

PUBLIC SUBMISSION FORM



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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Christina

Last name (required) Chien

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) Mar 8, 2022

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

PUBLIC SUBMISSION FORM



(required - max 75 characters)

Land Use Redesignation - Bylaw 35D2022 2838 26A ST SW Plan5661O

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)

Hello, thank you for reading my comments. I would like to communicate my disapproval for this change to my street. I believe this change will make the street less livable by causing a decrease in safety and an increase in neighbor animosity. Here are the following facts that support my thoughts from the 2016 census which is also attached for reference.

1. 68% of people in Killarney live in households with more than one occupant. The average being 2.1 people.
2. 80% of people are in the workforce; 66% of those people drive to work.

This proposal has 4 main units with 4 secondary suites, 4 parking stalls in a garage with 2 shared visitor stalls. According to census household average there would be 16 people total living in these units. Taking into consideration the size of each unit lets estimate 2 people per main unit and 1 in each secondary suite. So 12 people, which means at least 7 cars (rounded from 6.33) as 80% of people have jobs and 66% of people drive to work according to the census data. 4 parking stalls is not sufficient for this development. This is a fact based on census data. I would suggest that this is an underestimate for this street and this specific part of the neighborhood. There are no walkable grocery stores and public transportation to grocery stores is not convenient. Realistically there would be at least one car per household (8 cars minimum). Again there are 4 parking spots. Lets hope the 2 additional visitor parking spots are not taken by residents and that none of the residents ever have guests.

Secondly but more importantly, safety on the street where this development is to be built; there is already a parking problem. There is a car that consistently parks right beside the edge of the curb/crosswalk that has car roof storage. This causes visibility issues when driving and when crossing the street. I have had many near misses as I need to drive out into the intersection to be able to have any visibility for potential cars. This also is a concern on my walks and I always avoid this particular cross walk as cars are not able to see me. The additional cars will cause further safety issues for everyone involved. We do not need to exasperate this safety issue especially if more children move to the street/neighbourhood.

I understand the importance of increasing density and I am not opposed to an increase in density, but it needs to be done properly without a decrease in the quality of life and safety for residents. Thank you.



Killarney/Glengarry

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The Community Profiles contain demographic and household information from the 2016 [Census of Canada](#). The data was provided by Statistics Canada, accessed using the [Community Data Program](#), and compiled by The City of Calgary. This profile was published in 2019.

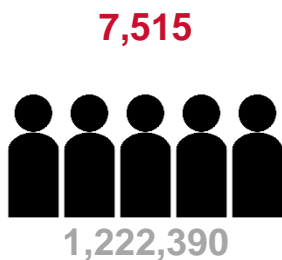
Due to rounding, numbers and percentages presented throughout this document may not add up precisely to the totals provided.

For more information, visit our webpage or contact socialresearch@calgary.ca.

2016 Census of Canada Snapshot

Killarney/Glengarry= ■ Calgary= ■

Population in private households in 2016:



Population distribution by age in 2016:

0-14 years:

14%



19%

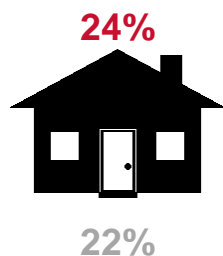
65+ years:

9%

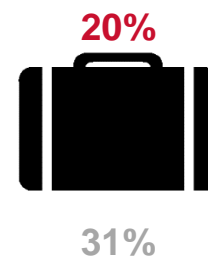


10%

Per cent households spending 30% or more of total income on shelter in 2016



Per cent Immigrants in 2016



Median total household income (before tax) in 2015:



Per cent individuals who speak English most often at home



Population and Dwellings

Number of persons by age group

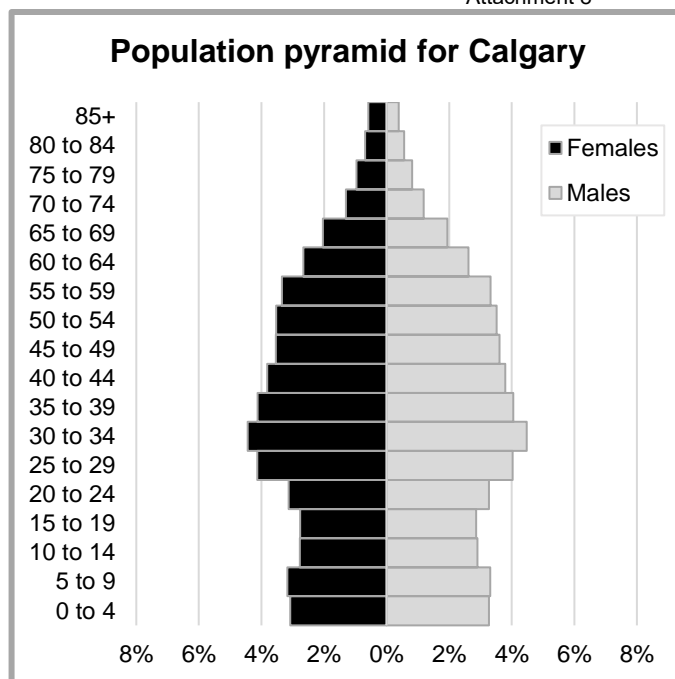
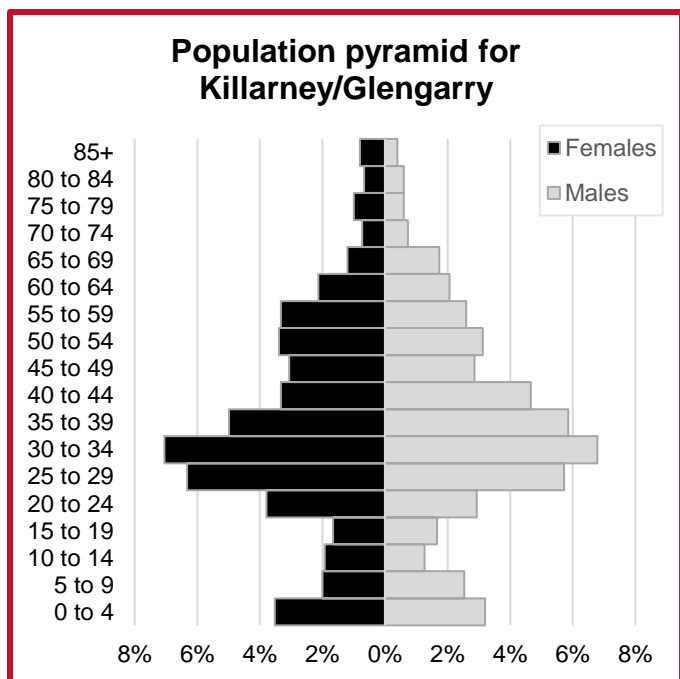
Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
0 to 14 years	1,075	14%
15 to 64 years	5,795	77%
65 to 84 years	555	7%
85 years and over	90	1%

Calgary		
	Number	Per cent
Population in private households	1,222,390	100%
0 to 14 years	226,285	19%
15 to 64 years	868,220	71%
65 to 84 years	115,985	9%
85 years and over	11,900	1%

Number of persons by age and sex

Killarney/Glengarry			
	Total	Male	Female
Population in private households	7,515	3,680	3,840
0-4	505	240	265
5-9	335	190	150
10-14	235	95	145
15-19	245	125	125
20-24	505	220	285
25-29	905	430	475
30-34	1,040	510	530
35-39	815	440	375
40-44	595	350	250
45-49	450	215	230
50-54	490	235	255
55-59	440	195	250
60-64	315	155	160
65-69	220	130	90
70-74	115	55	55
75-79	125	45	75
80-84	95	45	50
85-89	65	15	50
90-94	20	15	10
95-99	10	0	10
100 years and over	0	0	0

Calgary			
	Total	Male	Female
Population in private households	1,222,390	610,620	611,775
0-4	77,645	39,975	37,675
5-9	79,220	40,500	38,720
10-14	69,415	35,535	33,885
15-19	68,695	34,980	33,720
20-24	78,235	39,960	38,270
25-29	99,745	49,285	50,460
30-34	109,015	54,730	54,285
35-39	99,905	49,535	50,365
40-44	93,025	46,415	46,610
45-49	87,375	44,120	43,255
50-54	86,115	43,020	43,090
55-59	81,570	40,610	40,955
60-64	64,540	32,040	32,500
65-69	48,640	23,795	24,840
70-74	30,335	14,475	15,855
75-79	21,715	9,970	11,750
80-84	15,295	6,875	8,420
85-89	8,595	3,595	5,000
90-94	2,725	1,015	1,710
95-99	530	170	360
100 years and over	55	10	50



Families and Households

Private households by household size

Killarney/Glengarry		
	Number	Per cent
Private households	3,500	100%
1 person	1,135	32%
2 persons	1,335	38%
3 persons	550	16%
4 persons	345	10%
5 or more persons	135	4%
<u>Average household size</u>	2.1	

Calgary		
	Number	Per cent
Private households	446,730	100%
1 person	114,225	24%
2 persons	150,820	32%
3 persons	78,420	17%
4 persons	75,340	16%
5 or more persons	47,920	10%
Average household size	2.6	

Census families

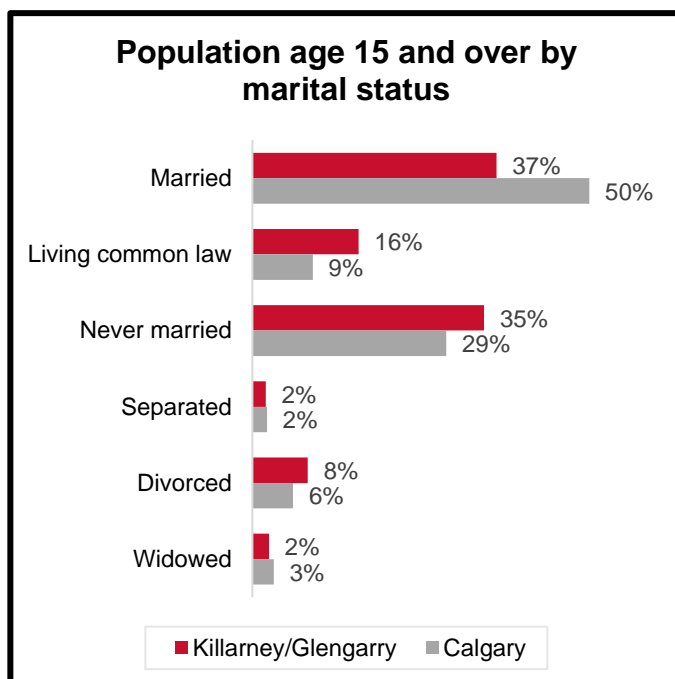
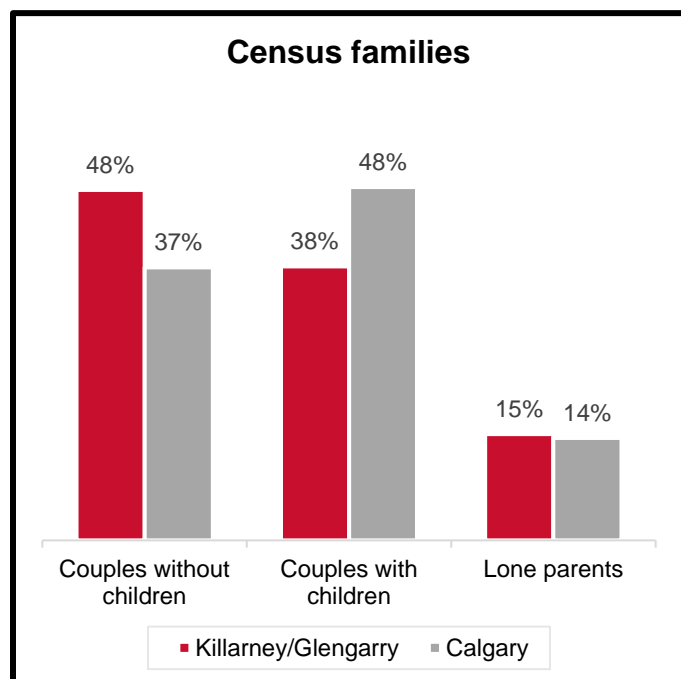
Killarney/Glengarry		
	Number	Per cent
Census families	1,955	100%
Couple families	1,670	85%
<i>W/out children at home</i>	<i>940</i>	<i>48%</i>
<i>With children at home</i>	<i>735</i>	<i>38%</i>
Lone-parent families	285	15%

Calgary		
	Number	Per cent
Census families	337,120	100%
Couple families	289,790	86%
<i>W/out children at home</i>	<i>126,295</i>	<i>37%</i>
<i>With children at home</i>	<i>163,495</i>	<i>48%</i>
Lone-parent families	47,330	14%

Lone Parent Census Families

Killarney/Glengarry		
	Number	Per cent
Lone-parent families	285	100%
Female lone-parent	205	72%
Male lone-parent	80	28%

Calgary		
	Number	Per cent
Lone-parent families	47,330	100%
Female lone-parent	36,955	78%
Male lone-parent	10,380	22%



Marital status

Killarney/Glengarry		
	Number	Per cent
Population aged 15 years and older in private households	6,440	100%
Married/common-law	3,375	52%
Married	2,355	37%
Common-law	1,025	16%
Not living with spouse or common-law partner	3,060	48%
Never married	2,235	35%
Separated	130	2%
Divorced	535	8%
Widowed	160	2%

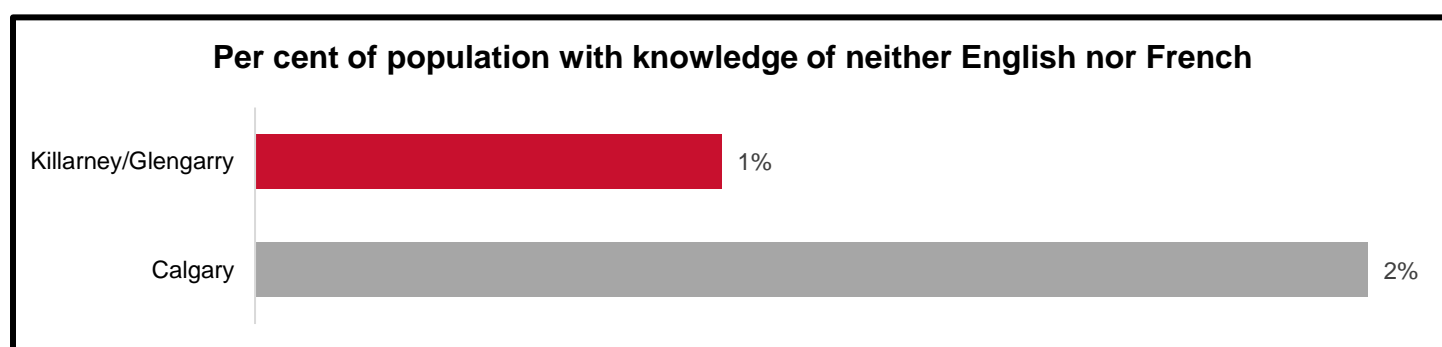
Calgary		
	Number	Per cent
Population aged 15 years and over in private households	996,105	100%
Married/common-law	592,610	59%
Married	502,655	50%
Common-law	89,955	9%
Not living with spouse or common-law partner	403,495	41%
Never married	289,135	29%
Separated	21,770	2%
Divorced	60,705	6%
Widowed	31,880	3%

Languages

Knowledge of official languages

Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
English only	6,655	89%
French only	10	0%
English and French	780	10%
Neither English nor French	75	1%

Calgary		
	Number	Per cent
Population in private households	1,222,395	100%
English only	1,103,085	90%
French only	1,200	0%
English and French	89,005	7%
Neither English nor French	29,095	2%



Languages spoken most often at home (Top 5)

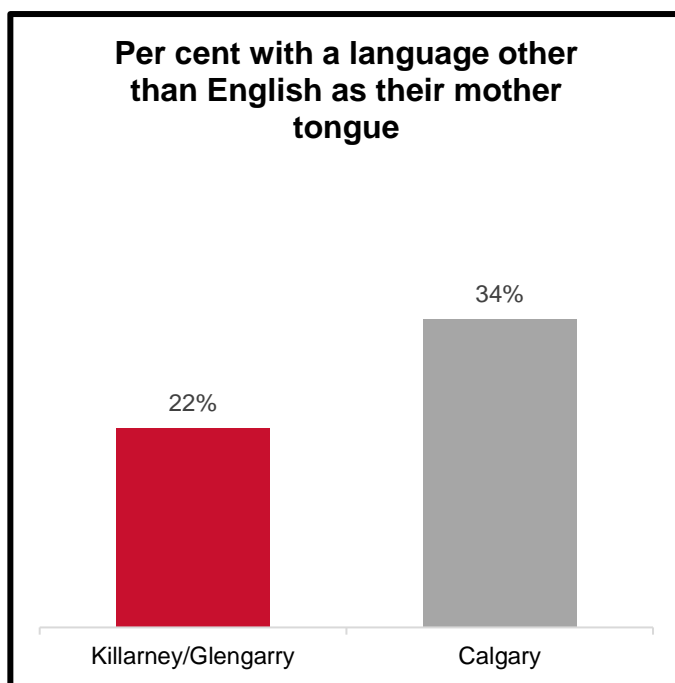
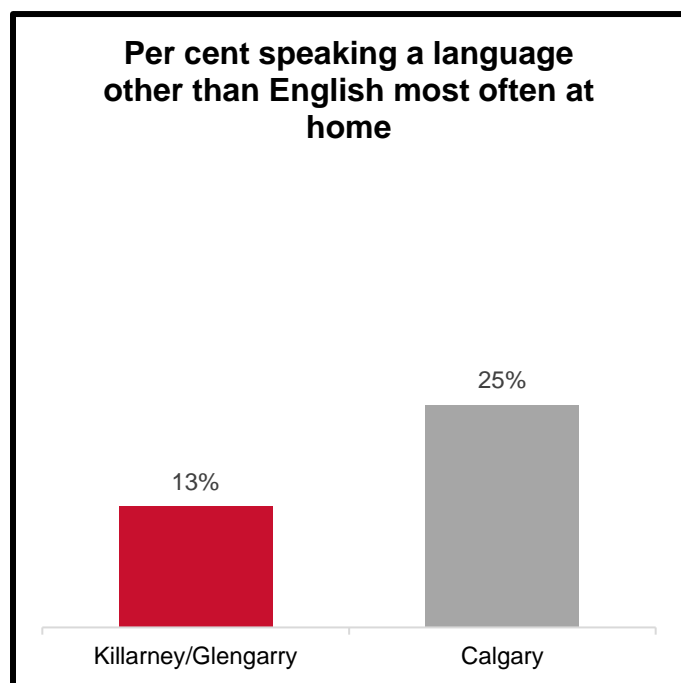
Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
English	6,505	87%
French	65	1%
Non-official language	620	8%
Spanish	120	2%
Tagalog (Pilipino, Filipino)	75	1%
Russian	50	1%
Ilocano	50	1%
Portuguese	45	1%
Multiple languages	325	4%

Calgary		
	Number	Per cent
Population in private households	1,222,395	100%
English	920,555	75%
French	7,565	1%
Non-official language	210,090	17%
Punjabi (Panjabi)	26,865	2%
Tagalog (Pilipino, Filipino)	22,570	2%
Cantonese	22,415	2%
Mandarin	20,525	2%
Spanish	16,450	1%
Multiple languages	84,185	7%

Mother tongue (Top 5)

Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
English	5,845	78%
French	110	1%
Non-official language	1,390	18%
Spanish	200	3%
Tagalog (Pilipino, Filipino)	190	3%
Russian	90	1%
Mandarin	80	1%
German	80	1%
Multiple responses	175	2%

Calgary		
	Number	Per cent
Population in private households	1,222,395	100%
English	803,135	66%
French	18,185	1%
Non-official language	362,855	30%
Tagalog (Pilipino, Filipino)	38,685	3%
Punjabi (Panjabi)	35,780	3%
Cantonese	34,020	3%
Mandarin	27,845	2%
Spanish	26,680	2%
Multiple responses	38,220	3%



Knowledge of Non-Official Languages (Top 5)

Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
Spanish	405	5%
Tagalog (Pilipino, Filipino)	265	4%
German	130	2%
Russian	130	2%
Mandarin	105	1%

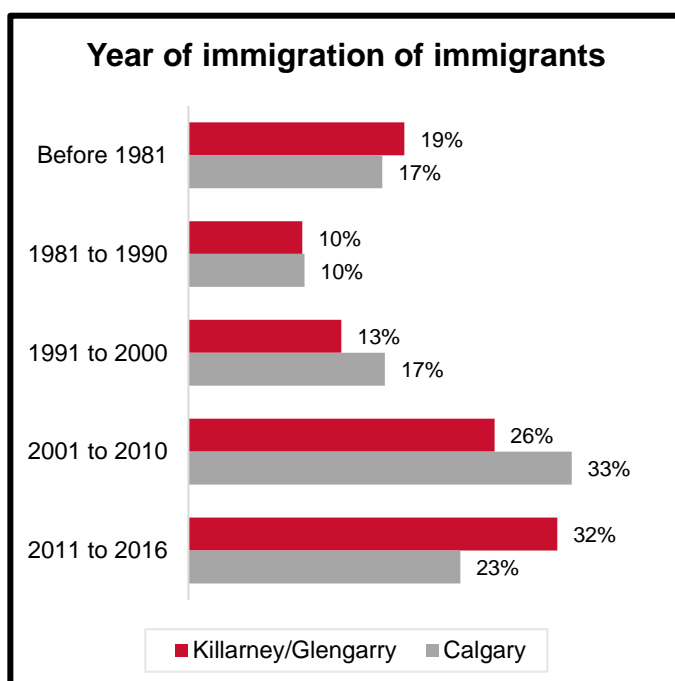
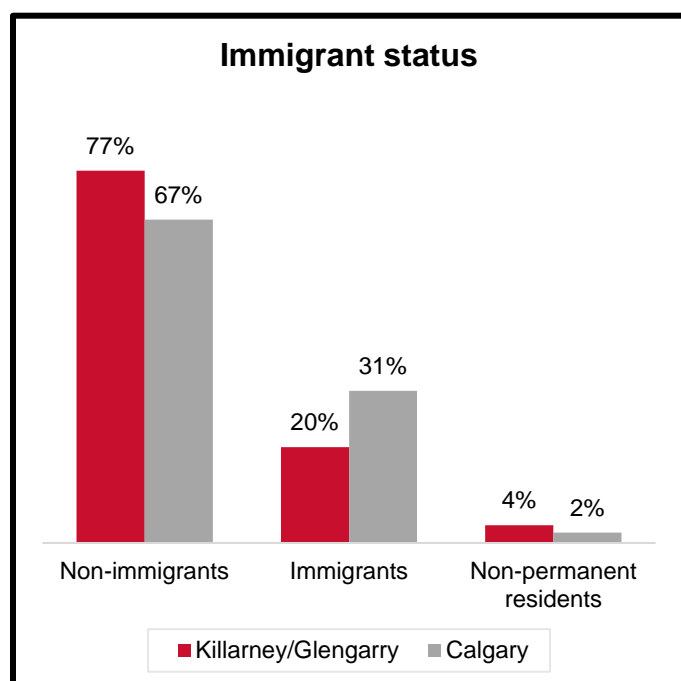
Calgary		
	Number	Per cent
Population in private households	1,222,390	100%
Tagalog (Pilipino, Filipino)	55,265	5%
Spanish	48,675	4%
Punjabi (Panjabi)	47,140	4%
Cantonese	42,445	3%
Mandarin	38,800	3%

Immigration, and Population Diversity

Immigrant Status and Year of Immigration

Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
Non-immigrants	5,760	77%
Immigrants	1,480	20%
<i>Before 1981</i>	275	4%
<i>1981 to 1990</i>	145	2%
<i>1991 to 2000</i>	195	3%
<i>2001 to 2005</i>	145	2%
<i>2006 to 2010</i>	245	3%
<i>2011 to 2016</i>	470	6%
Non-permanent residents	275	4%

Calgary		
	Number	Per cent
Population in private households	1,222,390	100%
Non-immigrants	813,465	67%
Immigrants	383,080	31%
<i>Before 1981</i>	63,920	5%
<i>1981 to 1990</i>	38,270	3%
<i>1991 to 2000</i>	64,820	5%
<i>2001 to 2005</i>	56,835	5%
<i>2006 to 2010</i>	69,570	6%
<i>2011 to 2016</i>	89,665	7%
Non-permanent residents	25,850	2%



Citizenship

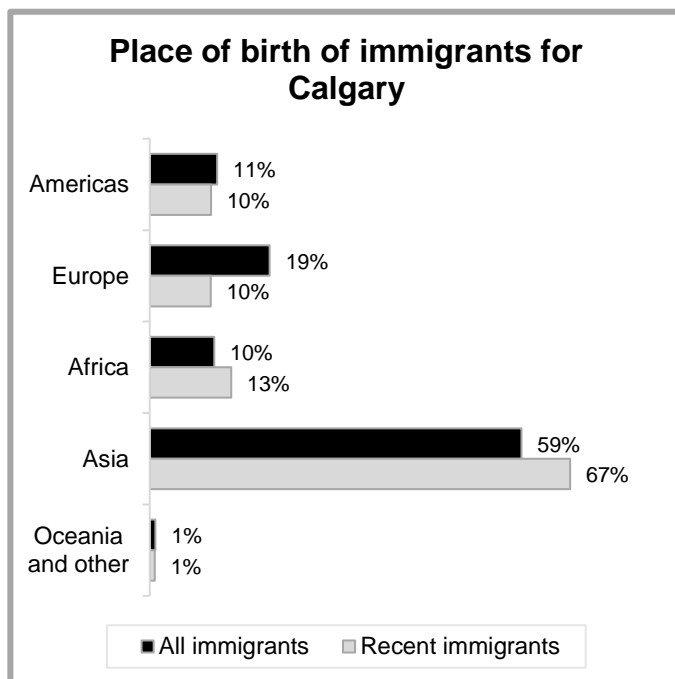
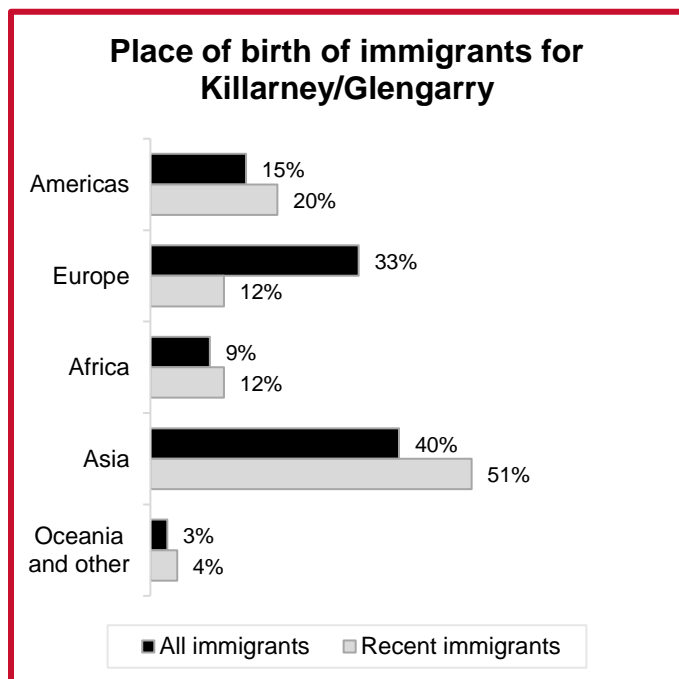
Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
Canadian citizens	6,640	88%
Not Canadian citizens	875	12%

Calgary		
	Number	Per cent
Population in private households	1,222,395	100%
Canadian citizens	1,075,470	88%
Not Canadian citizens	146,925	12%

Continent and country of birth of immigrants (Top 5 countries)

Killarney/Glengarry		
	Number	Per cent
Immigrant population in private households	1,480	100%
By continent		
Americas	225	15%
Europe	490	33%
Africa	140	9%
Asia	585	40%
Oceania and other	40	3%
By country		
Philippines	270	18%
United Kingdom	170	11%
India	70	5%
China	60	4%
United States	60	4%

Calgary		
	Number	Per cent
Immigrant population in private households	383,080	100%
By continent		
Americas	41,010	11%
Europe	72,985	19%
Africa	39,220	10%
Asia	226,330	59%
Oceania and other	3,535	1%
By country		
Philippines	51,545	13%
India	44,365	12%
China	34,550	9%
United Kingdom	22,150	6%
Pakistan	17,115	4%



Continent of birth of recent immigrants (immigrated to Canada between 2011 and 2016)

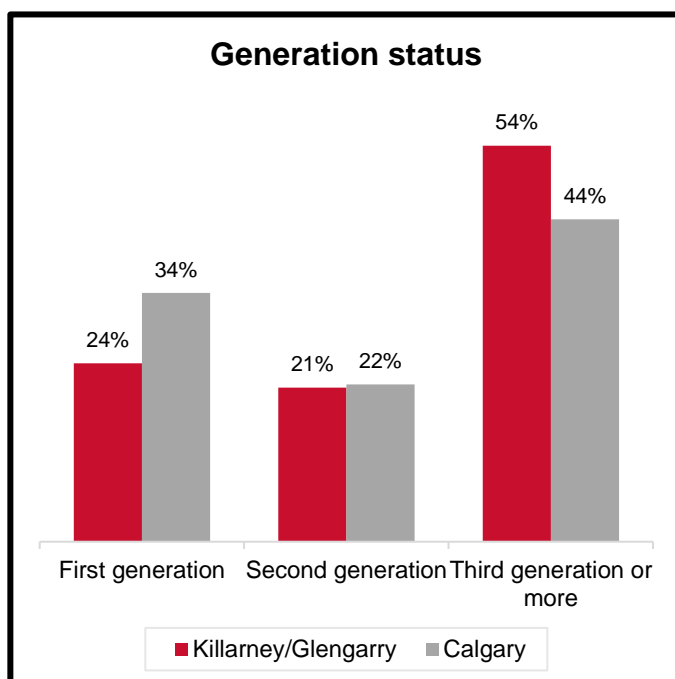
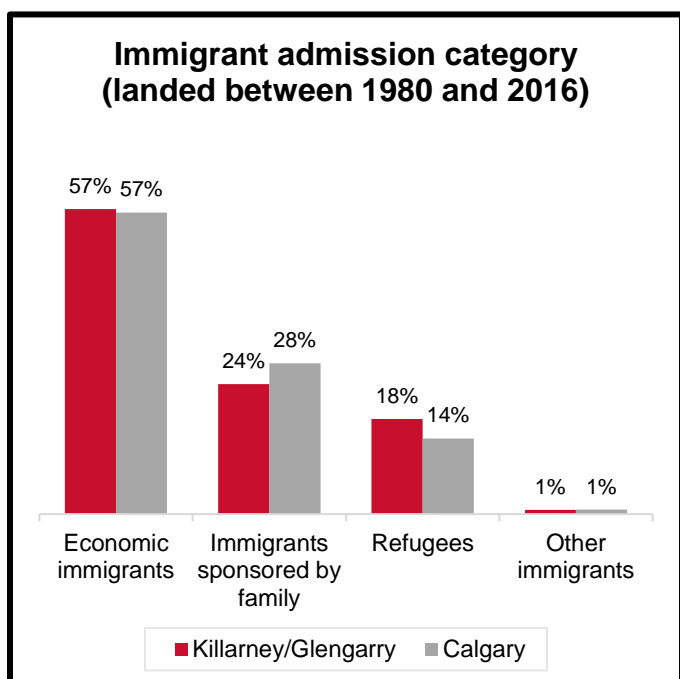
Killarney/Glengarry		
	Number	Per cent
Recent immigrant population in private households	470	100%
By Continent		
Americas	95	20%
Europe	55	12%
Africa	55	12%
Asia	240	51%
Oceania and other	20	4%

Calgary		
	Number	Per cent
Recent immigrant population in private households	89,660	100%
By Continent		
Americas	8,735	10%
Europe	8,680	10%
Africa	11,600	13%
Asia	59,915	67%
Oceania and other	735	1%

Immigrant admission category

Killarney/Glengarry		
	Number	Per cent
Immigrant population in private households who landed between 1980 and 2016	1,230	100%
Economic immigrants	705	57%
Immigrants sponsored by family	300	24%
Refugees	220	18%
Other immigrants	10	1%

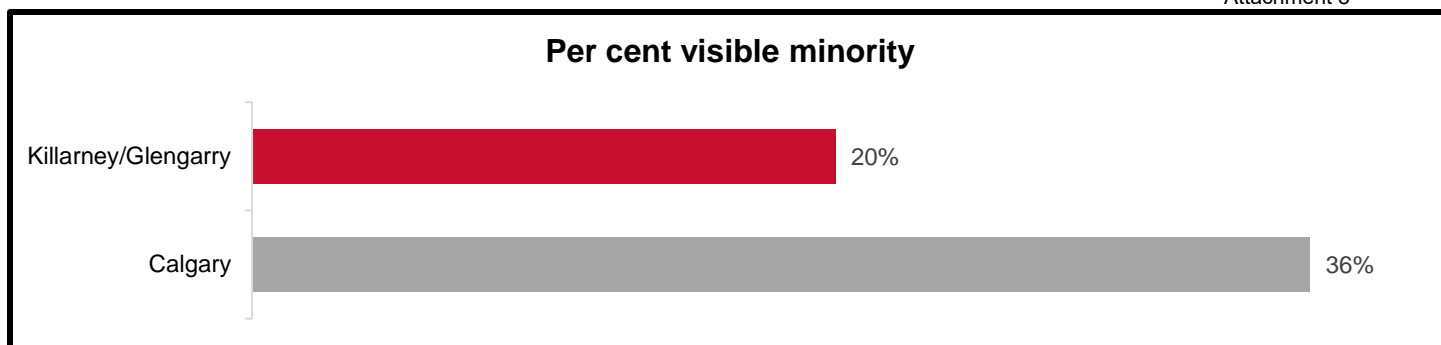
Calgary		
	Number	Per cent
Immigrant population in private households who landed between 1980 and 2016	325,395	100%
Economic immigrants	184,255	57%
Immigrants sponsored by family	92,160	28%
Refugees	46,260	14%
Other immigrants	2,720	1%



Generation status

Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
First generation	1,840	24%
Second generation	1,590	21%
Third generation or more	4,085	54%

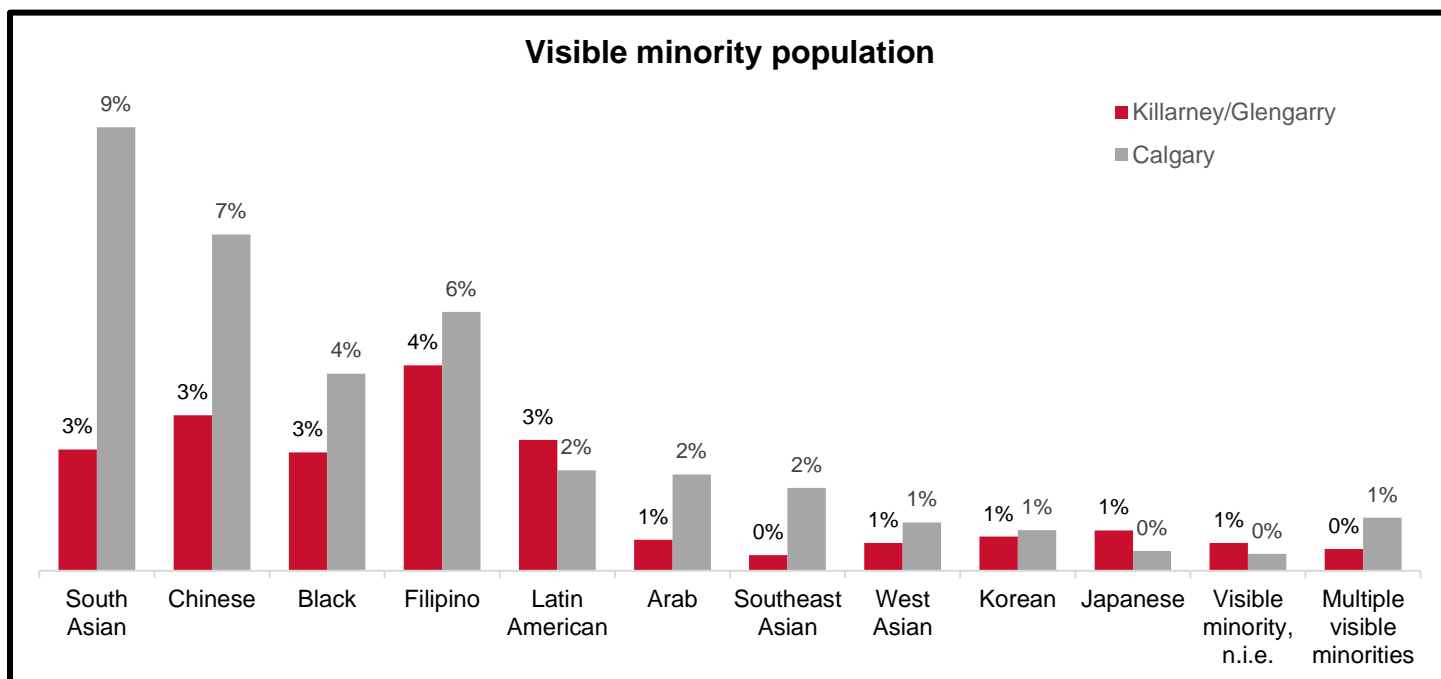
Calgary		
	Number	Per cent
Population in private households	1,222,390	100%
First generation	417,395	34%
Second generation	264,055	22%
Third generation or more	540,945	44%



Visible Minority

Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
Visible minority	1,500	20%
<i>South Asian</i>	195	3%
<i>Chinese</i>	250	3%
<i>Black</i>	190	3%
<i>Filipino</i>	330	4%
<i>Latin American</i>	210	3%
<i>Arab</i>	50	1%
<i>Southeast Asian</i>	25	0%
<i>West Asian</i>	45	1%
<i>Korean</i>	55	1%
<i>Japanese</i>	65	1%
<i>Visible Minority, n.i.e. (Not included elsewhere)</i>	45	1%
<i>Multiple visible minorities</i>	35	0%
Not a visible minority	6,015	80%

Calgary		
	Number	Per cent
Population in private households	1,222,395	100%
Visible minority	442,610	36%
<i>South Asian</i>	115,835	9%
<i>Chinese</i>	87,835	7%
<i>Black</i>	51,505	4%
<i>Filipino</i>	67,650	6%
<i>Latin American</i>	26,250	2%
<i>Arab</i>	25,200	2%
<i>Southeast Asian</i>	21,615	2%
<i>West Asian</i>	12,610	1%
<i>Korean</i>	10,630	1%
<i>Japanese</i>	5,175	0%
<i>Visible Minority, n.i.e. (Not included elsewhere)</i>	4,410	0%
<i>Multiple visible minorities</i>	13,890	1%
Not a visible minority	779,780	64%

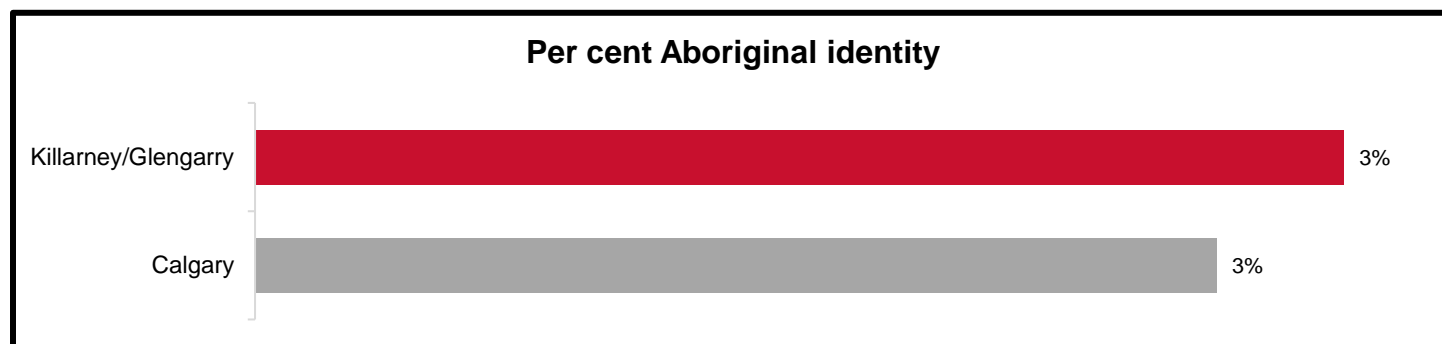


Aboriginal Identity and Languages

Aboriginal identity

Killarney/Glengarry		
	Number	Per cent
Population in private households	7,515	100%
Aboriginal identity	245	3%
Non-Aboriginal identity	7,270	97%

Calgary		
	Number	Per cent
Population in private households	1,222,390	100%
Aboriginal identity	35,190	3%
Non-Aboriginal identity	1,187,200	97%



Aboriginal group

Killarney/Glengarry		
	Number	Per cent
Aboriginal identity population in private households	245	100%
First Nations (North American Indian)	105	43%
Metis	130	53%
Inuk (Inuit)	0	0%
Aboriginal responses not included elsewhere	10	4%
Multiple Aboriginal responses	0	0%

Calgary		
	Number	Per cent
Aboriginal identity population in private households	35,190	100%
First Nations (North American Indian)	15,500	44%
Metis	18,480	53%
Inuk (Inuit)	355	1%
Aboriginal responses not included elsewhere	495	1%
Multiple Aboriginal responses	365	1%

Knowledge of Aboriginal Languages (Top 3)

Killarney/Glengarry		
	Number	Per cent
Population in private households with knowledge of an Aboriginal language	0	100%
<i>Aboriginal language breakdown not available.</i>		

Calgary		
	Number	Per cent
Population in private households with knowledge of an Aboriginal language	1,145	100%
Blackfoot	335	29%
Cree, n.o.s.*	230	20%
Plains Cree	90	8%

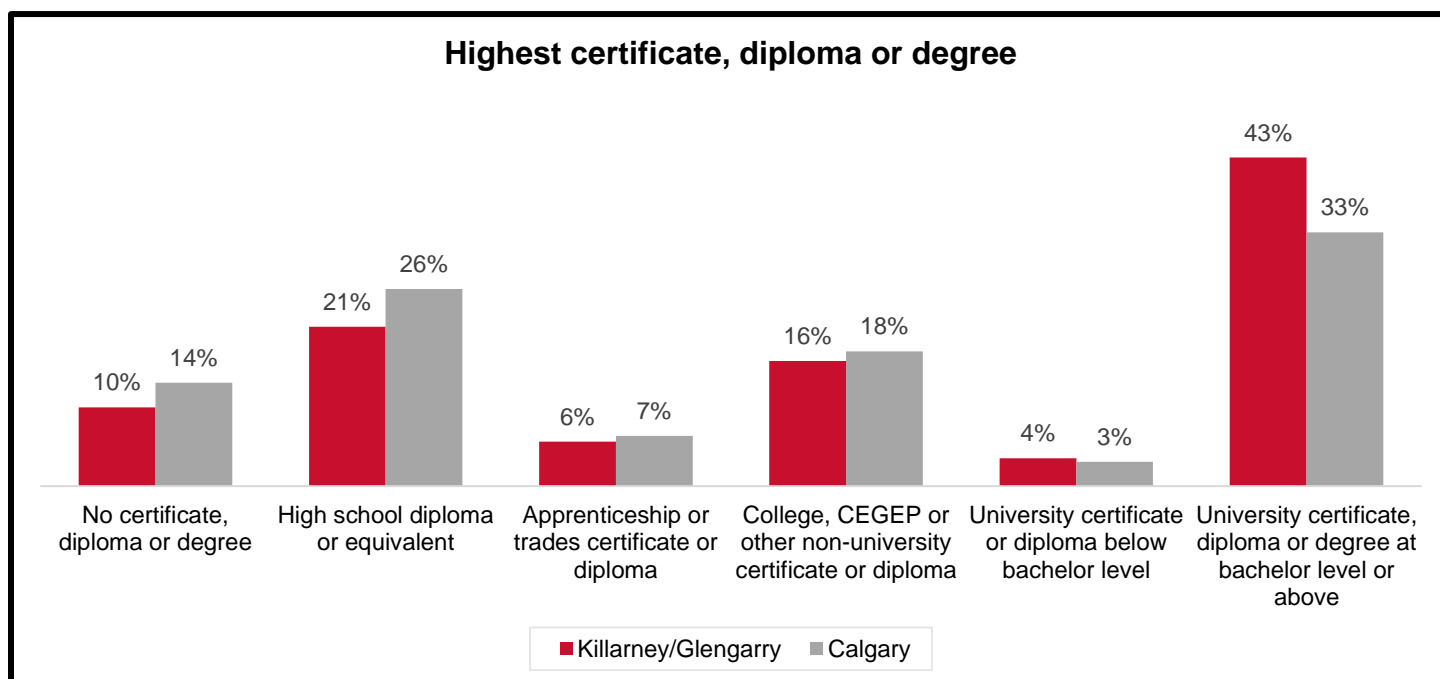
*N.O.S = not otherwise specified.

Education

Highest certificate, diploma or degree

Killarney/Glengarry		
	Number	Per cent
Population aged 15 years and over in private households	6,440	100%
No certificate, diploma or degree	665	10%
High school diploma or equivalent	1,345	21%
Post-secondary certificate, diploma or degree	4,430	69%
Apprenticeship or trades certificate or diploma	375	6%
College, CEGEP or other non-university certificate or diploma	1,055	16%
University certificate or diploma below bachelor level	235	4%
University certificate, diploma or degree at bachelor level or above	2,770	43%

Calgary		
	Number	Per cent
Population aged 15 years and over in private households	996,105	100%
No certificate, diploma or degree	134,640	14%
High school diploma or equivalent	257,250	26%
Post-secondary certificate, diploma or degree	604,215	61%
Apprenticeship or trades certificate or diploma	65,520	7%
College, CEGEP or other non-university certificate or diploma	175,840	18%
University certificate or diploma below bachelor level	31,730	3%
University certificate, diploma or degree at bachelor level or above	331,120	33%

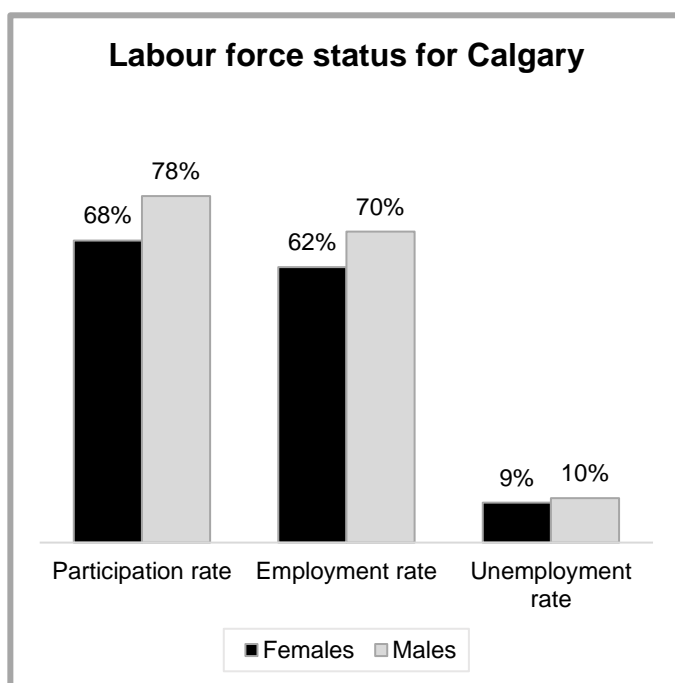
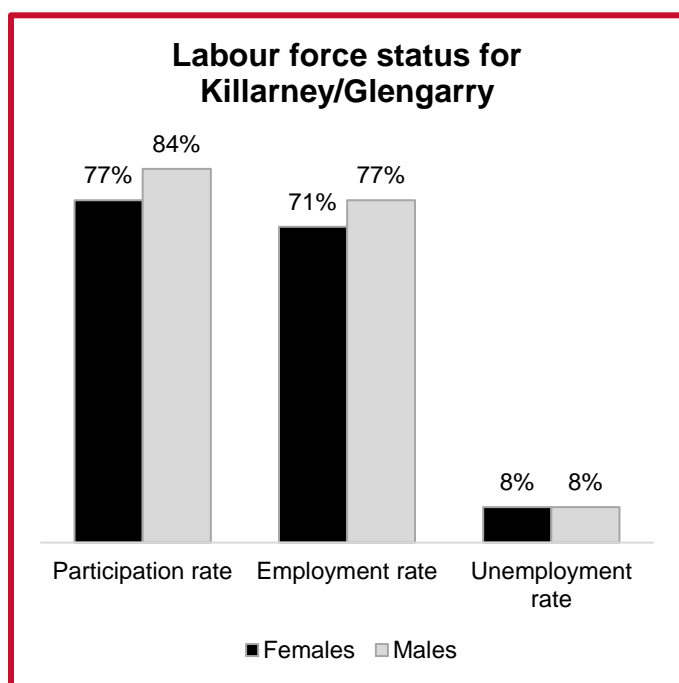


Employment

Labour force status and employment status

Killarney/Glengarry	
	Number
Population aged 15 years and over in private households	6,440
In the labour force	5,180
<i>Employed</i>	4,760
<i>Unemployed</i>	420
Not in the labour force	1,260
Labour force participation rate	80%
Employment rate	74%
Unemployment rate	8%

Calgary	
	Number
Population aged 15 years and over in private households	996,105
In the labour force	728,290
<i>Employed</i>	658,970
<i>Unemployed</i>	69,320
Not in the labour force	267,815
Labour force participation rate	73%
Employment rate	66%
Unemployment rate	10%



Labour force status and employment status by sex

Killarney/Glengarry		
	Males	Females
Population aged 15 years and over in private households	3,160	3,275
In the labour force	2,645	2,530
<i>Employed</i>	2,430	2,335
<i>Unemployed</i>	220	195
Not in the labour force	510	750
Labour force participation rate	84%	77%
Employment rate	77%	71%
Unemployment rate	8%	8%

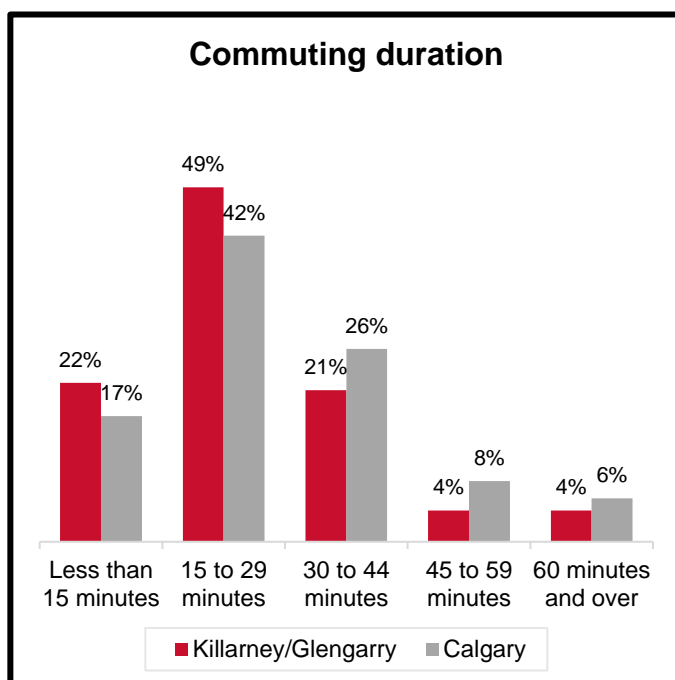
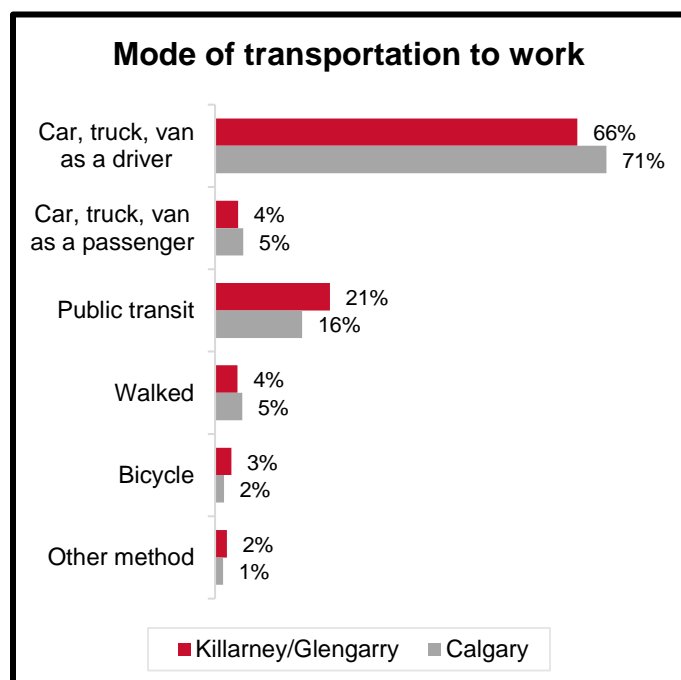
Calgary		
	Males	Females
Population aged 15 years and over in private households	494,610	501,495
In the labour force	386,945	341,345
<i>Employed</i>	348,130	310,840
<i>Unemployed</i>	38,810	30,505
Not in the labour force	107,670	160,150
Labour force participation rate	78%	68%
Employment rate	70%	62%
Unemployment rate	10%	9%

Transportation to Work

Mode of transportation to work

Killarney/Glengarry		
	Number	Per cent
Employed labour force aged 15 years and over in private households	4,415	100%
Driver – car, truck or van	2,905	66%
Passenger – car, truck or van	185	4%
Public transit	920	21%
Walked	180	4%
Bicycle	130	3%
Other methods	95	2%

Calgary		
	Number	Per cent
Employed labour force aged 15 years and over in private households	611,330	100%
Driver – car, truck or van	434,375	71%
Passenger – car, truck or van	31,420	5%
Public transit	96,565	16%
Walked	30,245	5%
Bicycle	9,875	2%
Other methods	8,850	1%



Commuting duration

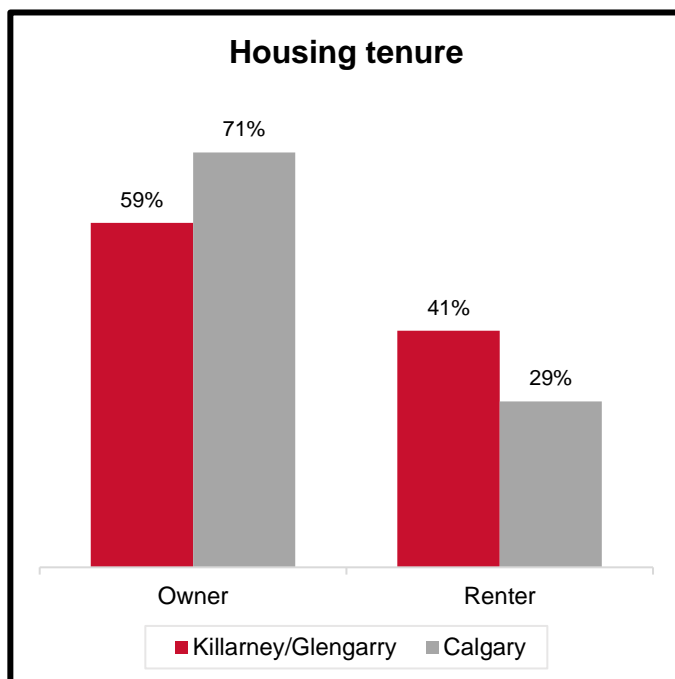
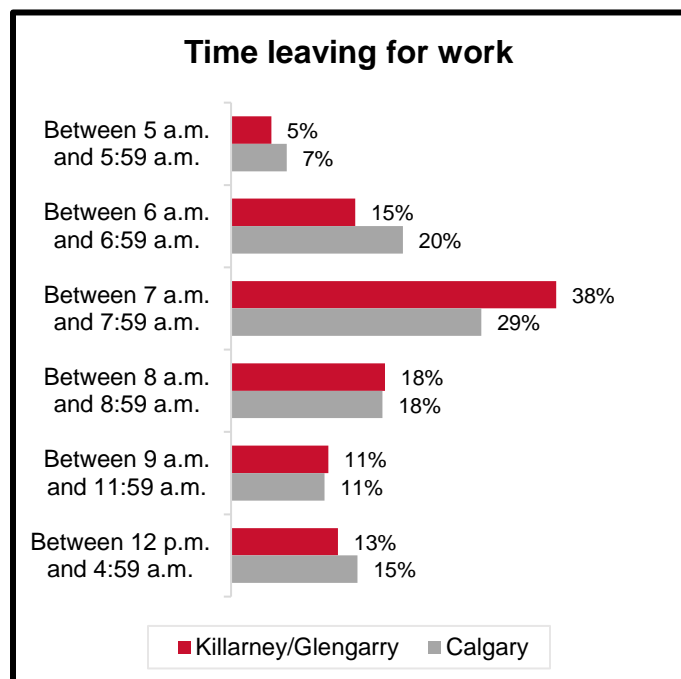
Killarney/Glengarry		
	Number	Per cent
Employed labour force aged 15 years and over in private households	4,420	100%
Less than 15 minutes	965	22%
15 to 29 minutes	2,150	49%
30 to 44 minutes	920	21%
45 to 59 minutes	190	4%
60 minutes and over	190	4%

Calgary		
	Number	Per cent
Employed labour force aged 15 years and over in private households	611,325	100%
Less than 15 minutes	105,515	17%
15 to 29 minutes	256,765	42%
30 to 44 minutes	161,770	26%
45 to 59 minutes	50,820	8%
60 minutes and over	36,460	6%

Time leaving for work

Killarney/Glengarry		
	Number	Per cent
Employed labour force aged 15 years and over in private households	4,415	100%
Between 5 a.m. and 5:59 a.m.	210	5%
Between 6 a.m. and 6:59 a.m.	645	15%
Between 7 a.m. and 7:59 a.m.	1,690	38%
Between 8 a.m. and 8:59 a.m.	800	18%
Between 9 a.m. and 9:59 a.m.	505	11%
Between 12 p.m. and 4:59 p.m.	555	13%

Calgary		
	Number	Per cent
Employed labour force aged 15 years and over in private households	611,330	100%
Between 5 a.m. and 5:59 a.m.	40,190	7%
Between 6 a.m. and 6:59 a.m.	123,770	20%
Between 7 a.m. and 7:59 a.m.	180,205	29%
Between 8 a.m. and 8:59 a.m.	108,925	18%
Between 9 a.m. and 9:59 a.m.	67,245	11%
Between 12 p.m. and 4:59 p.m.	90,995	15%



Housing and Mobility

Housing Tenure

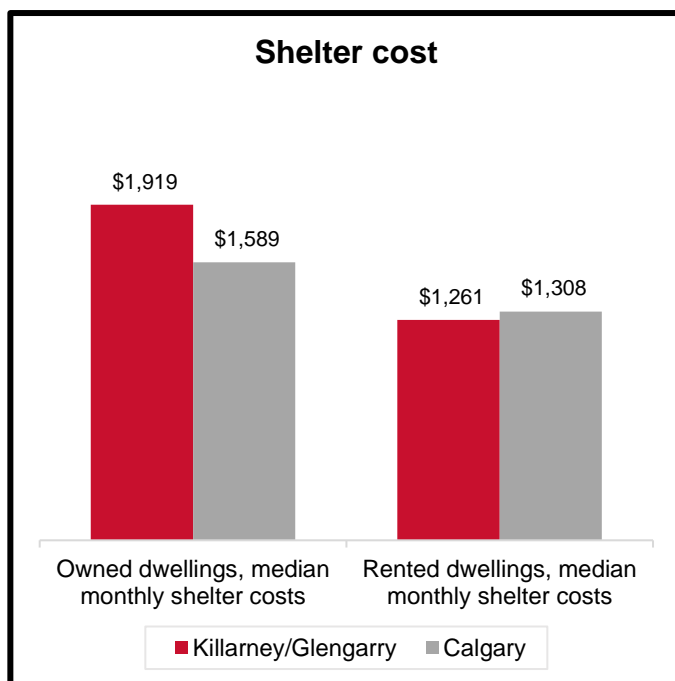
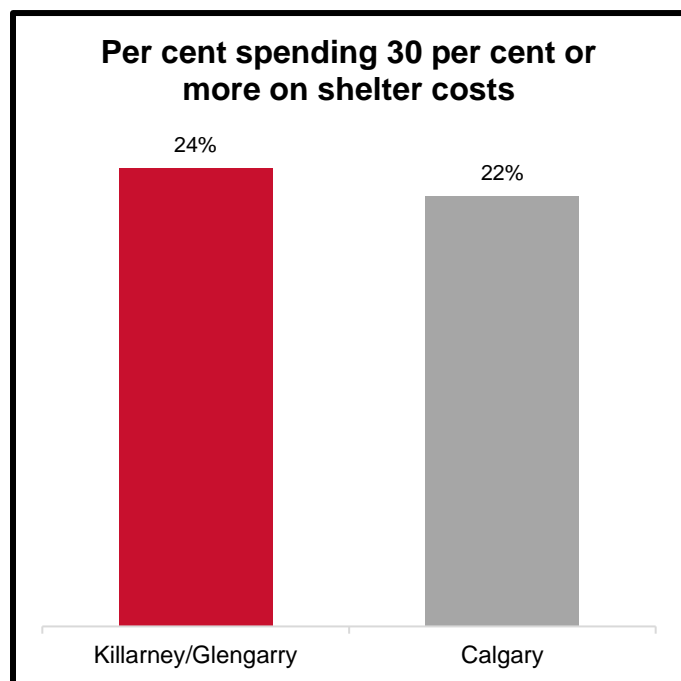
Killarney/Glengarry		
	Number	Per cent
Private households	3,500	100%
Owner households	2,075	59%
Renter households	1,425	41%

Calgary		
	Number	Per cent
Private households	466,730	100%
Owner households	333,455	71%
Renter households	133,275	29%

Housing affordability (shelter-cost-to-income ratio)

Killarney/Glengarry		
	Number	Per cent
Private households with income	3,460	100%
Households spending less than 30% of total income on shelter	2,640	76%
Households spending 30% or more of total income on shelter	825	24%

Calgary		
	Number	Per cent
Private households with income	464,360	100%
Households spending less than 30% of total income on shelter	361,070	78%
Households spending 30% or more of total income on shelter	103,295	22%



Housing affordability for renter and owner households

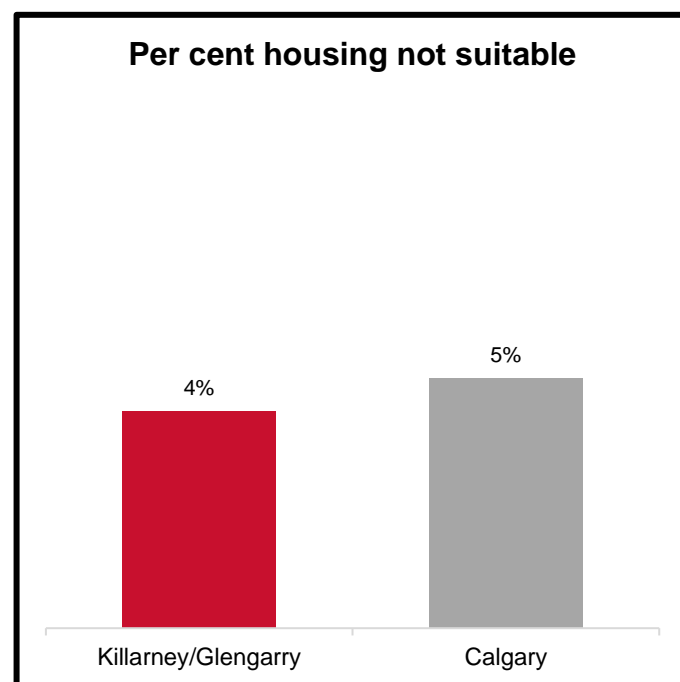
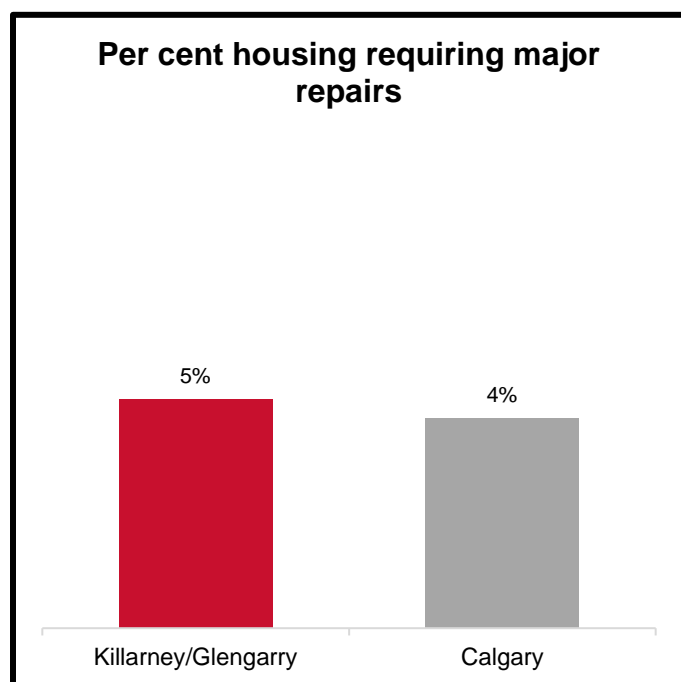
Killarney/Glengarry		
	Owner	Renter
Private households with total income greater than zero	2,075	1,425
Per cent households with income spending 30% or more total income on shelter	16%	35%
Median monthly shelter costs	\$1,919	\$1,261
% with mortgage	70%	-
% in subsidized housing	-	6%

Calgary		
	Owner	Renter
Private households with total income greater than zero	333,455	133,275
Per cent households with income spending 30% or more total income on shelter	17%	37%
Median monthly shelter costs	\$1,589	\$1,308
% with mortgage	67%	-
% in subsidized housing	-	10%

Condition of dwelling

Killarney/Glengarry		
	Number	Per cent
Occupied private dwellings	3,500	100%
Regular maintenance or minor repairs needed	3,335	95%
Major repairs needed	165	5%

Calgary		
	Number	Per cent
Occupied private dwellings	466,730	100%
Regular maintenance or minor repairs needed	446,630	96%
Major repairs needed	20,105	4%



Housing suitability

Killarney/Glengarry		
	Number	Per cent
Private households	3,505	100%
Suitable	3,355	96%
Not suitable	145	4%

Calgary		
	Number	Per cent
Private households	466,730	100%
Suitable	444,440	95%
Not suitable	22,295	5%

Dwellings by period of construction

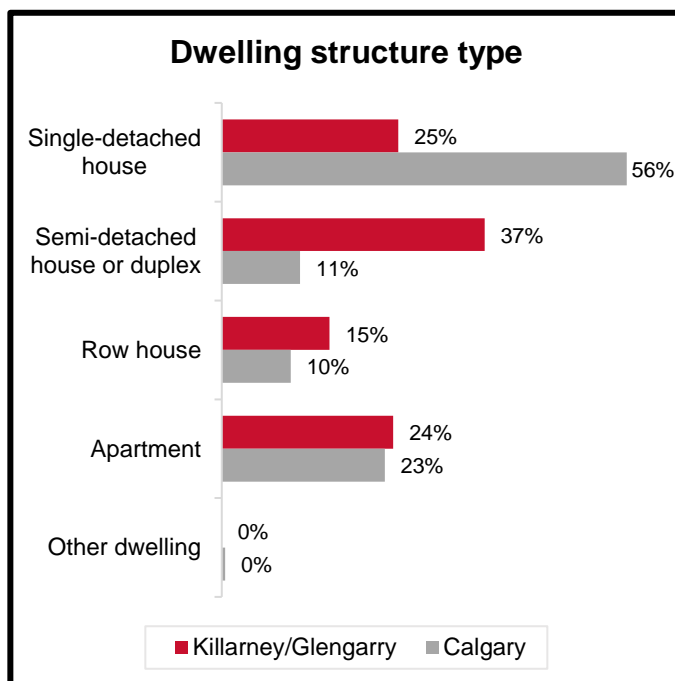
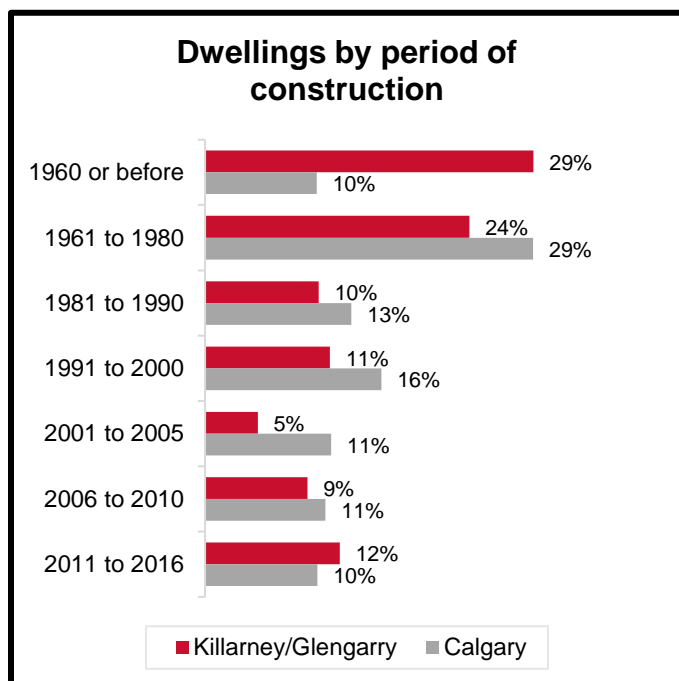
Killarney/Glengarry		
	Number	Per cent
Occupied private dwellings	3,500	100%
1960 or before	1,025	29%
1961 to 1980	825	24%
1981 to 1990	355	10%
1991 to 2000	390	11%
2001 to 2005	165	5%
2006 to 2010	320	9%
2011 to 2016	420	12%

Calgary		
	Number	Per cent
Occupied private dwellings	466,730	100%
1960 or before	46,475	10%
1961 to 1980	136,555	29%
1981 to 1990	60,930	13%
1991 to 2000	73,405	16%
2001 to 2005	52,470	11%
2006 to 2010	50,135	11%
2011 to 2016	46,755	10%

Dwellings by structure type

Killarney/Glengarry		
	Number	Per cent
Occupied private dwellings	3,500	100%
Single-detached house	860	25%
Semi-detached house or duplex	1,280	37%
<i>Semi-detached</i>	615	18%
<i>Duplex</i>	665	19%
Row house	525	15%
Apartment	835	24%
<i>Less than 5 storeys</i>	765	22%
<i>5 storeys or more</i>	70	2%
Other dwelling	0	0%

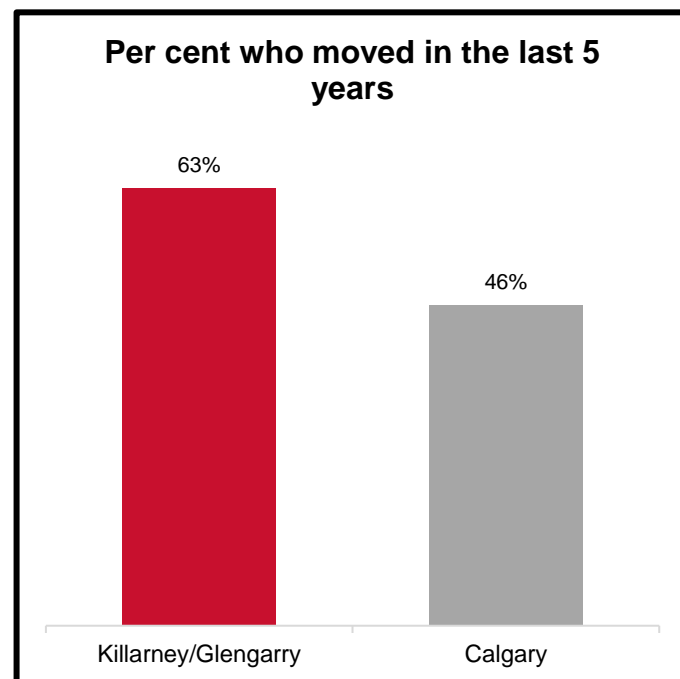
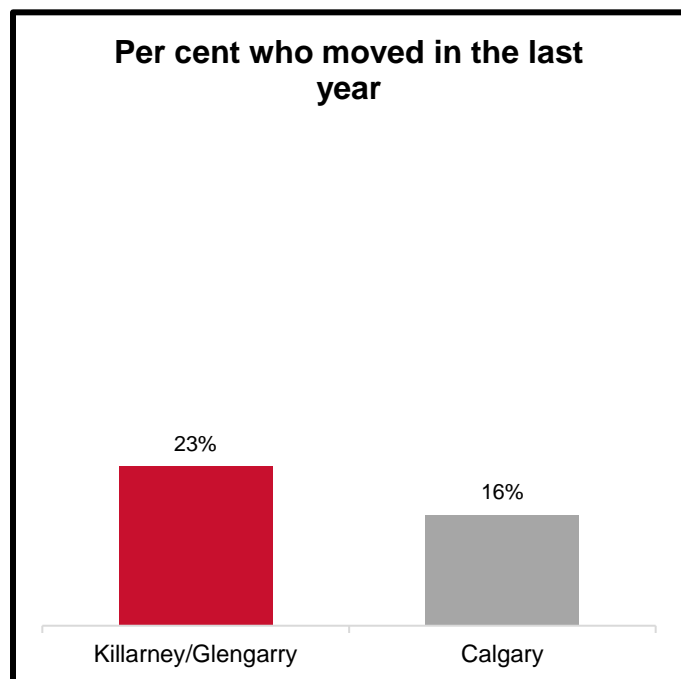
Calgary		
	Number	Per cent
Occupied private dwellings	466,725	100%
Single-detached house	262,965	56%
Semi-detached house or duplex	50,880	11%
<i>Semi-detached</i>	29,295	6%
<i>Duplex</i>	21,585	5%
Row house	44,705	10%
Apartment	105,890	23%
<i>Less than 5 storeys</i>	72,880	16%
<i>5 storeys or more</i>	33,010	7%
Other dwelling	2,295	0%



Mobility status 1 year ago

Killarney/Glengarry		
	Number	Per cent
Population aged 1 year and over in private households	7,385	100%
Non-movers	5,695	77%
Movers	1,690	23%
Non-migrants	1,375	19%
Migrants	315	4%
Internal migrants	210	3%
External migrants	100	1%

Calgary		
	Number	Per cent
Population aged 1 year and over in private households	1,207,055	100%
Non-movers	1,015,135	84%
Movers	191,915	16%
Non-migrants	143,215	12%
Migrants	48,700	4%
Internal migrants	28,085	2%
External migrants	20,615	2%



Mobility status 5 years ago

Killarney/Glengarry		
	Number	Per cent
Population aged 5 years and over in private households	7,015	100%
Non-movers	2,595	37%
Movers	4,415	63%
Non-migrants	2,830	40%
Migrants	1,585	23%
Internal migrants	1,025	15%
External migrants	560	8%

Calgary		
	Number	Per cent
Population aged 5 years and over in private households	1,144,745	100%
Non-movers	616,155	54%
Movers	528,590	46%
Non-migrants	331,630	29%
Migrants	196,965	17%
Internal migrants	109,735	10%
External migrants	87,225	8%

Income

Median household and individual income before tax in 2015

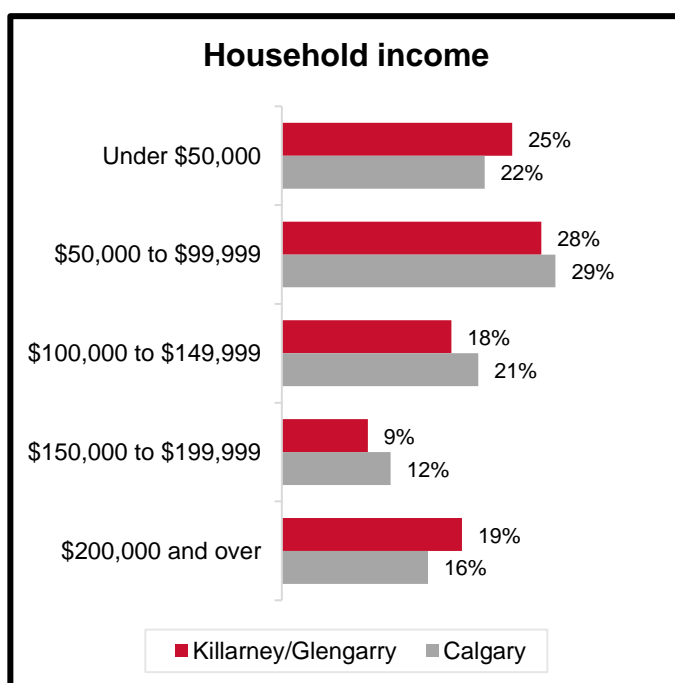
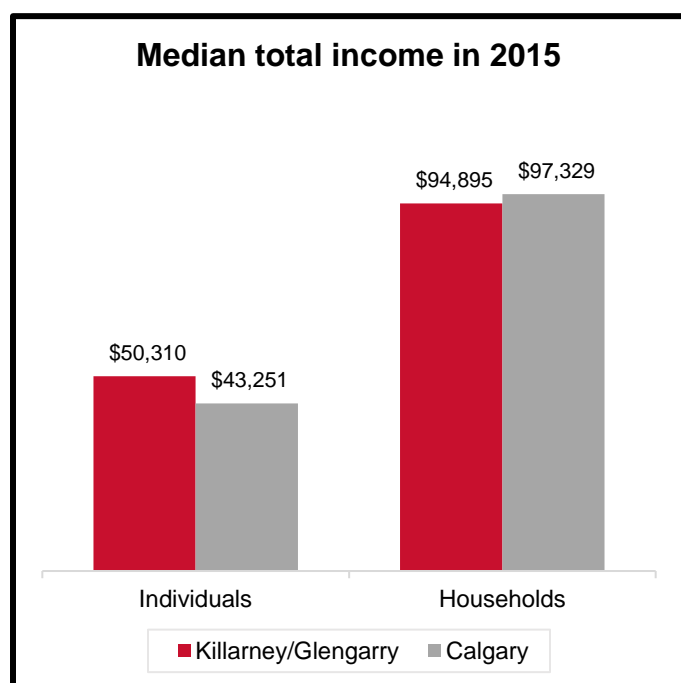
Killarney/Glengarry	
	Number
Median income of population aged 15 years and over	\$50,310
Male	\$59,444
Female	\$44,172
Median household income of private households	\$94,895

Calgary	
	Number
Median income of population aged 15 years and over	\$43,251
Male	\$52,634
Female	\$35,395
Median household income of private households	\$97,329

Total household income groups in 2015 for private households

Killarney/Glengarry		
	Number	Per cent
Private households	3,505	100%
Under \$20,000	205	6%
\$20,000 to \$39,999	455	13%
\$40,000 to \$59,999	405	12%
\$60,000 to \$79,999	430	12%
\$80,000 to \$99,999	355	10%
\$100,000 to \$124,999	395	11%
\$125,000 to \$149,999	245	7%
\$150,000 to \$199,999	325	9%
\$200,000 and over	680	19%

Calgary		
	Number	Per cent
Private households	466,730	100%
Under \$20,000	26,015	6%
\$20,000 to \$39,999	49,120	11%
\$40,000 to \$59,999	54,920	12%
\$60,000 to \$79,999	56,565	12%
\$80,000 to \$99,999	53,040	11%
\$100,000 to \$124,999	56,105	12%
\$125,000 to \$149,999	42,765	9%
\$150,000 to \$199,999	54,725	12%
\$200,000 and over	73,475	16%

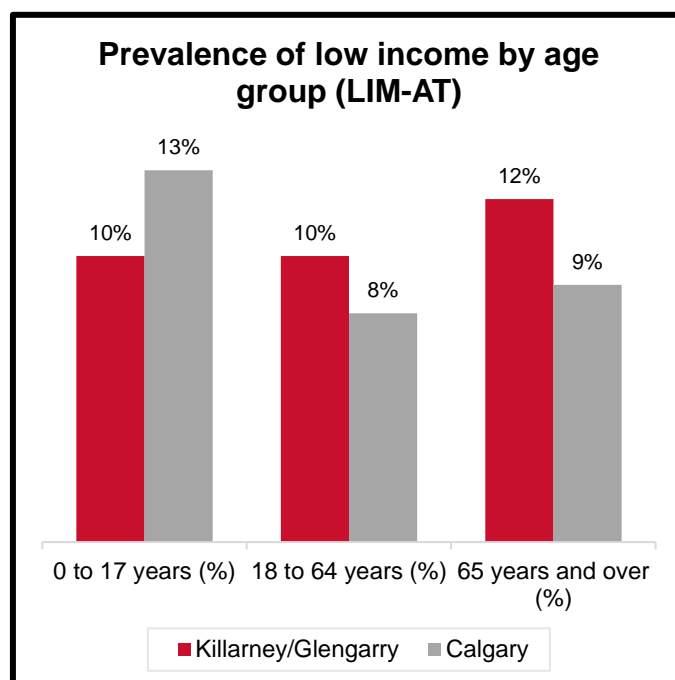


Low Income in 2015 by age

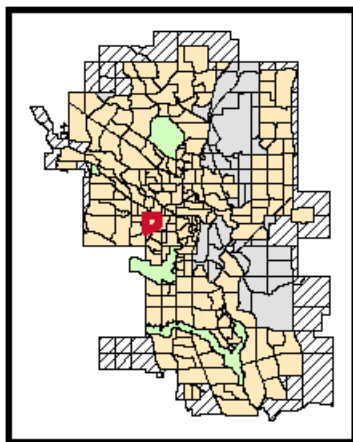
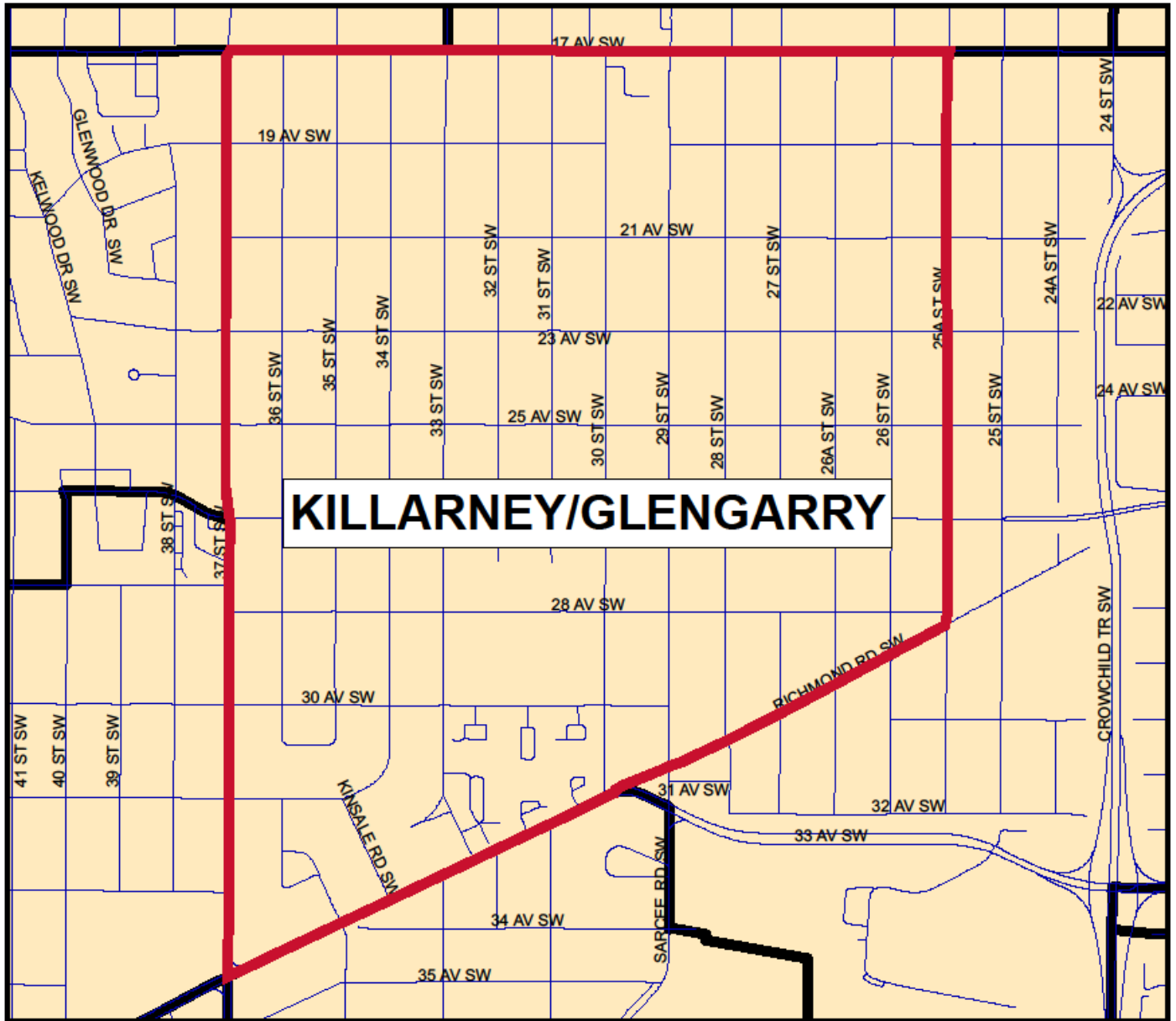
Killarney/Glengarry			
	Number	Number in low income	Per cent in low income
Population in private households to whom low-income concepts are applicable	7,515	735	10%
0 to 17 years	1,260	120	10%
18 to 64 years	5,615	535	10%
65 years and over	640	75	12%

Calgary			
	Number	Number in low income	Per cent in low income
Population in private households to whom low-income concepts are applicable	1,222,390	113,185	9%
0 to 17 years	267,035	33,815	13%
18 to 64 years	827,470	68,025	8%
65 years and over	127,890	11,345	9%

Low-income measure after tax (LIM-AT) threshold for private households, 2015	
	After-tax income
1 person	\$22,133
2 persons	\$31,301
3 persons	\$38,335
4 persons	\$44,266
5 persons	\$49,491
6 persons	\$54,215
7 persons	\$58,558
To convert to other household sizes, multiply the value in the one-person household by the square root of the desired household size.	



Killarney/Glengarry Map



Glossary

The definitions in this glossary are adapted from the 2016 Statistics Canada Census Dictionary ([98-301-X](#)).

Aboriginal identity	<p>Refers to whether a person reported being at least one of the following:</p> <ul style="list-style-type: none"> • An Aboriginal person, that is First Nations (North American Indian), Métis or Inuk (Inuit) • A registered or Treaty Indian (as defined by the Indian Act of Canada) • A member of a First Nation or Indian band.
Adjusted after-tax income	<p>Refers to after-tax income during the income reference year that has been adjusted to account for household size. Adjustments for household size reflect the fact that a household's needs increase as the number of members increase, although not necessarily by the same proportion per additional member. For the census, this adjustment is calculated by dividing the household income by the square root of the household size and assigning this income to each person in the household. Used to determine whether a household is in low income based on the low income measure after-tax (LIM-AT).</p>
Admission category	<p>Refers to the name of the immigration program or group of programs under which an immigrant has been granted for the first time the right to live in Canada permanently by immigration authorities.</p> <ul style="list-style-type: none"> • Economic immigrant includes immigrants who have been selected for their ability to contribute to Canada's economy through their ability to meet labour market needs, to own and manage or to build a business, to make a substantial investment, to create their own employment or to meet specific provincial or territorial labour market needs. • Immigrant sponsored by family includes immigrants who were sponsored by a Canadian citizen or permanent resident and were granted permanent resident status on the basis of their relationship either as the spouse, partner, parent, grand-parent, child or other relative of this sponsor. The terms "family class" or "family reunification" are sometime used to refer to this category. • Refugee includes immigrants who were granted permanent resident status on the basis of a well-founded fear of returning to their home country. This category includes persons who had a well-founded fear of persecution for reasons of race, religion, nationality, membership in particular social group or for political opinion (Geneva Convention refugees) as well as persons who had been seriously and personally affected by civil war or armed conflict, or have suffered a massive violation of human rights. • Other immigrant includes immigrants who were granted permanent resident status under a program that does not fall in the economic immigrants, the immigrants sponsored by family or the refugee categories.
Age	<p>Refers to the age at last birthday before the census reference day, May 10, 2016.</p>
Calgary	<p>Refers to the Calgary census subdivision (CSD), as defined by Statistics Canada. Equivalent to the Calgary city limit.</p>
Census family	<p>Refers to a married couple (with or without children), a common-law couple (with or without children), or a lone parent family. A couple may be of same or opposite sex. Grandchildren living with their grandparent(s) but with no parents present also constitute a census family.</p> <ul style="list-style-type: none"> • Children may be children by birth, marriage, common-law union or adoption <i>regardless of their age</i> or marital status as long as they live in the dwelling and do not have their own married spouse, common-law partner or child living in the dwelling.
Census reference day	<p>A survey's reference date is the date to which respondents refer when answering the questions. The 2016 Census reference day was May 10, 2016.</p>

Citizenship	<p>Refers to the country where the person has citizenship. A person may have more than one citizenship. A person may be stateless, that is, they may have no citizenship. Citizenship can be by birth or naturalization.</p> <ul style="list-style-type: none"> • Canadian citizen includes person who are dual citizens of Canada and another country. • Not a Canadian citizen refers to persons who were born outside Canada and have not become Canadian citizens.
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Dwelling	<p>Refers to a set of living quarters.</p> <ul style="list-style-type: none"> • Collective Dwelling refers to a dwelling of a commercial, institutional or communal nature. Included are lodging or rooming houses, hotels, motels, tourist establishments, nursing homes, hospitals, staff residences, military bases, work camps, jails, group homes, and so on. • Private Dwelling refers to a separate set of living quarters with a private entrance either from outside or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of someone else.
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Dwelling condition	<p>Refers to whether the dwelling is in need of repairs. This does not include remodelling or additions.</p> <ul style="list-style-type: none"> • Regular maintenance needed includes dwellings where only regular maintenance such as painting or furnace cleaning is needed. • Minor repairs needed includes dwellings needing only minor repairs such as dwellings with missing or loose floor tiles, bricks or shingles or defective steps, railing or siding. • Major repairs needed includes dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring and dwellings needing structural repairs to walls, floors or ceilings.
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Dwelling type	<p>Refers to a set of living quarters in which a person or a group of persons reside or could reside.</p> <p>Structure types include:</p> <ul style="list-style-type: none"> • Single-detached house: A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and no dwellings either above it or below it. • Semi-detached house: Refers to one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above or below it, and the two units have open space on all sides. • Duplex: Refers to one of two dwellings, located one above the other, may or more be attached to other dwellings or buildings. • Row house: One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. • Apartment, less than five storeys: Refers to a dwelling unit in a building that has fewer than five storeys. • Apartment, five or more storeys: Refers to a dwelling unit in a high-rise apartment building which has five or more storeys. • Other dwelling: Includes mobile homes, movable dwellings, and other dwellings not included elsewhere.
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Employment status	<ul style="list-style-type: none"> • Employed refers to a person who, during the period of Sunday May 1 to Saturday May 7, 2016, did any work at all at a job or business, that is, paid work in the context of an employer-employee relationship, or self-employment. This also includes persons who did unpaid family work, which is defined as unpaid work contributing directly to the operation of a farm, business or professional practice owned and operated by a related member of the same household. Also includes those who had a job but were not at work due to factors such as their own illness or disability, personal or family responsibilities, vacation or a labour dispute. This category excludes persons not at work because they were on layoff or between casual jobs, and those who did not then have a job (even if they had a job to start at a future date). • Unemployed refers to a person who, during the period of Sunday May 1 to Saturday May 7, 2016, was without paid work or without self-employment work and was available for work. An unemployed person either: had actively looked for paid work in the past four weeks; was on temporary lay-off and expected to return to his or her job; or had definite arrangements to start a new job in four weeks or less.
Generation status	<p>Refers to whether or not a person's parents were born in Canada.</p> <ul style="list-style-type: none"> • First generation refers to a person who was born outside Canada. For the most part, these are people who are now, or once were, immigrants to Canada. • Second generation refers to a person who was born in Canada with at least one parent born outside Canada. For the most part, these are the children of immigrants. • Third generation or more refers to a person who was born in Canada with both parents born in Canada.
Highest certificate, diploma or degree completed	<p>Refers to the highest level of education <i>completed</i> based on responses to the educational qualifications questions, which asked for all certificates, diplomas and degrees to be reported.</p>
Household	<p>Refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone. Household members who are temporarily absent on reference day are considered part of their usual household.</p>
Household income	<p>Refers to the sum of the total income of all household members during 2015.</p>
Household size	<p>Refers to the number of persons in a private household.</p>
Housing affordability (shelter-cost-to-income ratio)	<p>Refers to the proportion of average total household income which is spent on shelter costs. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.</p>
Housing suitability	<p>Refers to whether a dwelling has enough bedrooms for the size and composition of the household (taking into consideration age, sex and relationship among household members) based on the National Occupancy Standard (NOS) that was developed by Canada Mortgage and Housing Corporation. A household is deemed to be living in suitable accommodation if its dwelling has enough bedrooms, as calculated using the NOS.</p>

Housing tenure	<p>Refers to whether a household rents or owns their private dwelling.</p> <ul style="list-style-type: none"> • Owner refers to a household if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim to it. • Renter refers to a household if no member of the household owns the dwelling, even if the dwelling is provided without cash rent or at a reduced rent, or if the dwelling is part of a cooperative.
Immigrant status	<ul style="list-style-type: none"> • Immigrant refers to a person who is or ever has been a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities. Immigrants who have obtained Canadian citizenship by naturalization are included in this group. • Recent immigrant refers to persons who are immigrants who landed in Canada between January 1, 2011 and May 10, 2016. • Non-immigrant refers to a person who is a Canadian citizen by birth. • Non-permanent resident refers to a person from another country who has a work or study permit or who is a refugee claimant, and the family members sharing the same permit and living in Canada with them. • Year of immigration refers to the year in which the immigrant first obtained his or her landed immigrant or permanent resident status.
Income reference year	<p>Refers to the year to which respondents refer when answering income-related questions. The census income reference year is the calendar year prior to the census reference day. For the 2016 Census, the income reference year was January 1 to December 31, 2015.</p>
Knowledge of non-official languages	<p>Refers to languages, other than English or French, in which a person can conduct a conversation.</p>
Knowledge of official languages	<p>Refers to whether the person can conduct a conversation in English only, French only, in both or in neither language. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home.</p>
Labour force participation rate	<p>Refers to the total labour force in that group, expressed as a percentage of the total population in that group.</p>
Labour force status	<p>Labour force refers to persons who, during the employment reference week were either employed or unemployed.</p> <ul style="list-style-type: none"> • In the labour force refers to persons who, during the week of May 1 – 7, 2016, were either employed or unemployed. • Not in the labour force refers to persons who were neither employed nor unemployed during the week of May 1 – 7, 2016.
Language spoken most often at home	<p>Refers to the language spoken most often at home by the individual. A person can report more than one language as “spoken most often at home” if the languages are spoken equally often. For a person who lives alone, the language spoken most often at home is the language in which he or she feels most comfortable. For a child who has not yet learned to speak, this is the language spoken most often to the child at home.</p>
Lone parent	<p>Refers to mothers or fathers, with no married spouse or common-law partner present, living in a dwelling with one or more children.</p>

Low income measure after-tax (LIM-AT)	Refers to a dollar threshold that defines low income as half of the median adjusted after-tax income of Canadian households, where “adjusted” indicates that the number of people in a household is taken into account. Persons whose income falls below this amount are considered to be in low income based on LIM-AT. For reference, the LIM-AT threshold for a 1 person household in 2015 was \$22,133.
Low-income status	Refers to the position of a person in relation to the low income measure after-tax (LIM-AT) during the income reference year . Members of a household all share the same income status.
Marital status	<p>Refers to the marital status of the person, taking into account his/her common-law status. All persons aged less than 15 are considered as never married and not living common law. Possible marital statuses are:</p> <ul style="list-style-type: none"> • Common-law: Refers to a person who is living with another person as a couple but who is not legally married to that person. Includes persons living with same and opposite sex partners. • Divorced: Refers to a person who has obtained a legal divorce and who has not remarried. Persons living common-law are not included in this category. • Married: Refers to a person who is legally married and has not separated or obtained a divorce, and whose spouse is living. Includes persons married to same and opposite sex spouses. • Separated: Refers to a person who is married but who no longer lives with his/her spouse (for any reason other than illness, work or school) and who has not obtained a divorce. Persons living common-law are not included in this category. • Single: A person who has never married or a person whose marriage has been annulled and who has not remarried. Persons living common-law are not included in this category. • Widowed: A person who has lost his/her spouse through death and who has not remarried. Persons living common-law are not included in this category.
Median income	Refers to the middle dollar value where half of the population earns more and half of the population earns less.
Mobility status	<p>A number of terms refer to whether a person lived in the same residence on the census reference day as they did on the same date one or five years earlier.</p> <ul style="list-style-type: none"> • Non-mover: Refers to a person who has not moved to a new residence. • Mover: Refers to a person who has moved from one residence to another. • Non-migrant: Refers to a person who did move but remained in the Calgary. • Migrant: Refers to a person who moved to Calgary from a different city, town, village, or Indian reserve. • Internal migrant: Refers to a person who moved to Calgary from a different city, town, village, or Indian reserve within Canada. • External migrant: Refers to a person who moved to Calgary from a different country.
Mode of transportation to work	Refers to the main mode of transportation a person uses to travel between his or her home and his or her place of work. Persons who used more than one mode of transportation were asked to identify the single mode they used for most of the travel distance. The question does not measure multiple modes of transportation, nor does it measure the seasonal variation in mode of transportation or trips made for purposes other than the commute from home to work.

Mother tongue	Refers to the first language learned at home in childhood and still understood by the person at the time the data was collected. If the person no longer understands the first language learned, the mother tongue is the second language learned. For a person who learned two languages at the same time in early childhood, the mother tongue is the language this person spoke most often at home before starting school. The person has two mother tongues only if the two languages were used equally often and are still understood by the person. For a child who has not yet learned to speak, the mother tongue is the language spoken most often to this child at home. The child has two mother tongues only if both languages are spoken equally often so that the child learns both languages at the same time.
Place of birth	Refers to the name of the geographic location where the person was born. The geographic location is specified according to boundaries current at the time the data are collected, not the boundaries at the time of birth. For a breakdown of the countries included in each continent, please refer to the Countries and Areas of Interest for Social Statistics – SCCAI 2016 (http://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=367512).
Population in private households	Refers to all persons who occupy private dwellings . Excludes persons who occupy collective dwellings. Includes Canadian citizens and landed immigrants whose usual place of residence is Canada. Also includes refugee claimants, holders of work and study permits, Canadian citizens and landed immigrants at sea or in port aboard merchant or government vessels, and Canadian citizens away from Canada on military or diplomatic business. Excludes government representatives and military members of other countries and residents of other countries visiting Canada.
Total income	Refers to income of a regular and recurring nature, including employment income, pension income, investment income, income from government programs, other regular cash income list child support or spousal support payments received during the income reference year . Excludes one-time receipts such as lottery winnings, cash inheritances, lump-sum insurance settlements, tax-free savings account and registered retirements savings plan withdrawals, and capital gains.
Visible minority	Refers to persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.
Ward	Refers to the Calgary ward boundaries. Ward boundaries change regularly. While the number of wards remains relatively static, the geographic area they represent does not. As such, comparisons should not be drawn between wards over time. For the 2016 Census of Canada, 2017 boundaries were used for wards and communities.

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.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Michael

Last name (required) Chutny

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) Mar 8, 2022

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

PUBLIC SUBMISSION FORM



(required - max 75 characters)

#3, LOC 2021-0146, CPC2022-0014

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)

Pls see attached letter.

Feb 28th, 2022

CALGARY CITY COUNCIL – PLANNING MATTERS

CALGARY, ALBERTA

Ref: CPC2022-0014, 2838 - 26A Street SW, LOC2021-0146

To: Calgary City Council

We would like to log our strong objection to the re-zoning application referenced above – our property is directly adjacent on the north side at 2836 26A Street SW. This re-zoning application (if approved) will directly and adversely affect the use and enjoyment of our house, back-yard and quality of life in the home which we have lived in for 15 years. The backyard on our property will never see direct sunlight again, and any modest privacy currently afforded there will be gone with 3 other families looking into it at will. Those are the actual, real and negative quality of life impacts to our property that this re-zoning application and proposed design carry -- if approved. Why is there a request by the proponents to by-pass the existing zoning laws (currently the entire block, including the subject property are zoned RC-2)? The answer is “Profit” – they do not want to compete with other developers in the areas that are already designated R-CG in the community, but in order to pursuit profits, they have requested a change to the rules (zoning laws) that the rest of us abide by. That is wrong and should not be allowed in our city.

On the specific and technical side of this application, we note the following:

- RC-2 zoning already in place allows for “modest densification of the community”, as it permits a duplex development with secondary suites resulting in 4 dwellings on a property that currently contains one house. No re-zoning change is required for that development. As a directly affected party next door, there is nothing “modest” about the proposed densification to build a row-house of 8 dwellings as requested under this re-zoning application.
- The proposed re-zoning of this property is in DIRECT CONTRAVENTION of the existing Statutory Killarney/Glengarry Area Redevelopment Plan (ARP), which calls for maximum of duplex dwelling density on this parcel and indeed the block of 26A Street SW. As noted by Administration, an evaluation of the Local Area Plan is in progress, but the outcomes are yet to be

defined (late 2022 target) and certainly a random re-zoning should not be allowed in the meantime. The basic tenet that rules/laws are in place and in effect, until they are formally changed, should not be allowed to be by-passed for profit on a “one-off” basis as requested by the proponent. That is a foundational principle that citizens rely on in making lifelong decisions like purchase of a home in a community. “Existing laws are in effect until they are formally changed”.

- This property does not fall under the increased density aims of Transit Oriented Development. Neither is it an affordable housing development as proposed – the costs of these 4 units with the basement suites will NOT further that aspiration either. The development costs are material and need to be recouped with profits by the developer, which will result in prices for the units that do not fall in the realm of affordable housing.
- Lastly, the proponents of this development have shown a consistent disdain for the community outreach in planning for this development. They have NOT consulted us (a directly affected party) at all in the planning stages of the development, only advised us on what will happen after the materials were submitted to the City. Subsequently when (under pressure from the Community) they finally agreed to a Zoom call with interested community members, they have effectively indicated no interest in changing their plans for this property (minutes of this meeting were supplied to Administration). The proponents intend to maximize the footprint and mass of the development to the extent allowed by the rules of the proposed re-zoning requirements alone. The objections from 22 community members that responded to the Administration opposing this re-zoning, seem to be irrelevant to the proponents.

We trust the above highlights the specific and concrete basis of our opposition to this re-zoning application. The proponents should not be allowed to by-pass the rules that the rest of us citizens rely-on when making major life decisions such as purchase of a home and quality of life for our families. We request that you decline the approval for the re-zoning of this property.

SINCERELY,

MICHAEL AND LAURA CHUTNY
2836 26A STREET SW.

PUBLIC SUBMISSION FORM



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

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) Request to speak

How do you wish to attend? Remotely (encouraged due to COVID-19)

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) Mar 8, 2022

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

PUBLIC SUBMISSION FORM



(required - max 75 characters)

Item 3 - LOC2021-0146; CPC2022-0032

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)

March 1st, 2022

The City of Calgary

Application for Land Use Amendment: LOC2021-0146

I have reviewed the Application and tender my strongest objections to this ad-hoc, spot redesignation of a current R-C2 parcel to R-CG land use. My review considers:

- The Application
- Municipal Development Plan (MDP)
- The Guide for Local Area Planning (LAP)
- Development Map <https://developmentmap.calgary.ca/> (DM)
- Killarney/ Glengarry Area Development Plan – May 2017 (KGADP)
- Killarney/ Glengarry Area Redevelopment Plan (KGARP) <https://www.calgary.ca/content/dam/www/engage/documents/killarney-arp/kgarp-whatweheard-final.pdf>
- Westbrook Communities Local Area Planning Project <https://engage.calgary.ca/Westbrook> (WCLAPP)
- The City of Calgary Land Use Bylaw 1P2007 (July 28, 2021)

Macro Planning

The Application wholly overrides the strength and attractiveness of the present low density residential community. Current residents have made decisions to enter and sustain living in this part of the community because of the physical, environmental and financial security the location represents for owners. Against this background, the Application has substantial negative impacts:

- The proposed build form (4-unit rowhouse each with secondary suites; each townhouse being 3 storeys high) does not conform to prior development plans and application thereof i.e. low density, single family detached, duplex infill housing of no more than 2 units. The KGADP sets out in unambiguous terms that it is important to maintain this low-density policy and further states 'Low Density single and two-family dwelling policy for development will continue to be applied to the areas presently designated R-2'. The Application is medium density, 4-unit and, therefore, should be rejected without further consideration.
- Similarly, the current DM designates the subject parcel central to an extensive area of R-C2/ DC (designated R-2) thereby reinforcing the application of the KGADP. There should be no revision to such designations unless under a full review of the Area Development Plan. To permit spot rezoning communicates to residents - close and far - that the City does not abide by its own planning policies, regulations and processes. In short, the City Council will breach its social contract with citizens.
- Should the City wish to impose such incongruous developments within established areas then the proper route is through a consultative process to develop a plan agreed with the residents. Indeed, through such processes (KGARP/ WCLAPP), albeit ones that have stalled due to COVID-19, the City has already been informed by residents:
 - "No spot rezoning"; "Keep zoned RC-1 only"; "One off redevelopment outside the vision of the community needs to stop"; "...ensure that redevelopment is planned and appropriate..."; "We need to maintain sufficient distance between and around housing

structures”; “Too many rentals (safety concerns). Absentee landlords”; “afraid the city will promote redevelopment and densification at the detriment to existing neighbourhoods and residents”; “It’s a quiet neighbourhood, and I worry that development and density will leak from the main corridors into the quiet streets”

- To ignore such feedback would not only lead to a development that is wholly at odds with the character and style of the adjacent neighbourhood, it will also undermine trust and only discourage others from engaging with the City.
- The LAP sets out that ‘Building forms that contain three or more residential units should be supported in the following areas’:
 - Within transit station areas.
 - The subject property is not within a transit station area.
 - Near or adjacent to an identified Main Street or Activity centre.
 - The subject property is not near or adjacent to an identified Main Street or Activity centre.
 - On higher activity streets
 - The subject property is not on a higher activity street (neither 26A SW nor 28 Ave SW).
 - Where the parcel has a lane and parking can be accommodated on site
 - The parcel does have a lane but the Application only makes provision for 4 vehicles in garages and 2 shared visitor stalls. In reality, the development will, with the most likely probability, add 12 to 16 vehicles in an already congested parking scape. Furthermore, many residents use garages for storage rather than parking so that 4 of these vehicles will be off-street is highly unlikely.
- Previous redesignation applications in the surrounding area have sought to use R-CG to transition from R-C2 to M-CG. The build forms surrounding the Application have, however, entirely different characteristics from such examples. In plain terms, there is no transition to M-CG to accommodate. Thus, the development will not only sit out of character and style to the surrounding buildings but it also provides zero *urban transition* properties whatsoever.
- Given the lack of adherence by City authorities to the City’s own planning policies, regulations and processes, and the associated ad-hoc redesignation of land-use, then it is of very high probability that parcels adjacent or close to the subject property will also be re-zoned. Specifically, there is significant potential that 2838 26 St SW, 3003 26 St SW and 3002 26A St SW will turnover from single detached dwellings to R-CG in the coming years. Such developments will entirely change the character of the whole area. More specifically, as the owner of 2702 28 Ave SW it means that my surroundings will change whole scale from the neighbourhood that I have invested in socially and financially; the result will be row housing and associated basement suites on 3 sides of my property. Should these re-zonings transpire, and there is every indication by past City practice that they will, then the decision that I and other neighbours have made to enter and sustain living in this part of the community because of the physical, environmental and financial security the location represents will be wholly undercut.
- The LAP rightly recognises that the COVID-19 pandemic had transformed the way Calgarians live, work and move. Given that downtown commercial property vacancy rate is circa 30% (notably this figure does not include property that is leased but which lies empty due to work from home policies no matter how so devised) and with forecasts for this to remain for the medium and possibly long-term future, then it must immediately call into question any current re-zoning to increase density. There is simply no current need or demand and this situation is likely to remain

well into the future, and this is not only due to COVID-19 but also the long-term transition away from fossil fuels reducing the need for corporate space in downtown Calgary. This is all the more reason to pause ad-hoc density re-zoning until Municipal and Area Planning processes can consider the full import of COVID-19 and energy transition.

Applicant Design

- Past density increases in the area have generally taken the form of subdividing a parcel and creating 2 single detached homes or 2 semi-detached homes, thereby creating a two-fold density increase. The Application increases the density not just two-fold but eight-fold. It is accepted that the parcel could and should be redeveloped while at the same time permitting an increase in density, however, the proposed eight-fold increase does not conform to accepted practices for density increase in the area.
- To obtain this eight-fold increase, the Application maximises land-use that thereby reduces inner city green space and, by corollary, increases hard-scape. Not only will this reduce flora and fauna in the area (and much more so should similar ad-hoc developments ensue) but the hardscape will lead to increased surface water run-off. These are all negative impacts consequent to this maximisation of land-use.
- The building is of a scale that will create significant impacts on adjacent properties:
 - Other R-CG re-zoning developments in the area have been restricted to 2-storeys. This development is 3-storeys and will provide an immediate and significant negative visual impact in the neighbourhood. If there is to be redevelopment then there must be consistent rules such that current and future residents have some sense of stability in building formats.
 - At 3-storeys high, any window or balcony on the east-facing elevation will provide direct views into the backyard, deck and living room of 2702 28 Ave SW. This breach of privacy is wholly unacceptable.
 - The proposed extension of the rear building line will present a 10 metre high wall facing the backyard of 2836 26A St SW. This is not only wholly visually intrusive to the owners of 2838 but it also means that any windows in the same elevation will overlook the backyard – all privacy is lost.
 - The proposed building lines (running N-S, front and rear) extend beyond the current building lines of adjacent properties. Not only does this create a negative visual impact but the extension of the rear building line will wholly block sunlight to the rear of 2836 26A St SW. Again, if this extension of building lines is allowed to proceed with this application then further ad-hoc developments will be permitted to adopt the same with the consequent multiplication of negative effects on multiple property owners.
- Not only is this building scale unacceptable to this specific application it will, by extension of ad-hoc rezoning, impact all properties set in a similar configuration to this application. This Application should be immediately rejected solely on these grounds and all future re-zoning regulations should prohibit such designs at the outset.
- It is not possible to determine the effect of the E-W building lines as such detail has not been supplied for review.

- The Applicant has not provided elevation views nor 3-D perspectives so it is impossible to review and assess the proposed building form, colour, materials etc.. These are very necessary to conduct a full review and, in the absence thereof, this Application should be summarily rejected.
- Specific to the Applicant's Submission:
 - 'As you can see, there will be plenty of parking and transportation options on site'
 - The first part is plainly false. As set-out above, there will be insufficient parking on site.
 - Specific to the 2 shared visitors stalls, these do not appear to meet minimum measurements of 7m*3m and are, hence, unusable. It is more likely that the designated area will be used for garbage storage thereby creating yet another negative impact (topic is expanded below).
 - '...third-storey balcony with gorgeous views.'
 - Plainly the Applicant has not visited the site as it is impossible to obtain 'gorgeous views' from such a low elevation – the property would need to be in the order of 10 or more storeys to obtain such views. This is grossly misleading, and is clearly designed to encourage approval from authorities who have never, and will never set foot in the area. Such a false and egregious statement should result in the immediate rejection of the Application.
- In terms of services and utilities, the eight-fold density increase will also result in an eight-fold demand on services and attendant infrastructure constraints. If you scale-up from this single re-zoning to multiple re-zonings as is very likely then it is relatively easy to comprehend the impact on potable water and waste water services. While, as a reviewer I cannot calculate such impacts, I do know from professional experience that these constraints are very real.
- A much more readily visible impact is garbage storage. A recent rezoning on Richmond Road has resulted in commercial-type dumpsters being set-out in the most intrusive visual setting – the change from prior garbage storage (black/ blue/ green) stored in lanes to commercial dumpsters is, simply, visually appalling. The commercial dumpsters are situated directly in front of the rezoned property and abut the sidewalk. Again, this is a very significant negative impact that has not been accounted for in this Application. In the plainest of terms, this is not the neighbourhood environment that any current resident envisaged when they entered into the neighbourhood and have sustained a presence since; should the City approve this Application they are placing developer interests over those of the residents – this is not the social contract that the community entered into with the City. In addition, should this garbage storage method be adopted in the subject re-zoning application the reduction in adjacent property values will be significant.

Construction Phase

The Application indicates Construction Access From The Lane Only. This lane was asphalted in 2016 but is not to design and construction standards sufficient to withstand the dead and dynamic loads imposed by construction equipment or commercial vehicles delivering construction materials. In short, the asphalt and subgrade will sustain significant damage. The conditions attached to any development permit must, therefore, include the full reinstatement of the lane construction. To be specific, this must not be spot reinstatement as such repairs are notoriously poorly constructed (poor compaction; poor asphalt joint preparation, substandard materials). Instead, the reinstatement should be the full width of the lane and

the full full depth of the property (and beyond should such damage extend beyond the northern E-W property line) and supervised by City personnel.

In summary, this Application should be rejected for the reasons stated above, and whether taken jointly or severally.

Courtney Walcott - the area councillor - supports The Guide For Local Area Planning and specifically endorses *Clarity, Predictability, Certainty, Engagement, and Neighbourhood Character and Stability*. This Application tests every single aspect endorsed by Councillor Walcott and, therefore, should be rejected without further consideration.

Should you have any questions or require further commentary please do not hesitate to contact me.

Yours faithfully,

Bill Reid
2702 28 Ave SW
Calgary T3E 2B1

Email: rochsolloch@hotmail.com
Cell: 403-607-0830