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THE CITY OF CALGARY
CITY CLERK'S

858834 – Alberta LTD
728 – 67 Avenue S.W.
Calgary, Alberta

August 22, 2016

The Office of the City Clerk
The City of Calgary
700 – Macleod Trail South East
P.O. Box 2100, Postal Station “M”
Calgary, Alberta
T2P 2M5

Dear Sir,

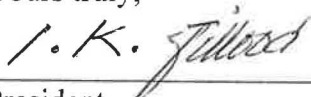
RE: Notice of Public Hearing on Planning Matters

Thank you for your correspondence on August 17, 2016 to our Corporation 858834 AB LTD. We are the owner of adjacent property, 728 – 67 Avenue S.W. We understand that The City Council will hold a Public Hearing, the Council Chambers Calgary Municipal Building to discuss Planning Matters. This letter and the documents submitted are concerning these matters.

1. The land or the house located at 729 – 67 Avenue S.W. Calgary is low density, residential, one/two dwelling (R-C2) applying to redesignate to Multi-Residential – Contextual Grade-Oriented (M-CG) District. This land located in 67th Avenue, is a busy, congested, swelling, almost blocked Avenue by traffic jam and parking on both sides. Any further dwellings will make things worse for local community and the City. People should accept the demarcation line between single residential and multi-residential zonings and to live with it.
2. Kingsland, Zone-9, properties are the highest vacancy rate in Calgary zones. It's 7.8% for the years 2015, 2016 and possibly for 2017. So there are too many vacancies around 729 – 67 Avenue. No imminent or real needs for more multi-residential dwellings.
3. We are providing some information about Calgary Residential Rental Market Overview. Please make these documents available to the city Council before the Hearing.

Thank you.

Yours truly,

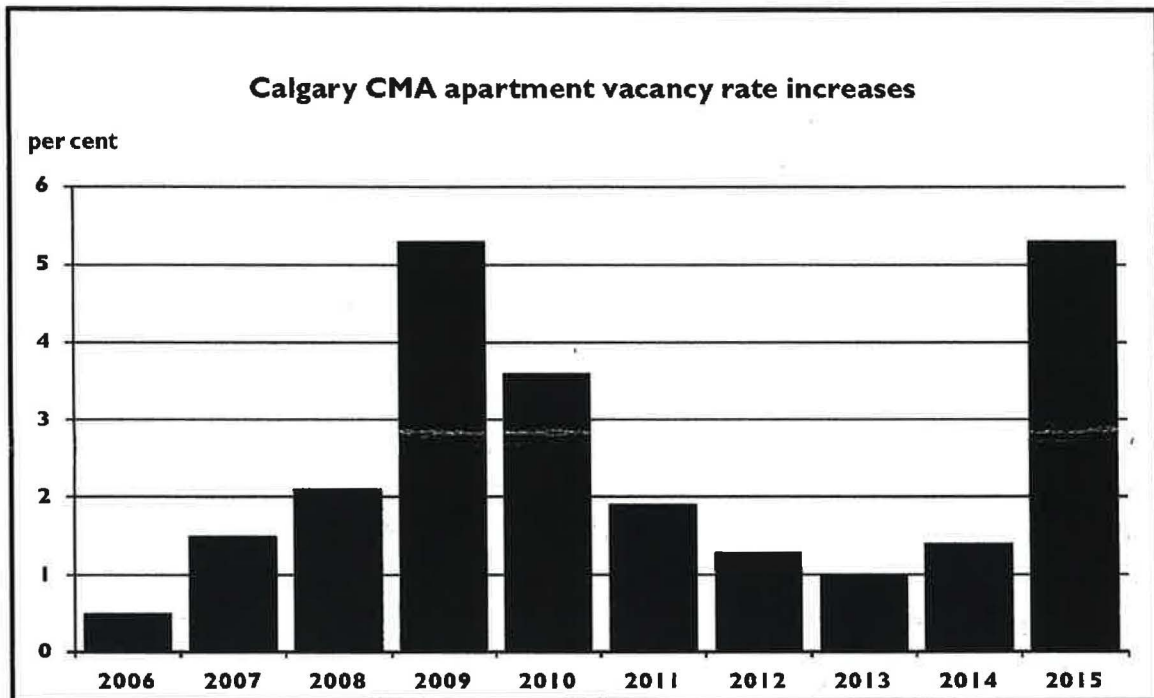


President
858834-Alberta Ltd.

CALGARY RESIDENTIAL RENTAL MARKET OVERVIEW

VACANCY ANALYSIS

The apartment vacancy rate in the Calgary Census Metropolitan Area (CMA) was 5.3% in October 2015, up from 1.4% in October 2014 and 1.3% in October 2013. This represents the highest vacancy rate since 1993. The past year represents the first time that vacancy rates have increased after four consecutive years of declining vacancy rates. Strong net migration was driving rental demand and putting downward pressure on the vacancy rate. The increase in vacancy during the past year was as a result of the increase in rental inventory in both the primary and secondary markets to meet demand and the downturn in economic conditions from the decline in oil prices which in turn had a significant negative impact on net migration.



Source: CMHC, October Survey

In the October 2015 CMHC survey, vacancy rates increased in all submarkets. Vacancy rates ranged from a low of 2.2% in the Southwest to a high of 7.8% in the Fish Creek submarket. Overall, the bachelor vacancy rate increased from 1.1% to 2.4%, the one bedroom vacancy rate increased from 1.3% to 4.9%, the two bedroom vacancy rate increased from 1.6% to 6.0% and the three bedroom vacancy rate increased from 1.3% to 4.9%.

Vacancy rose in buildings of all ages with the largest vacancy rate noted in buildings built in 2005 and later at 17.3%. The vacancy rate in newer structures is higher than the average due in part to higher than average rents, absorption of units in several new buildings and increased competition from the secondary (condominium) rental market.

The following chart is taken from the Fall 2015 CMHC Rental Market Report:



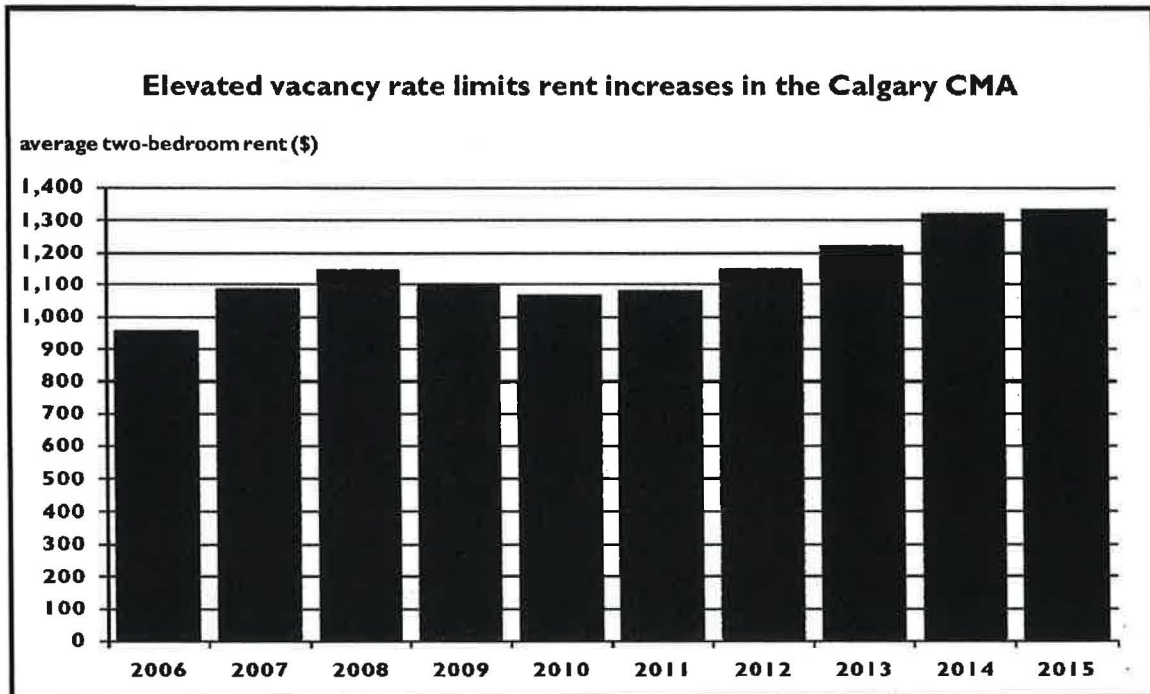
Property and Market Data cont'd.

PRIVATE APARTMENT VACANCY RATES (%) BY ZONE AND BEDROOM TYPE - CALGARY CMA (2015)					
Area	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom+	Total
Zone 1 - Downtown	6.0%	6.5%	8.1%	**	6.9%
Zone 2 - Beltline	1.5%	4.6%	5.7%	**	4.8%
Zone 3 - North Hill	**	5.0%	3.2%	**	4.5%
Zone 4 - Southwest	**	2.6%	1.8%	**	2.2%
Zone 5 - Southeast	0.0%	3.6%	5.9%	2.0%	4.4%
Zone 6 - Northwest	0.0%	3.9%	4.8%		4.5%
Zone 7 - Northeast	**	3.4%	4.3%	3.5%	3.9%
Zone 8 - Chinook	0.0%	4.0%	4.1%	4.6%	4.0%
Zone 9 - Fish Creek	0.0%	8.6%	7.8%	4.9%	7.8%
Calgary City: Zones 1-9	2.4%	4.9%	5.3%	4.7%	4.9%
Zone 10 - Other Centres	**	6.2%	20.8%	**	17.2%
Calgary CMA	2.4%	4.9%	6.0%	4.9%	5.3%

Source: CMHC Rental Market Report - Fall 2015** Data suppressed

The subject property is located in Zone 9 (Fish Creek), which indicated a Fall 2015 vacancy rate of 7.8%, which is higher than Calgary's Fall 2015 rate of 5.3%.

RENTAL RATES



Source: CMHC, October Survey



Calgary



NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on **Monday, 2016 September 12, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on **2016 August 18**, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 – 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website www.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.

Persons wishing to submit a letter, petition or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. Only those submissions **received** by the City Clerk **not later than 10:00 a.m., THURSDAY, 2016 September 01**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** 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 emailed to cityclerk@calgary.ca

*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) and subsequent versions of the act. **The submission may be included in the public meeting agenda** of City Council and as such 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 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them. **Any person who wishes to address Council on any matter mentioned herein may do so for a period of 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. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and Bylaw 30M2002 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Susan Gray, 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 the Planning, Development & Assessment Department. Please direct questions with regard to the matters mentioned herein to 403-268-6774.

**KINGSLAND
BYLAW 240D2016**

To redesignate the land located at 729 – 67 Avenue SW (Plan 784HQ, Block 8, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

