plan or the Calgary Transportation Plan. These terms should not be included in the Land Use Bylaw.
 - **Setbacks:** The requirements for the H-GO category required clarity. If the intent is to intermingle H-GO with R-1 and R-2, the setback requirements do not match.
 - **Guide for Local Area Planning:** It is unclear where the new H-GO land use category fits within the land use categories within the Guide for Local Area Planning. More granular categories in

the Guide for Local Area Planning are required. This ties back to the comments above concerning lack of cohesive planning and changes to the LUB prior to the development of the Riley LAP.

- **Parking:** The 0.375 stalls per Unit and Suite is problematic as it will result in congested on-street parking, especially when factoring in secondary suites. The justification provided by the City concerning lower parking requirements is difficult to reconcile. Solutions provided to address environmental concerns regarding parking would be more palatable if the City required adequate EV ready parking for new developments and densification. Reducing the required off-street parking requirements will not alleviate these problems.
- **Garbage collection:** Rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins from new density focused developments. With rowhouses and secondary suites, each requiring individual bins, alternative garbage collection, with necessary space factored into the design is required.
- **Environmental Impacts:** Information regarding the environmental impact, or sustainability, of the proposed changes is required prior to approval. Increasing on-street parking congestion, reducing (or eliminating) private amenity space, failing to protect the existing tree canopy and other natural assets, increasing impervious surfaces with negative impacts to runoff and water quality, and general over-development on a potentially significant number of lots is of particular concern to the WHPC. The focus on density fails to consider the climate emergency facing the City of Calgary.

To summarize, the WHPC does not support the proposed changes to the Land Use Bylaw.

Regards,

West Hillhurst Planning Committee



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Deborah

Last name (required) Curley

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



How do you wish to attend? Remotely

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 attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Mid block zoning H-GO

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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



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I have read and understand the above statement.

First name (required) Kathryn

Last name (required) Davies

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

H-GO district and amendments to R-CG

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

27 September, 2022

Dear Mayor and Councillors,

I am writing in support of the proposed H-GO district, and changes to the R-CG district.

Contrary to the narrative that dominates the public hearings on decisions such as these, many Calgarians in fact want more dense walkable neighbourhoods, and many Calgarians will happily trade excess parking spaces for more diversity in housing choice. I see both of these districts as valuable tools in achieving these types of communities. I hope to see more development like this in my own neighbourhood.

Kind regards,

Kathryn Davies



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

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ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) David

Last name (required) Barrett

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Land use by-law amendments to address missing middle housing

Are you in favour or opposition of the issue? (required) In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

RE: Land use by-law amendments to address missing middle housing

To members of Calgary City Council,

I am writing to you, as an engaged citizen, to offer my support for the proposed land use by-law amendments that are intended to address the ability to build “missing middle” housing within the City of Calgary. This is a relatively incremental change that is both a) overdue and b) will help to make it easier to build a range of housing options particularly within established communities. The current process of requiring direct control (DC) zoning for many of the proposed uses included in the proposed H-GO and modified R-CG land use zone, will help to remove administrative ‘red-tape’ and will provide additional certainty to affected communities.

As many others will speak to, the ability to build a variety of housing types, styles, and densities is critical to creating diverse, healthy, and complete communities. Ones where there is an ability for residents to age in place, to raise a family, and to broadly enjoy. While addressing affordability requires additional proverbial carrots and sticks from multiple levels of governments, making it easier to build developments to meet market demand is one way to remove needless overhead costs.

While I presume you will hear many speakers and read many letters on this incremental change, painting it as “blanket densification” and an “attack on cars”, I would encourage you to view and listen to these with a critical eye and ear. These amendments to the existing land use by-law do no such thing – they simply address a market demand and modernize one small component of the by-law. Furthermore, as I always do, I would ask you to consider who you are seeing and hearing from during this public hearing. In the community of Renfrew, where I live, people who are proactively engaging in public hearings on planning matters are predominantly a) homeowners, b) upper-middle class and, c) people who have the time and energy to engage in a confusing process. Contrast this with the profile of the community (from 2015) which is comprised of a) 42% renters, b) has a median household income below that of the City as a whole, and c) has considerably *fewer* neighbours living in single-detached homes than other structure types. Please bear this in mind when weighing the feedback you receive on these amendments.

More broadly, I would ask you to consider the engagement that occurred at a massive scale through the Guidebook for Great Communities discussions, where many Calgarians who may not provide feedback at individual public hearings provided input that increasing housing options, sustainability, and livability are priorities for them. By providing these *options* in the land use by-law, you are signaling that this City is for more than just those that have the privilege of currently owning homes. You are helping to enable the provision of housing options that our neighbours will *live in and help build community from*. You are helping to facilitate the development of gentle density, where the market allows, and work towards meeting the demand for “missing middle” housing.

Finally, I would respectfully remind you that the minimums and maximums (parking, height, etc), are just that, minimums and maximums. For the proponents of the free-market, why would we not let the market decide?

Our city continues to grow in population and footprint. To help minimize the impact of this growth and create healthier communities, I would encourage to adopt what are ultimately incremental amendments to the land use by-law.

Thank you for your time,

David Barrett

Councillor Terry Wong
City of Calgary



September 27, 2022

Re: Proposed Changes to R-CG Land Use District

The Capitol Hill Community Association (CHCA) Planning & Development Committee would like to provide comments on City Administration's recommended changes to the R-CG Land Use District from the Infrastructure and Planning Committee meeting of September 9, 2022.

Our committee just became aware of these proposed changes on September 21, 2022 when a resident informed us that they had received a letter from the City stating that changes could be approved at the October 4th, 2022 City Council meeting.

Given that Capitol Hill has approximately 300 parcels that have already been redesignated as R-CG, we find it extremely disappointing that we were not even informed of these recommended changes, let alone consulted.

When the City consults with us, engages with us and involves us, our committee, and Capitol Hill as a whole, has shown that we can buy into a vision as we have done during the North Hill ARP updates approved in 2016, and subsequent City-initiated (R-CG) land use redesignations, and the North Hill Communities LAP process completed in 2020. When you don't even bother to inform us and try to rush something like this through, it's a terrible look and you lose the public's trust.

We strongly recommend Council to amend these recommendations by removing the proposed changes to the R-CG district so that all of these H-GO-style redesignations go through the proper land use change process, including robust and meaningful public engagement.

Thank you for your time and consideration.

Sincerely,

Cam Collingwood
Director, Planning & Development
Capitol Hill Community Association



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) JASON

Last name (required) NEW

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak



How do you wish to attend? Remotely

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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

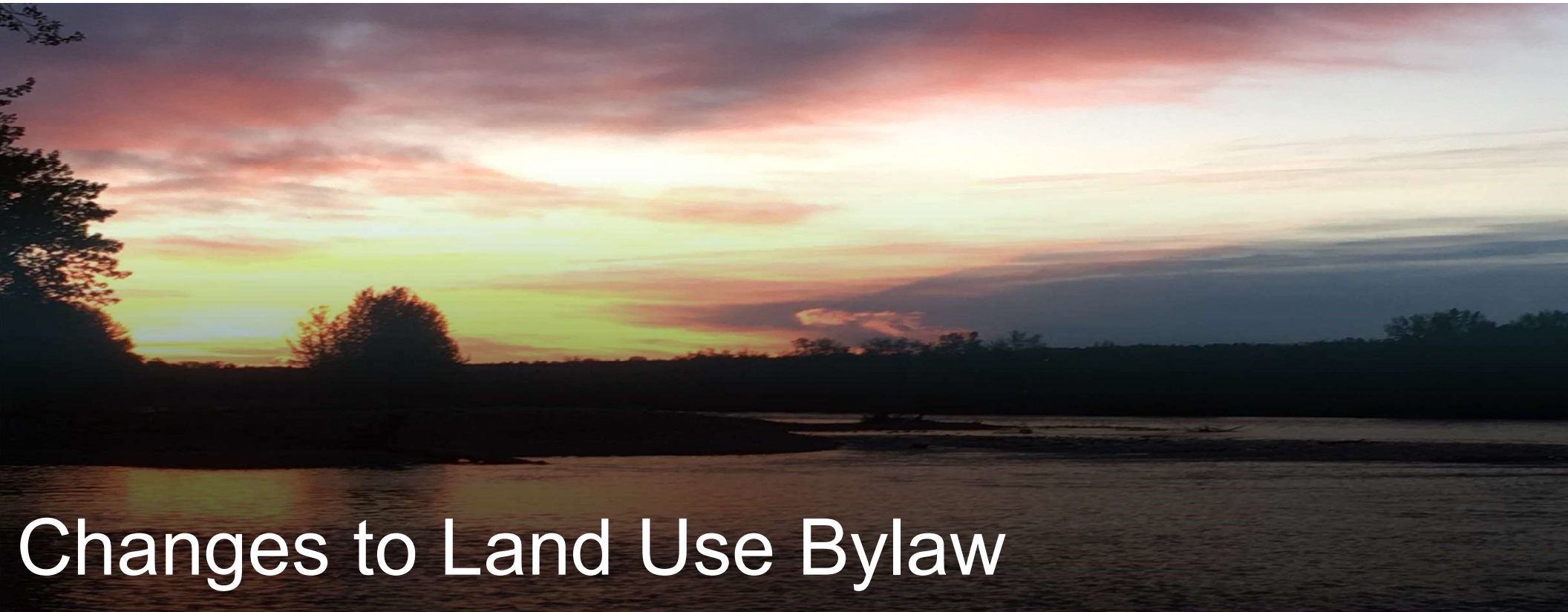
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) cant find agenda, should be Land Use Bylaw Amendments to Address Missing M

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters) please show council the attached as I will be connecting remotely. thanks



Changes to Land Use Bylaw

Presented by: Jason New, October 2022

City Provided Information

The City indicates:

“ A minimum parking requirement of 0.375 stalls per unit and suite (**same as mixed-use districts**)”

The bylaw for Mixed Use is actually 0.85 (0.75 resident + 0.1 visitor) with eligible reductions (close to frequent transit, Class 1 bicycle stalls) to get to 0.425:

1350 The minimum number of **motor vehicle parking stalls**:

a) for each **Dwelling Unit** is:

i) 0.75 stalls per **unit** for resident parking; and

ii) 0.1 **visitor parking stalls**;

The new HGO has no requirement for reduction to close to transit, instead just assigning 0.375. For example, one could apply for land use outside of the 200/400/600 meters and if granted you would only need 0.375 stalls per unit. But if this same re-designation occurred for MU, MU would require 0.6375 for the parcel (assuming the bicycle reduction was there).

Incorrect City Provided Information

The City indicates as a reason to not do public consultation:

“Citizens would not have the technical expertise to contribute to the writing of land use districts; ”

This type of statement by administration is not only high handed, but false.

The Bowness Community Association has on its Planning Committee:

- Professional Architect (Chair of the committee)
- Realtor
- A paid person who is responsible for planning matters

The BCA planning committee reviews approximately 50 development proposals each year

Inaccurate City Provided Information

At IPC committee the City indicated it took approximately 5 minutes to walk 600 meters. 600 meters is the zone being proposed around LRTs

Although technically correct, in practicality it is not as no one can walk as the crow flies. In evaluating around North hill, the average time to walk 600 meters at randomly taken points, was 12min according to google maps

It also does not take into account the river.

For instance, Councilor Carra's development on New St in Inglewood is within 600M of the Zoo LRT, but it would take 32 minutes to get to the LRT

The Bylaw discriminates against certain areas

HGO is being promoted around transit areas but only in certain parts of the City as the proposed bylaw indicates it should be in a Local Area Plan or within 200,400,600 meters of different types of transit, This effectively means only older neighborhoods

- (d) should only be designated on **parcels** located within:
 - (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
 - (ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - (A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - (B) 600 metres of an existing or capital-funded **LRT platform**;
 - (C) 400 metres of an existing or capital-funded **BRT station**; or
 - (D) 200 metres of **primary transit service**.

The Bylaw gives an advantage to RC-G/H-GO

By allowing RC-G/H-GO midblock to have less side and front setbacks and more lot coverage (up to 60%), a neighbor with RC1/2 cannot match his or her housing form to match, as RC1/2 is limited to 45%.

Why should the person next door get to build more, wider, deeper, higher? And with less parking per unit?

The premise of this new district is to reduce DC applications. Has anyone asked, will this new district increase land use re-designations, because now they will be promoted within 200,400,600 meters of transit?

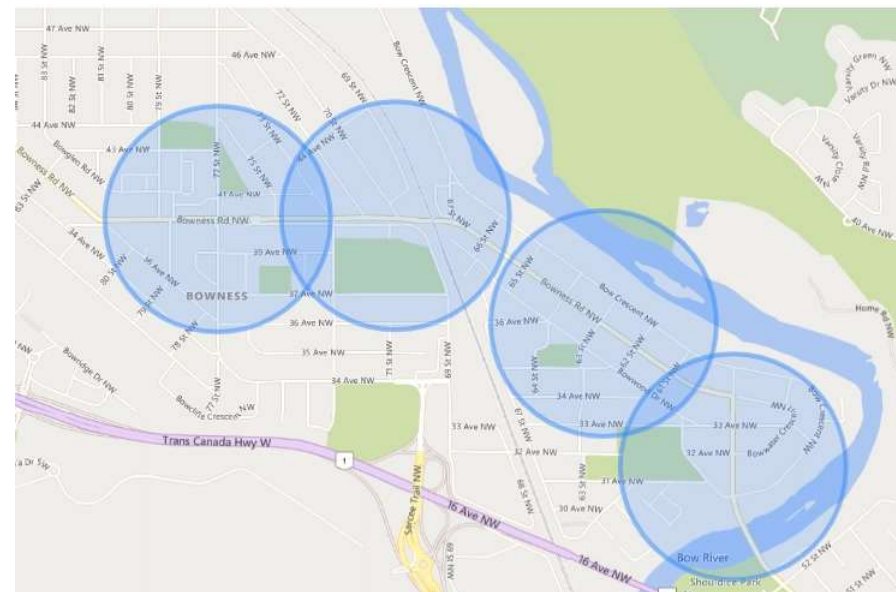
Most importantly..

The City did not do public engagement. The only letters of support are from developers

No community associations, no members of the public were consulted

The City has a public engagement policy, how can the City administration decide not to do it, and then surprise everyone at committee that none was done?

Here are all of the people missed being consulted
just for the BRT Criteria. It would be a larger area
If I had time to draw circles for bus service as well



Requests to Council

Why does it matter? Isn't it just another land use and Council will still decide?

A: It matters, as administration will indicate the City policies and bylaws “support” the future requested land use changes whenever they are within the prescribed 200,400,600 meter zones, or in an LAP, as RCG is part of the “Part 5, Low Density Residential District”. There appears to be no current means within an LAP to exclude the new RCG from being midblock

Requests to council/committee

- Send back to committee for public consultation
- Have the HGO & RCG apply to the entire City where there is LRT, BRT, primary transit. And not just for those with LAPs, city centres
- Have the RCG/HGO land uses modified to be the same lot coverage, setbacks, when adjacent to RC1/2. MU already has rules around transitioning. RCG/HGO midblock should as well
- Change to use walking distance, not as the crow flies
- Revert back to the already defined “frequent bus service” instead of primary transit/BRT



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I have read and understand the above statement.

First name (required) Pat

Last name (required) Conway

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

PUBLIC SUBMISSION FORM



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 attend or speak to? (required)

Council

Date of meeting (required)

Oct 4, 2022

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

(required - max 75 characters)

Change of Rc-G

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Council is considering a change to the RC-G plan for Capitol Hill and other communities. This change would allow development of more housing within a block of existing homes, rather than the current rules which allow duplexes or two narrow homes where one single home used to exist or row housing on corners. I approve of the new row housing concept on corners but not allowing them along streets, particularly not in the middle of a street. The result of the reduction in required parking spots will mean more cars parked throughout the community. Infilling more houses on a lot (front and back) reduces sunlight, creates crowding and has a negative impact on existing homes and yards. The idea that this creates "middle" housing or affordable housing by adding density is incorrect, judging by the prices developers are demanding for their product. City Council will be individually making decisions on these development requests, a waste of council's time. The proposal says each development will come before Council! Leave the current plan as is, please. It took years to change and only passed recently.



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I have read and understand the above statement.

First name (required)	Pat
Last name (required)	Guillemaud
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Westgate Community
What do you wish to do? (required)	Request to speak

PUBLIC SUBMISSION FORM



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? Yes

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

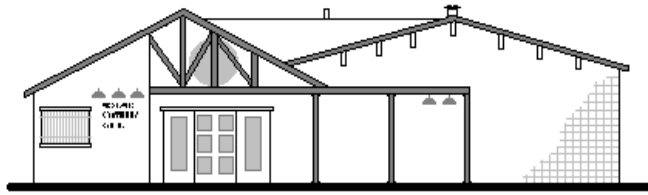
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) IP2022-0989

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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



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

27th September 2022

Mayor Gondek and City Councillors

RE: IP 2022-0989 Proposed Amendments to Land Use By Law IP2007 for H-GO District

Please be advised Westgate Community Association cannot support the proposed Amendments.

If approved these proposals will have a negative impact long term on all RC-1 communities. The community of Westgate has diversity and density in housing, we do not need to have our quiet community impacted with 3+ stories constructed beside single family homes.

With reduced parking for future multi residential developments, this will create safety issues within our communities, added to on-street parking, consider school busing, parents driving children to and from schools. You will be creating a traffic nightmare, not everyone cycles or uses transit. Drive 26 Avenue SW east of Crowchild Trail to view what limited parking does to an area.

Allowing greater lot coverage in both RCG and multi family developments, does not offer yards for children and/or gardens. Destroying mature green canopy to construct a multi development is not progress. Young families with children move to established communities for what is offered, single family homes, yards and green canopy.

Westgate Community is participating in the Westbrook LAP process, we are requesting a Special Study Area to include RC-1.

Prior to further encroachment in established communities, develop the lands surrounding Westbrook C-Train station as noted in the Westbrook Village Master Plan.

The process to date has been to ignore skilled residents of Calgary. It's time to press the pause button and begin consultation with all Calgary Communities.

Please respect the wider Calgary community and reject the proposed changes.

Regards

Pat Guillemaud

President, Westgate Community Association



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I have read and understand the above statement.

First name (required) Philip

Last name (required) Dack

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Missing Middle Housing Amendments to the Land Use Bylaw

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

September 27, 2022

Office of the City Clerk
Attention: Katarzyna Martin, City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100
Postal Station M
Calgary Alberta T2P 2M5

submitted online

To Members of Council,

Re. SOME NEW POINTS

**Comments re. Potential Changes to the Land Use Bylaw 1P2007
Public Hearing at the Combined Meeting of Council – October 4, 2022**

We are writing on behalf of the West Hillhurst CA to oppose portions of the proposed changes to the Land Use Bylaw. Our Planning Committee has also sent a letter which addresses the technical details of the proposed R-CG changes and the new H-GO designation. The points included in this letter are of a more general concern. I would like to preface this letter by saying that our community fully understands the value and importance of increasing densities in the City and ensuring a broad range of housing types.

As you have heard and read the public represented by letters and appearances here today object strenuously to the lack of consultation that accompanied these proposals from the Planning Department. The magnitude of the proposed changes is more significant than you may understand.

1. The End of Zoning

First it is important to understand that the new designations will have a serious effect on the way zoning is pursued and understood in Calgary. If one owns an R-1 or R-2 lot you have fair assurance that the zoning will remain in place for a long time – that's the way it was. Now people living in the developed communities and especially the inner city ones have no assurance that Council will respect their zoning. In fact the Bylaw changes being proposed today will set up a situation in which every lot will have a Council approved zoning (e.g. RC-2) and a different Council approved policy (R-CG or H-GO). No one will know how Council will respond to a rezoning application in this situation. Often Council goes with the newer policy rather than the legal, statutory zoning. Thus no one will actually know what, if anything, their zoning means.

2. Lack of Engagement / Loss of Trust

Council has heard very loudly that a City cannot make massive changes to its land Use Bylaw without engaging the citizens. All of the concerns you will hear today could have been discussed with the Planning Department and resolved at least to some extent without having to ask Council to send the recommendations back for more work.

During the public hearing on the Guidebook last year many people councilors and presenters spoke of the loss of trust between the communities on one side and the planners and Council on the other. This RCG/H-GO exercise has just exacerbated that. This public hearing is really just part 2 of the Guidebook hearing for those on Council who remember it. The same lack of engagement doomed the Guidebook to 5 years and millions of dollars in preparation and Council wouldn't even approve it but only accepted it for information. The very same lack of meaningful engagement that we are seeing today.

The loss of trust however is nothing compared to what residents and Council will experience once new developments with little sensitivity to existing housing start to be constructed throughout the city next door to people who thought they knew what their zoning was and what it meant.

3. H-GO everywhere

We were surprised that the H-GO designation rules allow H-GO to be built throughout the City in proximity to LAR/BRT/major bus routes and in Neighborhood Flex and Connector Area, etc. In West Hillhurst that's about 60% of our lots. There has been a major belated effort at engagement on these items since the IPC meeting in September, but the outer communities have not even been told that this new built form is being allowed within their areas.

This is not a West Hillhurst concern, but we think Council should engage the citizens of those communities before ambushing them with H-GO.

4. Full Block Townhousing

Council's embrace of these changes may be due to the images provided in reports from the Planning Dept. in your agenda packages. The H-GO and RCG lot sketches show the developments on a single 50 ft lot. The truth is that developers will purchase a number of adjacent lots on a single block and build the new housing forms on much of the block. So you will have for example 32 RCG units on three lots, maybe 2 bungalows, and another 5 lots as a single rowhouse development. This is of course possible because the side yard can be reduced to 0 ft. These changes will be cumulative and irreversible.

5. The End of Contextual Inner-city Development

The communities throughout the Developed Area have, since 2007 under the contextual rules of the Bylaw been working to ensure that new development fits into existing streetscape. Front yard depth, heights, building depth etc. have been controlled to create and attractive streetscape. The new R-CG and H-GO development rules throw the contextual development concept out as the front yards need only be 3 m. in depth and there is no mention of contextual accommodation.

6. There's no rush for new Regulations

Thanks to both a boost in new listings and the relative affordability of row/townhouse product, sales activity in the second quarter reached a new all-time record high. (CREB, September 27, 2022)

This is a quote from the Calgary Real Estate Board report on Q2 sales in Calgary. It shows that the 'missing middle' the attached housing is seeing more supply and is relatively affordable. We should still give priority to this type of product however the market seems to be handling that. There are 5,023 rowhouse units for sale in Calgary as of this week at prices below the larger cities and Ottawa in Canada.

We raise this to illustrate that there is no excuse to rush these very major Bylaw changes with so little engagement. We request Council delay approval of such Bylaw changes until a full discussion has occurred with Calgary residents.

Thank you for your attention.

Philip Dack,

(403) 589-5374

West Hillhurst Community Association

cc. Cher Jacobs, President, West Hillhurst C.A.

From: [Betty Cody](#)
To: [Public Submissions](#)
Subject: Re: [External] Potential changes to the Land Use Bylaw
Date: Tuesday, September 27, 2022 12:07:25 PM

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You have not previously corresponded with this sender.

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I have read and agree with the FOIP information.
Betty Cody

Sent from my iPhone

On Sep 27, 2022, at 10:27 AM, Public Submissions
<PublicSubmissions@calgary.ca> wrote:

Hello,

Thank you for your e-mail. Can you please resubmit your comment using the Public Submission [Form](#) or email us back at publicsubmissions@calgary.ca letting us know you have read and agree with the FOIP information below:

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information and comments will be made publicly available as part of the Agenda/Minutes and be published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and section 33 (c) of the Freedom of Information and Protection of Privacy Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process.

If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Thanks so much,

Governance and Protocol Services | City Clerk's Office

From: Betty Cody <becody1@gmail.com>
Sent: Monday, September 26, 2022 5:44 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Cc: CLWARD9 - Alex Ramadan <CLWARD9@calgary.ca>

Subject: [External] Potential changes to the Land Use Bylaw

This Message Is From an Untrusted Sender

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ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello,

I received a letter from the City of Calgary regarding the potential changes to the Land Use Bylaw. I am unable to take time off of work to attend the in person meeting. I do have a few questions/concerns.

*Having lived in Forest Lawn for most of my life I have seen many changes that have occurred in the neighborhood. Unfortunately these changes haven't been for the good, drug houses, absentee landlords, prostitution. One of my biggest concerns with the zoning change is that I feel this will encourage landlords to sell the property and then potentially build an 8 suite unit on the block, with 3 parking stalls. On street parking is already a big issue in the area. Will it be permitted parking?

How will it be managed that these buildings will not become drug houses or very run down by absentee landlords? We definitely have enough of both of these in the area!!

Will these new builds be low cost housing? Is this what the plan is for Forest Lawn?

Why is it only between 19 Ave and 21 Ave (where I live) and between 14 Ave. and 16 Ave where the zoning change is proposed?

How will this affect my property value?

Is the change only applicable to new builds or can owners convert a garage into a livable space with 1 or 2 units?

When will the change be effective if it is passed? I'm planning on selling in the near future and it may be sooner than later if/when this change occurs!

I've had conversations with my neighbors and we're all concerned about what will happen in the near future with this change.

Thank you for your time,
I hope to hear back from you regarding the above questions.
Betty Cody

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Greg

Last name (required) Freson

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Windsor Park Development COmmittee

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? Remotely

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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Proposed Bylaw change IP2007

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Sept 26, 2022

Attn: Calgary City Council and
City of Calgary Planning and Development

Subject: Community Objection to Proposed Land Use Bylaw IP2007

My name is Greg Freson and I am the chair of the Windsor Park Development Committee. Our committee is opposed to proposed bylaw IP2007. I have heard numerous concerns from members of the development committee, many residents within Windsor Park and our community association council and president.

Some background: the residents of Windsor Park have repeatedly objected to the proliferation of R-CG zoning in our R-C2 community. We have requested that this *step change* in zoning density be limited to the periphery of Windsor Park, i.e. major thoroughfares such as Elbow drive and 50th Ave. Our objections have largely failed to convince City Council.

Let's be clear: Windsor Park is not opposed to densification. There are abundant opportunities for infills and duplexes to replace older bungalows. We would simply prefer there is a logical and equitable plan in place that encourages all inner-city neighbourhoods to participate in densification, not just R-C2 communities such as Windsor Park, Altadore, etc.

This proposed bylaw will enable more R-CG rezoning targeting inner city R-C2 communities, specifically in "mid-block" locations. This will negatively affect current resident's enjoyment of their properties via added traffic and resident noise, lack of available street parking, and shadowing of existing back yards.

Instead of encouraging developers to target R-C2 inner-city neighbourhoods, we should promote densification equally in ***all*** inner-city communities. We should share in the effort to create a sustainable and diverse Calgary core. By only targeting inner-city R-C2 communities in transition, we rob future residents of options for living and thriving in the central core of our city.

An important side note: Residents have expressed concern with community engagement on this proposed bylaw. Only those owning or adjacent to *current* R-CG properties were notified. I, as the Windsor Park Development Committee representative, was not even made aware of the proposal. Please note that I am on file as the main contact for development matters in our community and regularly receive correspondence.

Best Regards,

Greg Freson, P.Eng.

Windsor Park Development Committee Chair

cc:

Kourtney Penner - Councillor Ward 11

Philip Polutnik - Windsor Park Community Association (WPCA) President

Jonathon Slaney - WPCA Development Committee Vice Chair



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) Estelle

Last name (required) Ducatel

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? Remotely

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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Standing Committee item # IP2022-0989 (Missing Middle Land Use Proposal)

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters) I am hopeful that my work schedule will allow me to join when my name is called. I would like my attachment to be provided to all councillors please.

Car Ownership Data: An Inconvenient Truth

Presented by Estelle Ducatel

Oct 4, 2022

- Review of available data not provided by Administration
 - City of Calgary: Changing Travel Behaviour in the Calgary Region, October 2013
[Changing Travel Behaviour in the Calgary Region - The City of ... - MOAM.INFO](#)
 - AB and BC Vehicle Registration and Population (Statistics Canada and GOA)
[Vehicle registrations, by type of vehicle \(statcan.gc.ca\)](#)
[Population estimates, quarterly \(statcan.gc.ca\)](#)
[Population \(alberta.ca\)](#)
- Review of Vancouver data quoted by Administration to showcase reduced car ownership trends in large cities
 - Vancouver: based on 2016 census data – only 2 points in time
[Car ownership declining in City of Vancouver - Transportation | Business in Vancouver \(biv.com\)](#)

City of Calgary Study

Changing Travel Behaviour in the Calgary Region, October 2013

Background Section:

- “Approximately every 10 years, the City of Calgary conducts a comprehensive household travel and activity survey ...”
- “... Latest survey was conducted from January to May **2012**”.
- “The information is used to update the Calgary Regional Transportation Model (RTM)... a simulation that is **used to support transportation and LAND USE PLANNING decisions**”.

2022 survey is due! 10 years since last survey

Survey is **REQUIRED** to support Land Use Planning → Best Practices

Key Findings:

- “Travel for other purposes is an increasing share of daily travel” → it’s not just about going to work!
- The availability of autos has increased in Calgary: data “suggests that **households are increasing the number of vehicles they own** to align with the numbers of drivers in the household”

Why is Administration not referencing this important document?
Too many inconvenient data points

Study Findings

From 1981 to 2011: 23% increase in auto ownership despite a decline in average household size

Increase of vehicles per households
Decline in homes without vehicles deemed insignificant

Figure 26: Historical Household Auto Ownership Rates - City - 1971 to 2011³

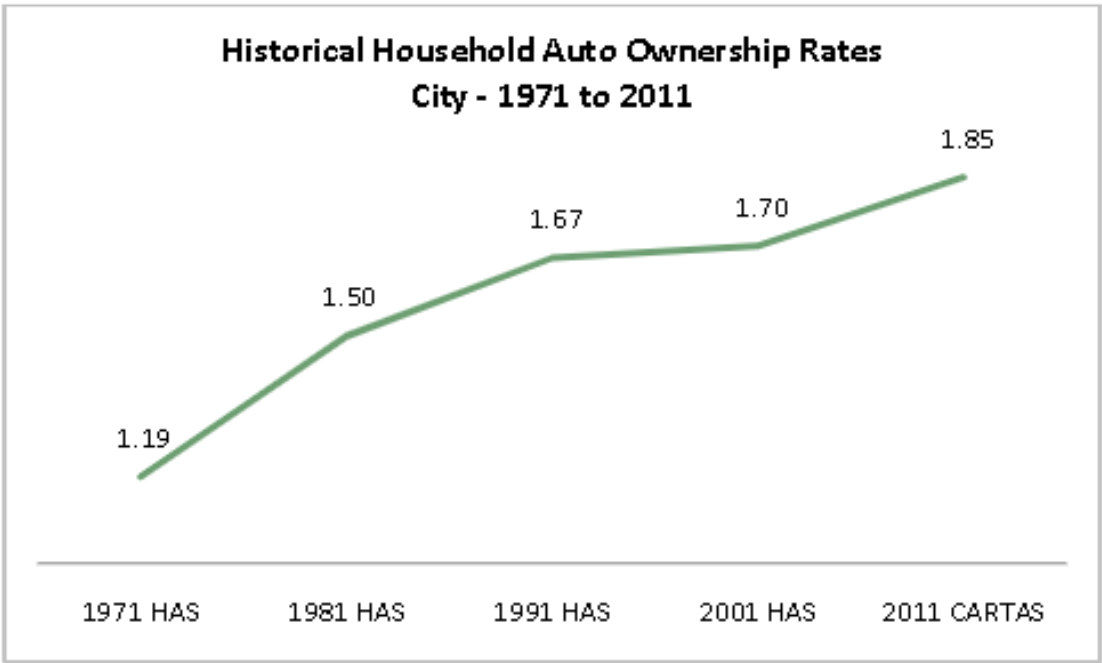
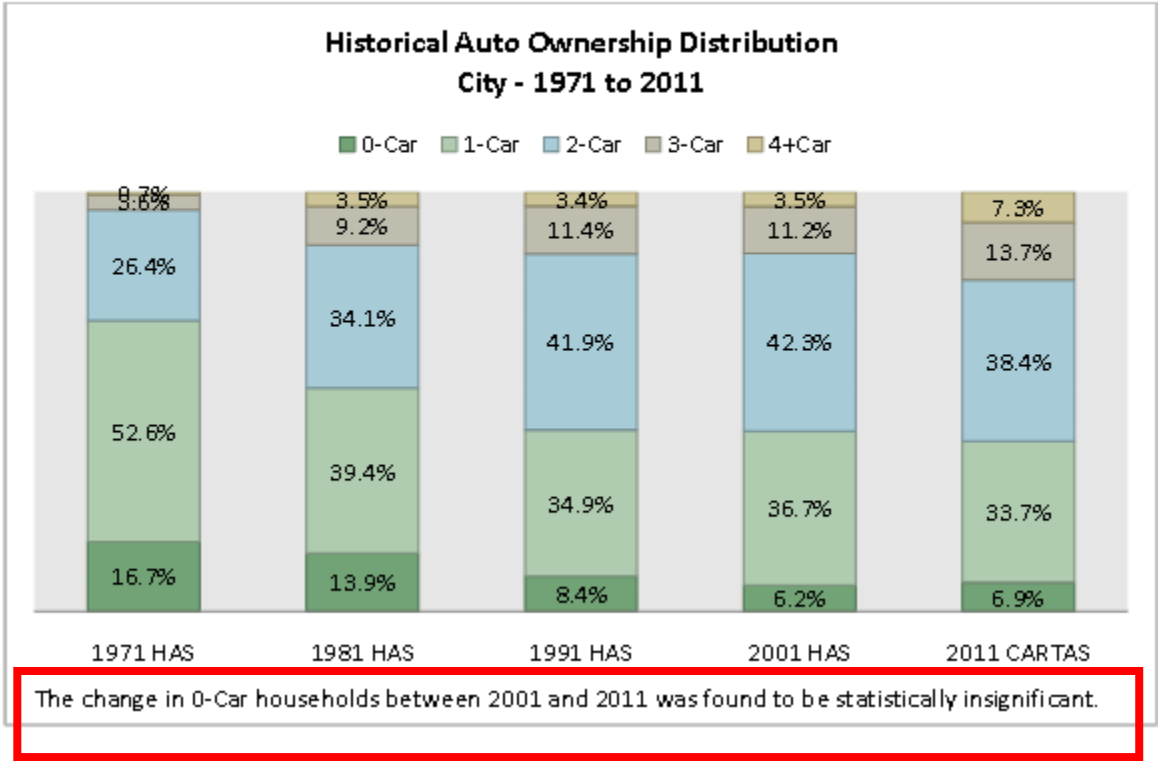


Figure 27: Historical Auto Ownership Distribution - City - 1981 to 2011⁴



Study Findings

“Auto ownership in 2011 is higher than in 2001 in every household size category”

Younger and Older residents still have ~1 vehicle per household – Younger people aspire to own a car
(Canadians love their cars, but they hardly ever use 'em | Driving)

Figure 28: Household Auto Ownership Rate by Household Size - City - 2001 & 2011

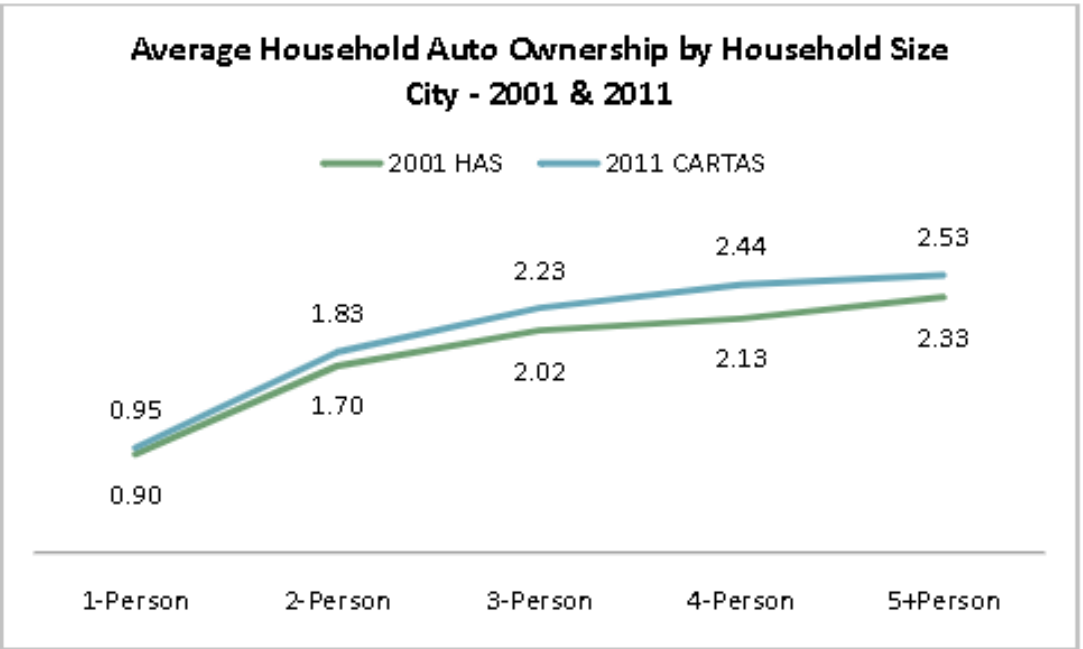
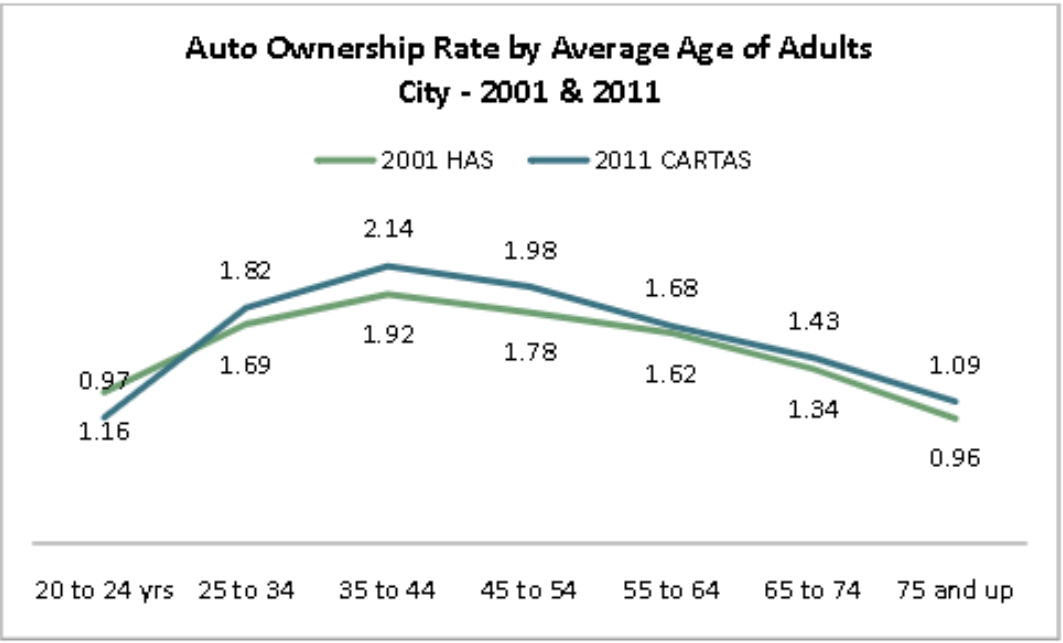


Figure 29: Auto Ownership Rate by Average Age of Adults in Household - City - 2001 & 2011

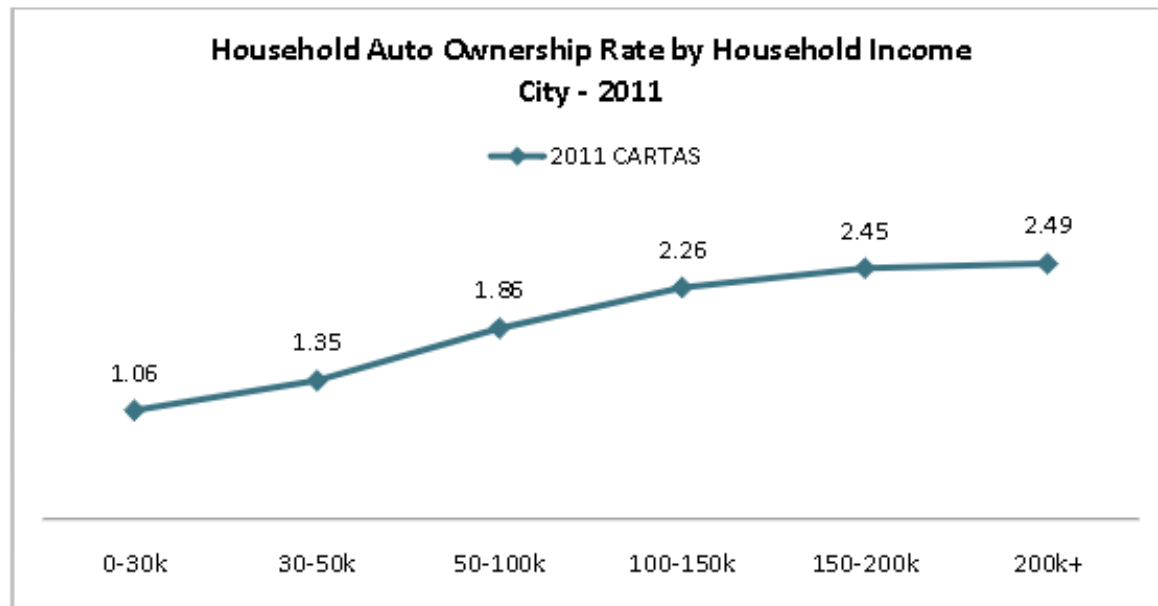


Data does not support that smaller units have zero car ownership

Study Findings

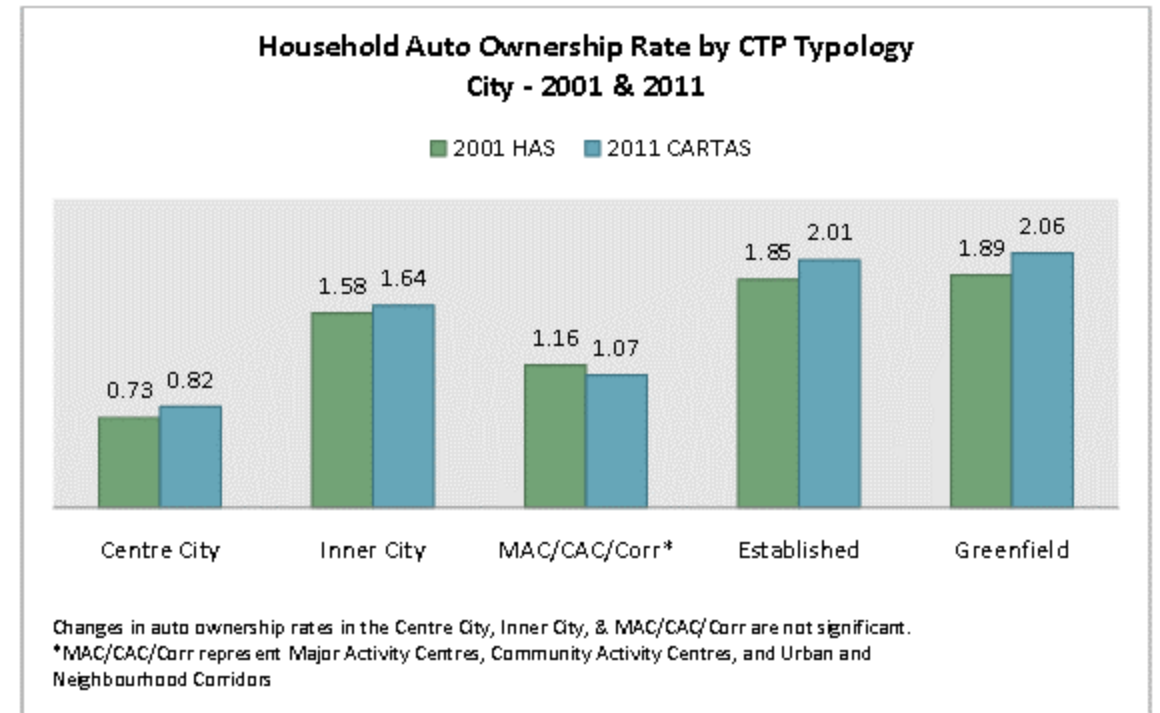
Lower Income households still require vehicles, even if ownership rate is lower

Figure 30: Household Auto Ownership Rate by Household Income - City - 2011



While lower than new areas, Inner City Households still need vehicles – and the need is increasing

Figure 32: Auto Ownership rate by CTP Typology - City - 2001 & 2011



City Centre = condos (smaller units) and closer to LRT: yet ownership increased by 12% and is above 0.8

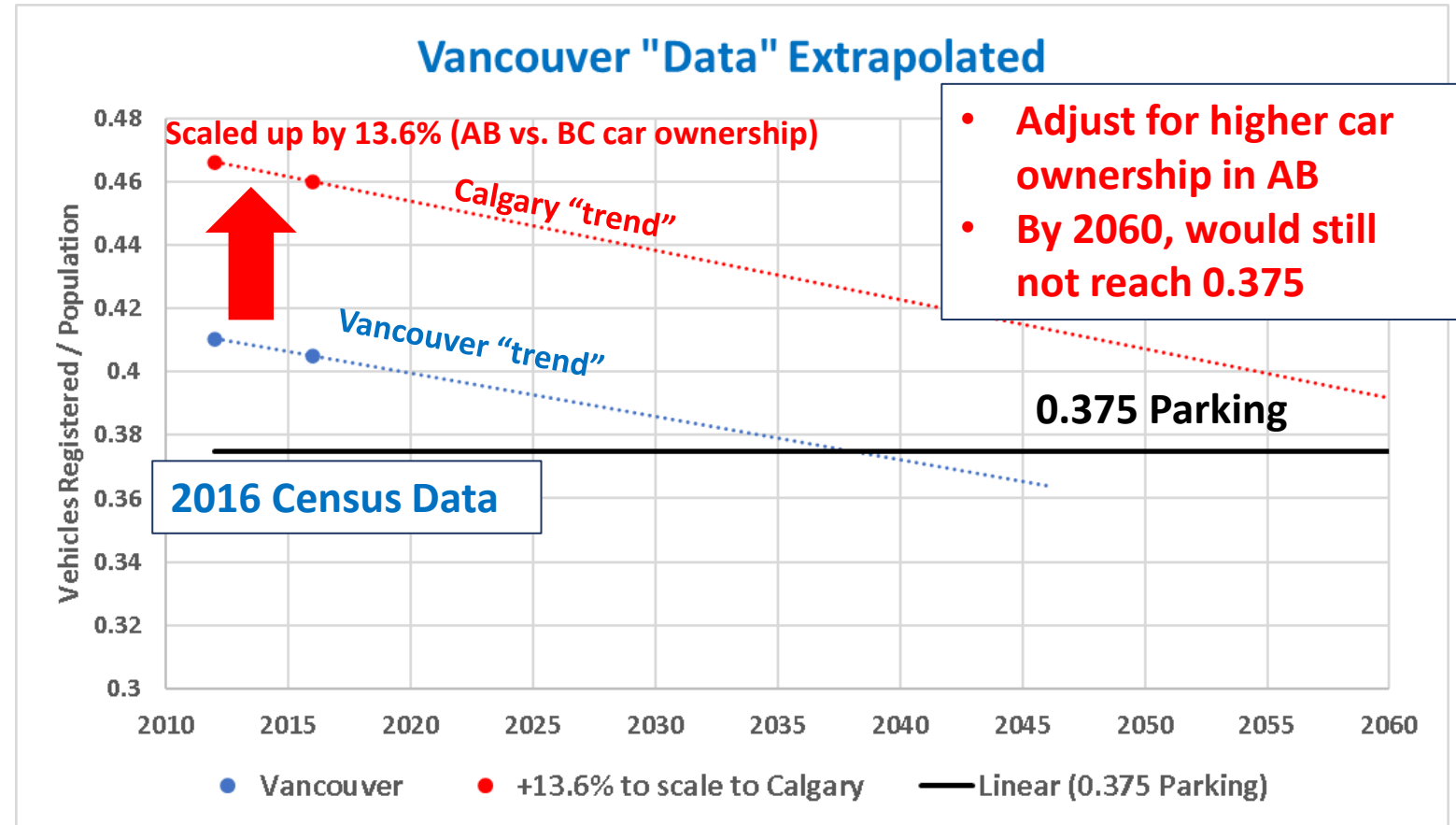
Vancouver vs. Calgary

Extrapolate the "Trend"

2016 Vancouver Census

Main Findings Reported:

- Vancouver population increased by 5.2% from 2012 to 2016
- During the same time, vehicles registered in Vancouver increased only by 3.8%
- This does represent a **reduction of vehicles registered per capita** → by only by **1.3%**
- **But 2 points do not make a trend!**



Vancouver data does NOT support the relaxation proposed by Administration!

Recent Articles Confirm Canadians Love Their Cars

“Decade of data shows cars still dominate roads in Metro Vancouver”

CBC, January 3, 2020

[Decade of data shows cars still dominate roads in Metro Vancouver | CBC News](#)

“Canadians love their cars, but they hardly ever use 'em”

April 3, 2019

- “study found that 84 per cent of Canadians own a car, while another 9 per cent want one”
- “ownership is lowest among those aged 18 to 34, but that group is also the one most interested in owning one in the future”
- “three-quarters of us think it would be “impossible” not to have a car”

[Canadians love their cars, but they hardly ever use 'em | Driving](#)

“Study Shows Most Canadians Own Cars, Have No Plan to Ditch Them”

January 19, 2022

- “83 percent of Canadians own or lease a vehicle”
- **“81 percent of car owners felt it would be “impossible not to have a car”**
- “58 percent of Canadians who are planning to buy or lease a new car will look for a hybrid or an EV”

[Study Shows Most Canadians Own Cars, Have No Plan to Ditch Them, Water Still Wet - autoevolution](#)

EV Cars will need garages
to be charged!

The proposed Land Use must not be approved as presented:

- An updated comprehensive household travel and activity survey is required to guide proper planning practices
- **Transparent data supporting** parking relaxation must be provided (no cherry-picking of stats to support Administration's agenda)
- Clear language to limit where it may be appropriate IF data supports lower car ownership within 200m from LRT or BRT station (walking, not as the crow flies)

Why is Administration proposing to drastically reduce parking requirements when their data points to increased car ownership?

What else is Administration not telling you?

Did you know a lawsuit was filed against the NHLAP in 2021?

Administration has failed to file a Statement of Defence

Reference: British Columbia is not a suitable analog

- AB has 13.6% higher car ownership
- Milder climate
- Better Transit in Vancouver

[SOURCE: Vehicle registrations, by type of vehicle \(statcan.gc.ca\)](https://statcan.gc.ca)

Geography		British Columbia					Alberta				
Type of vehicle		2015	2016	2017	2018	2019	2015	2016	2017	2018	2019
Total, vehicle registrations		3,563,505	3,615,373	3,705,906	3,848,796	3,914,217	5,098,281	5,110,089	5,126,483	5,209,656	5,295,383
Total, road motor vehicle registrations		3,092,030	3,130,526	3,208,699	3,324,926	3,378,270	3,521,310	3,500,176	3,493,388	3,542,985	3,596,898
Vehicles weighing less than 4,500 kilograms		2,859,463	2,901,758	2,964,236	3,067,762	3,113,125	3,074,733	3,063,493	3,060,649	3,104,880	3,151,829
Vehicles weighing 4,500 kilograms to 14,999 kilograms		112,032	113,244	122,159	130,416	135,691	188,936	184,774	185,105	190,130	192,708
Vehicles weighing 15,000 kilograms or more		42,063	42,356	43,516	45,047	46,247	112,109	106,938	107,518	110,595	111,415
Buses		10,020	9,838	10,211	10,447	10,154	16,319	15,794	15,787	15,450	14,932
Motorcycles and mopeds		68,452	63,330	68,577	71,254	73,053	129,213	129,177	124,329	121,930	126,014
Trailers		435,185	430,948	442,987	463,519	470,984	1,379,600	1,419,854	1,456,824	1,494,400	1,529,246
Off-road, construction, farm vehicles		36,290	53,899	54,220	60,351	64,963	197,371	190,059	176,271	172,271	169,239
Population		4,802,955	4,884,002	5,040,353	5,040,353	5,130,251	4,159,519	4,208,958	4,317,665	4,317,665	4,384,982
% population with car		64.4%	64.1%	63.7%	66.0%	65.8%	73.9%	72.8%	70.9%	71.9%	71.9%

2016: 13.6% higher car ownership in AB

★ May not represent full car ownership as it is based on single vehicle class – used for comparison purposes

From: [Irene](#)
To: [Public Submissions](#)
Subject: [External] 808 10 street NE
Date: Tuesday, September 27, 2022 1:17:07 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello,

I have read and agree with the FOIP **In accordance with sections 43 through 45 of Procedure Bylaw 35M2017.**

Please feel free to contact me if you have any questions. Thank you

Irene Leung
403-708-0303

From: [Nelson, Chantelle](#) on behalf of [Public Submissions](#)
To: [Irene](#); [Public Submissions](#)
Subject: RE: [External] PUBLIC HEARING ON PLANNING MATTERS RE: 808 10 ST NE
Date: Tuesday, September 27, 2022 10:14:21 AM

Hello,

Thank you for your e-mail. Can you please resubmit your comment using the Public Submission [Form](#) or email us at publicsubmissions@calgary.ca letting us know you have read and agree with the FOIP information below:

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information and comments will be made publicly available as part of the Agenda/Minutes and be published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and section 33 (c) of the Freedom of Information and Protection of Privacy Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Thanks so much,

Governance and Protocol Services | City Clerk's Office

From: Irene <ireneleung0803@gmail.com>
Sent: Wednesday, September 21, 2022 8:31 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [External] PUBLIC HEARING ON PLANNING MATTERS RE: 808 10 ST NE

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TO WHOM THIS MAY CONCERN:

We have received a letter for potential land use change for our property. Our property has just been rezoned and we do not wish to have our property zoning changed as we are in the process of development and building permit approvals.

Thanks so much for your consideration and understanding.

Kind Regards,

Irene Leung & Yip Lung Lee



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I have read and understand the above statement.

First name (required) Ali

Last name (required) McMillan

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Federation of Calgary Communities

What do you wish to do? (required) Request to speak

PUBLIC SUBMISSION FORM



How do you wish to attend? Remotely

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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) Amendments to Land Use Bylaw 1P2007 Bylaw 56P2022

Are you in favour or opposition of the issue? (required) Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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



September 27, 2022

Calgary City Council
City Clerk's Office, Legislative Service Division
The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Dear Council Members,

Re: Amendments to the Land Use Bylaw

The Federation of Calgary Communities (the Federation) is the support organization for over 230 community based non-profit organizations, including 152 community associations. We assist community volunteers in navigating Calgary's planning process and advocate for a community perspective throughout our work.

We were pleased to work with City Administration to release an "INFORM" video of Q&As we received from communities regarding these proposed land use amendments. This was an innovative way to share more in-depth information in an accessible format so Calgarians can view it when it fits their schedule. The City and the Federation released the video online on September 23, 2022. The Federation circulated a link to the video to all community associations via email as well as sharing on social media. We had great feedback on the video and were able to refer people's questions to it for information. The City and the Federation agreed to release a second video on any common follow-up questions we receive from community members, which we plan to do this week.

Through this process we heard comments from several community associations and individuals – some in support of the changes and some with concerns. We also noticed that there was some confusion within communities and we encourage all Calgarians to reach out to be informed directly from the source of the information- ie the City or the Federation. We are here to support and help navigate these changes so Calgarians can better comment on the issue at hand.

Below are some thoughts based on conversations with our members and The Federation's understanding:

1. H-GO

(a) The Federation supports Council's efforts to reduce the amount of Direct Control applications communities are seeing. Standardizing the district to address concerns brought up through public hearings will provide more certainty to communities about what could be built. Direct Control applications should be for unique site contexts or unusual circumstances but by no means should become the norm. Creating a new district to address the gap between the current land use bylaw and market demand for a new form is an appropriate mitigation for this planning issue. This change is a good interim step while we work together on a new land use bylaw.

Suite 110, 720 – 28th Street NE
Calgary, Alberta T2A 6R3

T 403.244.4111

F 403.244.4129

E fedyyc@calgarycommunities.com

calgarycommunities.com





(b) The location criteria of H-GO is still unclear. Some community members in the inner city are concerned that the distance measurements proposed (200 meters in a direct line from a primary transit station) would allow this higher density form to be placed everywhere in their community. More understanding needs to be built. For communities with a current local area plan it appears clearer and more planned for these locations. We urge Council to be clear about where they see this land use district as appropriate and inappropriate and have their approvals mirror this.

c.) Some communities and Calgarians support adding more types of housing to the toolbox. We have heard the desire for providing these new diverse housing forms that can sustain different lifestyle choices within existing communities. Since the H-GO land use is not being placed on the ground, these applications can be evaluated in future in each context according to planning merits at the land use stage.

2. R-CG

The Federation is appreciative that City Administration mailed information about the proposed changes directly to all the existing R-CG and surrounding parcels, targeting those directly affected. However, we noticed that many Calgarians are still unaware of the mid-block R-CG form and that by enabling this form, Council may find more activity at the land use stage on an application-by-application basis as a result. We suggest the City continue to do more information sharing around this built form as we move towards the renewed land use bylaw work. We support this is a discretionary use, and each application will have to justify the planning merits of the design and mitigate any negative impacts on neighbours through the DP process.

3. Parking

We support the proposed changes to parking to align all land use districts. Providing more flexibility on the lot to allow for tradeoffs with other site requirements such as encouraging shared amenity space of a higher quality and appropriate storage and screening for waste and recycling is practical. Consistency between the land uses makes parking requirements less confusing to navigate for all affected parties. Parking is an ongoing debate and we certainly heard both concerns such as spillover effects onto the public street but also support for less parking to address the climate strategy and encourage other forms of transportation in walkable areas.

Piloting these changes should help inform future improvements as we move forward with work starting on a renewed land use bylaw in 2023. The Federation appreciates being informed and we look forward to additional opportunities for meaningful input in the upcoming work.

Sincerely,

Ali McMillan
Planning Coordinator

Adithi Lucky Reddy
Urban Planner

Suite 110, 720 – 28th Street NE
Calgary, Alberta T2A 6R3

T 403.244.4111

F 403.244.4129

E fedyyyc@calgarycommunities.com

calgarycommunities.com





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I have read and understand the above statement.

First name (required)	Nathan
Last name (required)	Robb
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Oldstreet Developments
What do you wish to do? (required)	Request to speak

PUBLIC SUBMISSION FORM



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 attend or speak to? (required) Council

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) IP2022-0989: Land Use Bylaw Amendments to Address Missing Middle Housing

Are you in favour or opposition of the issue? (required) In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Oldstreet is an inner-city home builder. We are in favour of the missing middle proposals - please refer to our written submission. We look forward to speaking in support on October 4th. Thanks.



ATTN: The City of Calgary Council

RE: Support for Missing Middle Housing Development and Land Use Bylaw Sustainment (Administration Report IP2022-0989)

Dear Mayor and Members of Council,

On behalf of Oldstreet Development Corporation (Oldstreet) we are writing to voice our support for Administration's considered recommendations found within Report IP2022-0989.

Oldstreet's mission is to build more vibrant, walkable urban communities – communities that we ourselves, and our kids, will want to live in. We are not opposed to suburban development. We understand that some people prefer or require a suburban lifestyle centered around the automobile. We simply wish to see a modest reduction in red tape currently preventing the building of more urban infill homes.

An overwhelming number of Calgarians want to live in amenity rich inner-city communities. They want to be walking distance to cafes, restaurants and transit. They want more affordable housing options so they can stay in these communities throughout their lives. As Calgary emerges from a long downturn, vacancy for this type of home in the inner-city is at or near zero. Demand is overwhelming and out-of-date regulations and onerous approval processes are preventing the private sector from responding.

Since inception in 2018, we have built or have under development seven missing middle housing projects comprising 60 homes. These small projects, with all of our savings invested, take years of hard work and preparation, countless meetings with neighbours, community associations, architects, designers and other stakeholders, to have the chance at *maybe* being approved.

We hope to continue investing in the inner-city for years to come – this is our passion and our livelihood. We want to build a more desirable, vibrant city, one modest infill project at a time with the support of our neighbours and Community Associations; however, we need Council's support.

By supporting the Missing Middle Housing recommendations, Council is committing to:

- supporting market demand for inner-city housing;
- supporting meaningful local economic activity and construction jobs;
- supporting modest evolution of Calgary's inner-city communities;
- growing the City's tax base in a profitable way by adding homes to established communities; and
- bringing affordable, respectable housing options to current and future Calgarians.

We strongly encourage Council to consider and support all related recommendations contained within Administration's Report IP2022-0989.

Sincerely,

Oldstreet Development Corporation

Nathan Robb
Co-Founder, Principal

Connor Irving
Co-Founder, Principal



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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	Clive
Last name (required)	McGowan

Are you speaking on behalf of a group or Community Association? (required)	No
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What is the group that you represent?	
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What do you wish to do? (required)	Request to speak
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PUBLIC SUBMISSION FORM



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?

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Community Development

Date of meeting (required) Oct 4, 2022

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

(required - max 75 characters) potential changes to the Land Use Bylaw

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Significant changes are proposed. These should require much more public consultation; a mail-out only 2 weeks before this meeting is inappropriate, and denies the community a chance to respond thoughtfully.

**Integrity and Ethics Office Report to
Combined Meeting of Council
2022 October 4**

**ISC: UNRESTRICTED
C2022-0849
Page 1 of 5**

Integrity and Ethics Office Annual Report

Integrity Commissioner and Ethics Advisor's Recommendation:

That Council:

1. Receive the Annual Report of the Ethics Advisor and Integrity Commissioner for the Corporate Record.

HIGHLIGHTS

- The Terms of Reference for the Ethics Advisor and the Integrity Commissioner approved by Council in July 2016 require the submission of an Annual Report to Council (M2016-0566).
- This report covers the period from May 1, 2021, to April 30, 2022, and summarizes the activities of the Integrity Commissioner and Ethics Advisor for City Council and Calgarians for the past year.
- This report details:
 - The transition to a new Integrity Commissioner
 - The complaints statistics and outcomes for the year
 - Trends in the number and nature of complaints
 - The Ethics Advisor's work to enhance the compliance of Members of Council with the *Code of Conduct for Elected Officials Bylaw 26M2018* ("*Code of Conduct*") and the *Municipal Government Act*, RSA C M-26 ("MGA"), as well as applicable policies and procedures.
- The joint administrative work of the Ethics Advisor and Integrity Commissioner to improve the transparency, accountability, policy and procedure under the Code of Conduct.
- The report reflects the Office's Strategic Alignment to Council's Citizen Priorities: A well-run city.

THE INTEGRITY COMMISSIONER'S REPORT

Terms of Reference

Pursuant to the Terms of Reference, the Integrity Commissioner has the following responsibilities:

To receive, assess, investigate, adjudicate complaints regarding Council Members under the *Code of Conduct*.

To report any violations of the *Code of Conduct* to City Council with sanction recommendations, and to post the reports on the Integrity and Ethics Office webpage.

To assist the Ethics Advisor in recommending revisions or additions to Council policies and bylaws where appropriate to establish and promote ethical conduct standards for Council Members.

**Integrity and Ethics Office Report to
Combined Meeting of Council
2022 October 4**

**ISC: UNRESTRICTED
C2022-0849
Page 2 of 5**

Integrity and Ethics Office Annual Report

To provide an Annual Report to City Council detailing the activities of the Office for the preceding year.

Transitional

Meryl Whittaker was the Integrity Commissioner from May 1, 2021, to and including November 30, 2021. This report was prepared by Ellen-Anne O'Donnell who was appointed to the Integrity Commissioner position on February 15, 2022.

Complaints Report

May 1, 2021 - November 30, 2021 (Meryl Whittaker)

Total number of complaints received	79
Complaints assessed and dismissed	67
Complaints not concluded	12
Code of Conduct violations reported to Council	0

December 1, 2021 - February 14, 2022 (During vacancy)

The Integrity Commissioner position was vacant during this time, and complainants were advised they would be contacted when the new Integrity Commissioner was appointed.

Total number of complaints received	13
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February 15, 2022 - April 30, 2022 (Ellen-Anne O'Donnell)

Total number of complaints received	136¹
Complaints carried over	25
Complaints dismissed	129
Complaints withdrawn	2
Complaints not concluded	104 ²
Code of Conduct Reports to Council	0

May 1, 2021 - April 30, 2022

Total number of complaints received	228
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¹ Of these, 98 were in relation to one Councillor regarding the same matter. These were investigated as one complaint.

² Excluding the complaint in footnote 1, 6 complaints were not concluded.

Integrity and Ethics Office Annual Report

Observed Trends

1. Increase in the number of complaints

There has been a significant increase in the number of complaints.

Contributing factors may include the October 2021 election, Council Members' increased use of social media, the appointment of a new Integrity Commissioner, and increased public awareness of the Integrity and Ethics Office mandate.

Here is a yearly comparison:

2016-2017	17 complaints
2017-2018	38 complaints
2018-2019	12 complaints
2019-2020	8 complaints
2020-2021	115 complaints
2021-2022	228 complaints

2. Nature of Complaints received

An estimated 128 complaints were made under section 19 of the *Code of Conduct*, and for the most part, involved social media posts, mostly on Twitter and Facebook, and other forms of public statements. These complaints alleged disrespectful, abusive, bullying, personal attacks and/or intimidating behavior. One significant matter, involving 98 complaints against one Councillor on the same subject matter, fell into this category. Pursuant to section 20 of the *Code of Conduct*, there were several *Respectful Workplace Policy* complaints, which overlapped with the section 19 complaints.

October 2021 municipal election-related complaints (9) were not within the Integrity Commissioner's authority to investigate and were referred to *Elections Calgary*.

One complaint was referred to the City Auditor's Office as it was under their jurisdiction.

Anonymous complaints (62) that did not meet the requirements of section 66 of the *Code of Conduct* were dismissed.

Investigations Report

Nine complaints met the requirements for further investigation, as there were reasonable grounds to believe a violation of the *Code of Conduct* had occurred. Of those, 6 were dismissed following investigations, and 3 investigations, including the 98 complaints on the same subject matter, were ongoing at the end of the reporting period on April 30, 2022.

Integrity and Ethics Office Annual Report

Administration Report

The Integrity Commissioner developed a Guideline for Members of Council so that complainants and Councillors have equal access to the Integrity Commissioner through the on-line form and email only. This ensures fairness for all parties in the process.

The Integrity Commissioner streamlined office procedures, resources and forms to improve the efficiency of the Office and worked with the Ethics Advisor to improve the Office's transparency, communication, analysis and advice on policy and procedure.

The Integrity Commissioner reviewed the Alberta *Freedom of Information and Protection of Privacy Act*, RSA 2000, C F-25 and consulted relevant City departments, collected resources and is preparing an updated Guideline for the protection of all of the Offices' confidential information and records in accordance with the Act.

ETHICS ADVISOR'S REPORT

Terms of Reference

Pursuant to the Terms of Reference the Ethics Advisor has the following responsibilities:

- To provide confidential advice to Members of Council on their personal conduct;

- To provide General Opinions and Interpretation Bulletins to Council on matters related to Council member conduct and application to Council member conduct of legislation, Council By-Laws or Council Policy;

- To support Council by recommending revisions or additions to Council policies and by-laws where appropriate to establish and promote ethical conduct standards for Members of Council.

- To educate Council and Calgarians about the ethical duties of Council members, maintain a website and provide an Annual Report to City Council detailing the activities of the Office for the preceding year.

Report

The Ethics Advisor, Emily Laidlaw, provided advice to Members of Council on a confidential basis and supported their offices in complying with the Code of Conduct Bylaw. As needed, the Ethics Advisor worked with the Integrity Commissioner and City staff to support Members of Council.

In addition, during the reporting period the Ethics Advisor undertook four primary types of work.

First, the Ethics Advisor chaired the Expense Policy Working Group, which supported Council in its reform of its expense policies. The Expense Bylaw was adopted by Council in May 2021.

Second, the Ethics Advisor investigated and recommended amendments to the *Code of Conduct Bylaw*. The Ethics Advisor undertook this work at the direction of Council to address protection of complainants and in response to the PwC report (C2020-0877). The amendments were adopted by Council in May 2021.

**Integrity and Ethics Office Report to
Combined Meeting of Council
2022 October 4**

**ISC: UNRESTRICTED
C2022-0849
Page 5 of 5**

Integrity and Ethics Office Annual Report

Third, the Ethics Advisor provided support concerning election-related matters. Until October 2021, support primarily involved confidential advice to Members of Council and support to their offices concerning compliance with the election rules in the Code of Conduct Bylaw. The Ethics Advisor conducted two education sessions in May 2021. After the election, the Ethics Advisor provided onboarding support to Members of Council and their offices, including three education sessions.

Fourth, the Ethics Advisor prepared two memoranda for Members of Council to provide guidance on interpreting the Code of Conduct Bylaw on the topics of bias and confidentiality.

Where appropriate, and with the consent of named Members of Council, the Ethics Advisor collaborated with the Integrity Commissioner concerning some complaints, including recommending immediate remedial measures, and providing mediation and educational information to Members of Council.

A number of complaints were referred by the Integrity Commissioner to the Ethics Advisor for mediation and were resolved.

JOINT REPORT

The Integrity Commissioner and the Ethics Advisor have undertaken a review to improve the functioning of the Integrity and Ethics Office to better support Members of Council and the public. The review is ongoing and includes improving the Office's website, streamlining the complaints process, improving internal procedures, education and training, and developing Interpretation Bulletins to assist Council Members and Calgarians in understanding the Code of Conduct.

The Office is currently drafting an Interpretation Bulletin on how Council's *Code of Conduct Bylaw* applies to social media use. The work began during the reporting period and was requested by Council at the July 5, 2022, Combined Meeting of Council with respect to Report C2022-0851.

In April 2022, the Office was consulted by Intergovernmental Affairs regarding a provincial review of the Code of Conduct provisions of the MGA. The process is ongoing.

The Office began an in-depth review of the *Code of Conduct Bylaw* in the first half of 2022, as required by the *Code of Conduct for Elected Official Regulation*, AR 200/2017, section 7. The review is ongoing and will culminate in a report to City Council with suggested improvements to the *Code of Conduct Bylaw*.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken