



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](http://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

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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



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

**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 to add the use of Townhouse to the R-CG(ex)

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

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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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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



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 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 towne for a reason so please don't try to make Killarney more like it



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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.

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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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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

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(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 Shaganapi 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



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Oct 4, 2022

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(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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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) 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**

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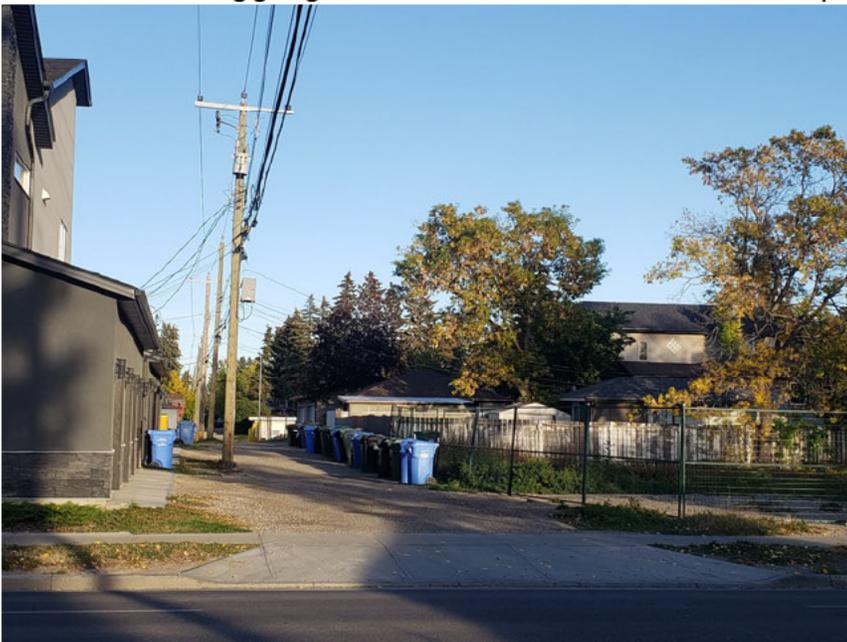
**From:** [REDACTED]  
**Sent:** Monday, September 26, 2022 6:36 PM  
**To:** Public Submissions  
**Subject:** [External] Re: FW: Submit a comment

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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](mailto: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



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)

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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**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) 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

**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 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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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) 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

## 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)

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 of 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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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



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 per 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

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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

**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) 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](mailto: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
4509 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

4  
46  
460  
4603  
4601  
4839 15  
4837 19  
1903 47 S  
4804 BOW  
4826 BOWN  
4828 BOWN  
4403 19 AV NW  
1937 43 ST NW  
4834 BOWNESS R  
4836 BOWNESS R  
4729 19 AV NW  
4731 19 AV NW

...BLOCK 22 LOT 34  
...BOWNESS RD NW  
4338 19 AV NW  
4336 19 AV NW  
...CONDOMINIUM PLAN 2010244  
UNIT 3  
CONDOMINIUM PLAN 2010244  
UNIT 4  
PLAN

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 0510032 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 0914467 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
4735 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

PAC  
County  
E. Allin  
Cortina  
T. L. King

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 SHOULDICE 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 SHOULDICE 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 SOUTH EAST 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 1
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

**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)

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

**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)

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

## 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)

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.

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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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**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) 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**



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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.

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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?

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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)

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 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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I have read and understand the above statement.

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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**



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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](http://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 4<sup>th</sup> 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

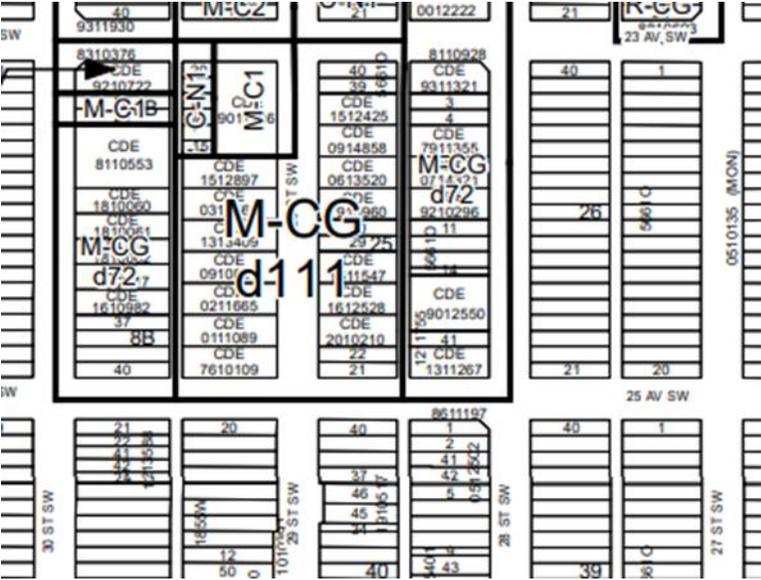
Copied to:  
Rod Sykes, Citizen and past Mayor of the City Calgary

**A Case Study – Does the current “missing middle” built form already exist?**

**2500 Block – 29<sup>th</sup> 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](http://dmap.calgary.ca) (light colour is R-C2)



Arcgis.com/ apps (2022 Sept 19) – buildings / address map



3563



- 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 – 29<sup>th</sup> 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 – 29<sup>th</sup> St SW) M-CG (d111)



- View from the NE corner (on 29<sup>th</sup> 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”

	<b>M-CG</b>	<b>R-CG (corner)</b>	<b>R-CG (mid)</b>	<b>H-MO</b>	<b>R-C2</b>
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
<b>Maximum Height</b>		8.6 to 10.0 metres	8.6 to 10.0 metres	8.6 to 11.0 metres	8.6 to 11.0 metres
<b>Setbacks</b>	<b>Front</b>	Contextual minus 1.5 m	Contextual minus 1.5 m	Contextual minus 1.5 m	3 metres
	<b>Side</b>	1.2 metres	1.2 metres	Zero to 1.2 metres	Zero to 1.2 metres
	<b>Rear</b>	7.5 metres	7.5 metres	7.5 metres (1.5m corner)	1.2m corner and laned mid-block
<b>Lot Coverage</b>		45%	45%	45-60%	45-60%
<b>Maximum Density</b>		30 uph	50 uph	75 uph	75 uph
<b>Floor Area Ratio</b>		n/a	n/a	n/a	n/a
<b>Parking</b>		1 - 2 per unit	1 - 2 per unit	1 per unit, 0 per suite	0.375 per Unit and Suite
<b>Suites</b>		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

## 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 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.

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

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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

**PUBLIC SUBMISSION FORM**



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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?

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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 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)

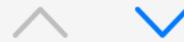
Wanted to include /submit my opinion as this reflects directly on my property for your meeting on October 4, 2022. Also I do not wish to speak as I have a prior commitment.

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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**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) 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.

... 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



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, 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**



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 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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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?

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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 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**



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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](http://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. Densification 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



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



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)

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.

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

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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

**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 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.

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.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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.

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

## 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)

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.

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?

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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?

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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 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**



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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.

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

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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



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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.

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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



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?

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 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.

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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



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) 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

**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 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.

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

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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.



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For the following reasons I strongly oppose the re-designation of 2327 48 ST from R-C2 to R-CG.



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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)	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.

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.

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 27<sup>th</sup> 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





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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



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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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

## 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)

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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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.

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

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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?

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)

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.

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?

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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 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

**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 - 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.

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?

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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)

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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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



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.

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

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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



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)

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-



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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)

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)

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

**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)      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.

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

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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)

Proposed amendments to Land use bylaw 1P2007 in the Banff Trail neighborhood

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.”<sup>1</sup>

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.<sup>2</sup> 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.”<sup>3</sup> 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

<sup>1</sup> 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>

<sup>2</sup> AltusGroup, 2022 Canadian Cost Guide, <https://www.altusgroup.com/reports/canadian-cost-guide/>

<sup>3</sup> 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

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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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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 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 25<sup>th</sup>, 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 20<sup>th</sup>, 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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**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) 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?

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, 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**



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 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.

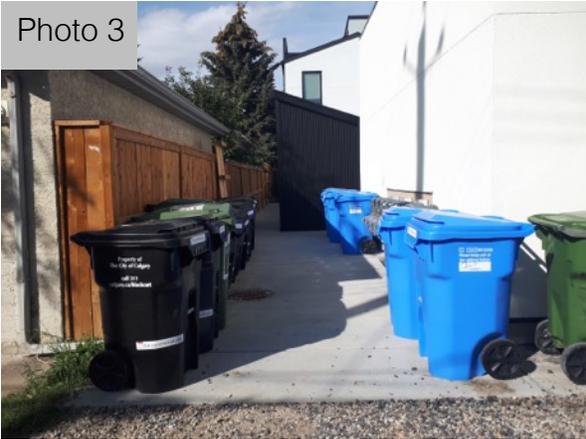
Most of the existing townhouse developments have 12 or more bins scattered along the alley behind their garages. One has reduced the number of City bins (Photo 7) by using a much larger commercial style bin but it is also obstructing the alley. One site (Photo 1) is using three large round bins stored 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.

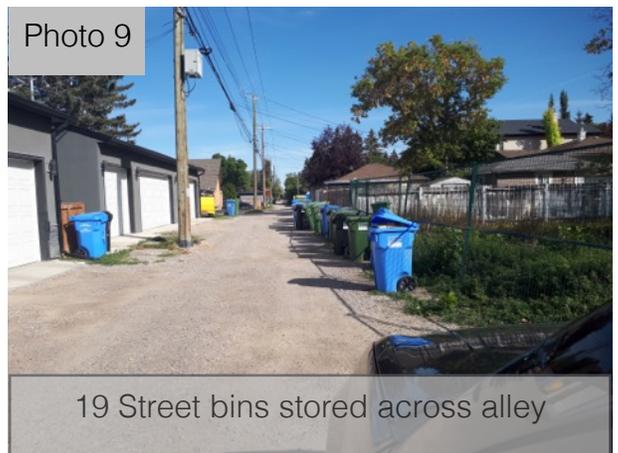
Thank you for our considering our suggestion.  
Sincerely,

Ron Schafer and Diane Schafer  
Daniel Schafer

Examples of un-obstructive on-site storage



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 1P2007 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 Emergence 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

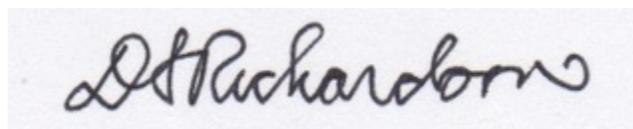
To have reasonable and healthy outcomes, each site has to be analyzed and an appropriate response formulated. It should be clear from the diagrams supplied that trying to stuff density into existing 50' frontage parcels will result in poor outcomes. Better quality densification can be achieved without 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,



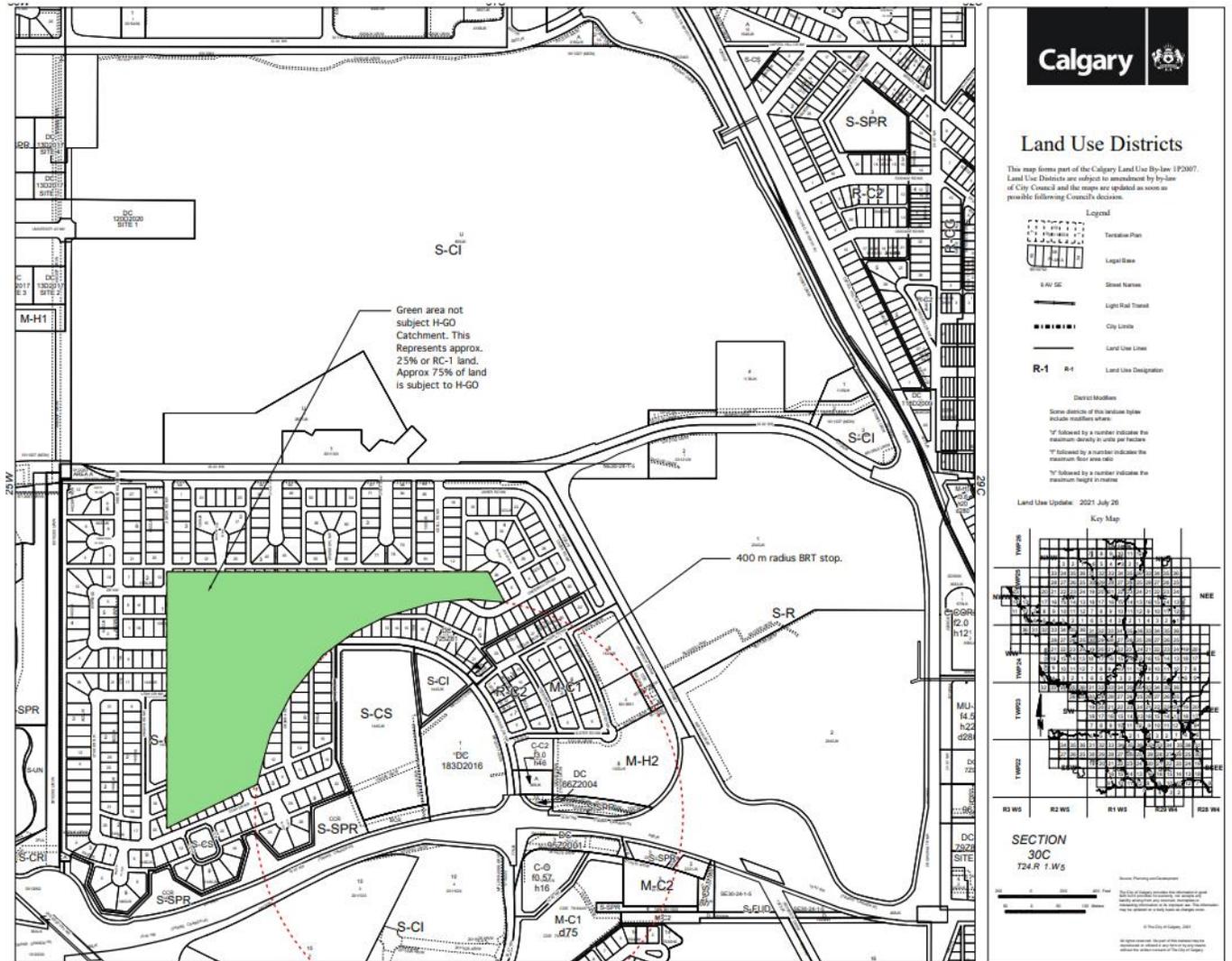
Patty Auger, CPA-CA, CFP  
UHCA President



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.

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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.

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 counsel 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 established neighborhoods. Report findings have been ignored by City Council.

None of the potential changes being proposed benefit the long term viability of Altadore.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

"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.
- 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

We oppose the proposed R-CG district land use changes to allow mid-block R-CG builds.

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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 38<sup>th</sup> Avenue SW between 17<sup>th</sup> and 18<sup>th</sup> 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: 18<sup>th</sup> Street is 7.5 meters higher than 17<sup>th</sup> Street, resulting in severe negative impacts to neighboring properties. Residents of 3823 17<sup>th</sup> Street SW now have three neighboring decks that look down into their backyard (due to geography, decks are ~5 feet higher than the 17<sup>th</sup> street property backyard).

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.

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

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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



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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 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



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 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

## 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: 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 –



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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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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



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)

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

**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 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 23<sup>rd</sup> at 6 p.m. As of, September 26<sup>th</sup> 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 be 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



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



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](http://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) 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](#)



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# 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

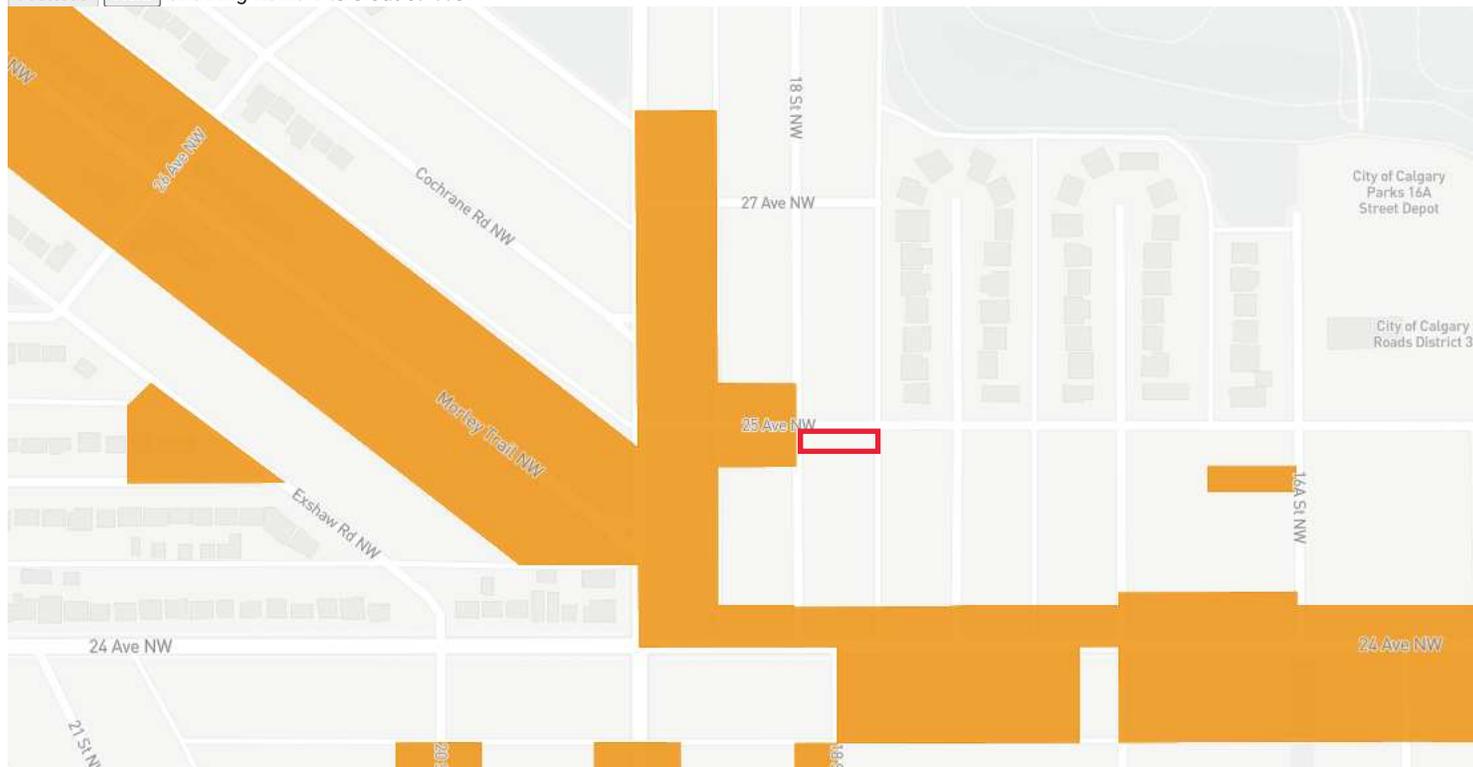
Map  Summary Table

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



© 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 All

## Proposal to add the below property land use into the amendment of R-CG

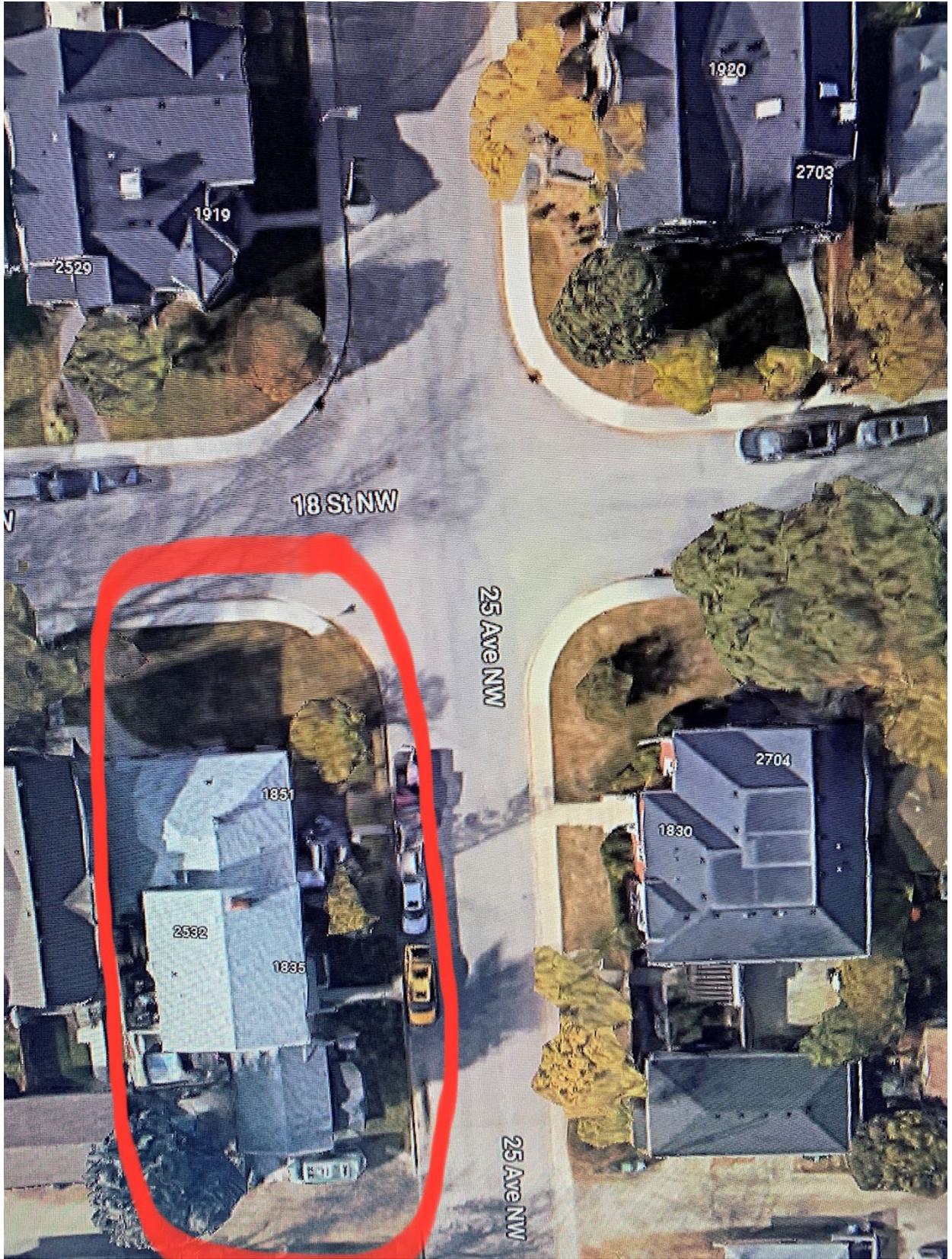
In conjunction with the land use amendments to R-CG in Capitol Hill community by the City of Calgary, property owners would propose to add the following property into an R-CG from current R-C2:

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 25<sup>th</sup> Avenue NW and the 18<sup>th</sup> 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 18<sup>th</sup> 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 25<sup>th</sup> Avenue NW; (b) 1851 25<sup>th</sup> Avenue NW; (c) 2532 18<sup>th</sup> 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**

---

**Design Studio**  
+  
**Interior Designs**

---

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.

---

**+110 - 201, 38 Ave NE**  
**Calgary AB**  
**Canada T2E 2M3**

---

**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

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**Burnaby BC**  
**Canada**

---

**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

---

**Scarborough ONT**  
**Canada**

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t 587.353.9797

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**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

---

**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**

---

Design Studio  
+  
Interior Designs

---

**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)

---

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Calgary AB  
Canada T2E 2M3

---

**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)

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Burnaby BC  
Canada

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Scarborough ONT  
Canada

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**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
<b>Total</b>	<b>\$ 15,750.00</b>

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**PROFESSIONAL FEE  
PROPOSAL**

**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.
- 2<sup>nd</sup> 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.

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

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**Canada T2E 2M3**

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**Canada**

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**Scarborough ONT**  
**Canada**

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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.

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t 587.353.9797

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**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.**

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**PROFESSIONAL FEE**  
**PROPOSAL**

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**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, ABONDONED 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.

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Interior Designs

---

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Canada T2E 2M3

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Canada

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Canada

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t 587.353.9797

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**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

---

---

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**Interior Designs**

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**Canada**

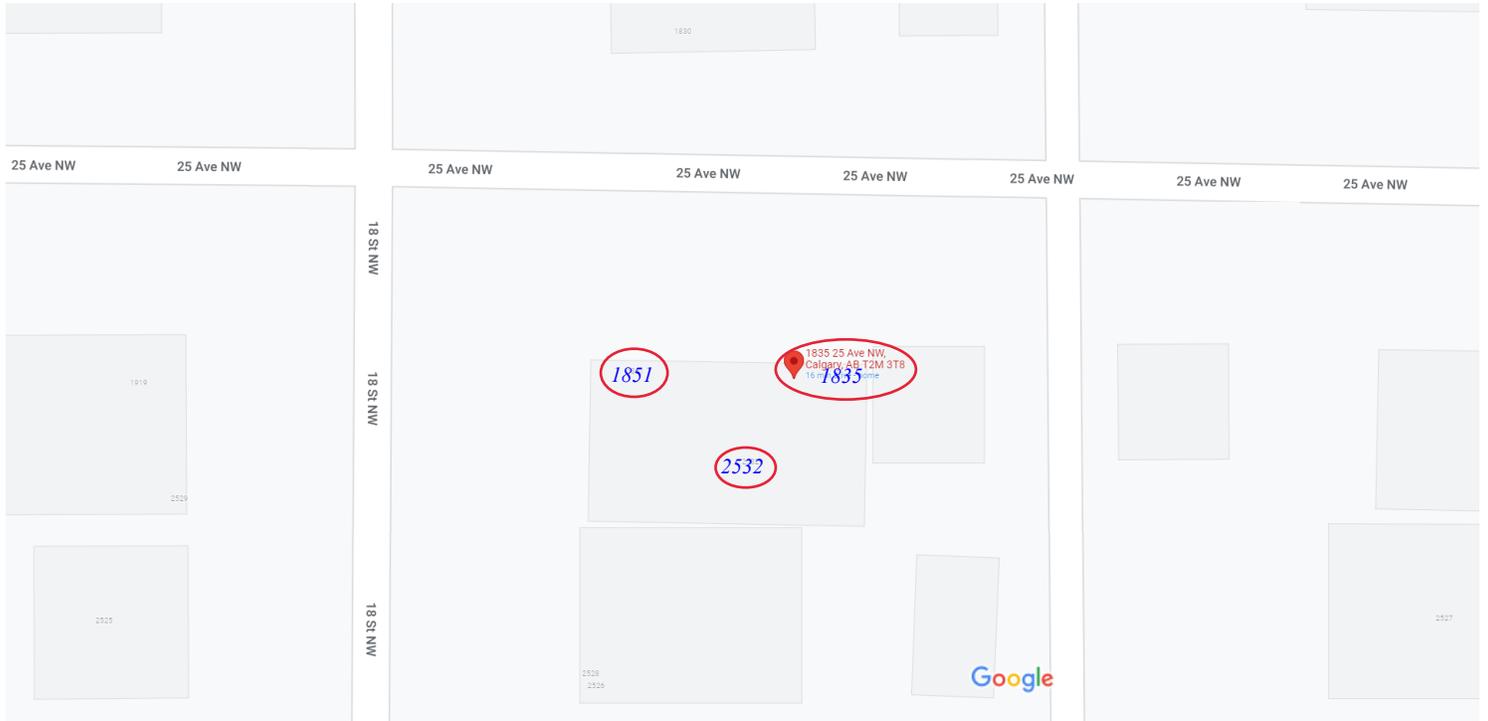
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t 587.353.9797

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**CLIENT INFORMATION**

Google Maps 1835 25 Ave NW

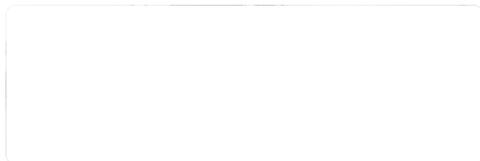


1835 25 Ave NW

-   
Directions
-   
Save
-   
Nearby
-   
Send to phone
-   
Share

 1835 25 Ave NW, Calgary, AB T2M 3T8  
3VGW+45 Calgary, Alberta

Photos



**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**[www.calgary.ca/development](http://www.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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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](http://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](http://Calgary.ca/DevelopmentMap) or 403-268-5311

List of Parcels Subject to Amendments to the R-CG District - Capitol Hill

Attachment 13  
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](http://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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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)

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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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



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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 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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I have read and understand the above statement.

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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



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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)

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-land, 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



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city? 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



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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) 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?

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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)

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.

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 fourplexes (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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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**



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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

## 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

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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.

#### 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)



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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

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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)

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.

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

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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



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

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) 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



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

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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**



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 – 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

**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 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.**

Potential Changes to the Land Use Bylaw related to our property  
Re: Item for Council Agenda October 4, 2022

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 25<sup>th</sup> St SW

Stephen and Barb Wince  
1731 25<sup>th</sup> St SW

Nathan Leece  
1733 25<sup>th</sup> 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**



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 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.

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



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 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



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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



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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.

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

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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 2<sup>nd</sup> 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 written in a cursive, flowing style.

D. Jeanne Kimber  
Development Director, Highland Park Community Association  
[development@highlandparkcommunity.ca](mailto:development@highlandparkcommunity.ca)

Attach: Portion of Highland Park showing Parcel Configuration





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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) 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

**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)

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 17<sup>th</sup> 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 26<sup>th</sup> Street SW or via 33<sup>rd</sup> Street SW. And 26<sup>th</sup> 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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**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) 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 Adress 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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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**



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 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?

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 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

Calgary



**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**  
[www.calgary.ca/development](http://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 1P2G07 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](http://www.calgary.ca/planning/projects/housing-missing-middle.html)

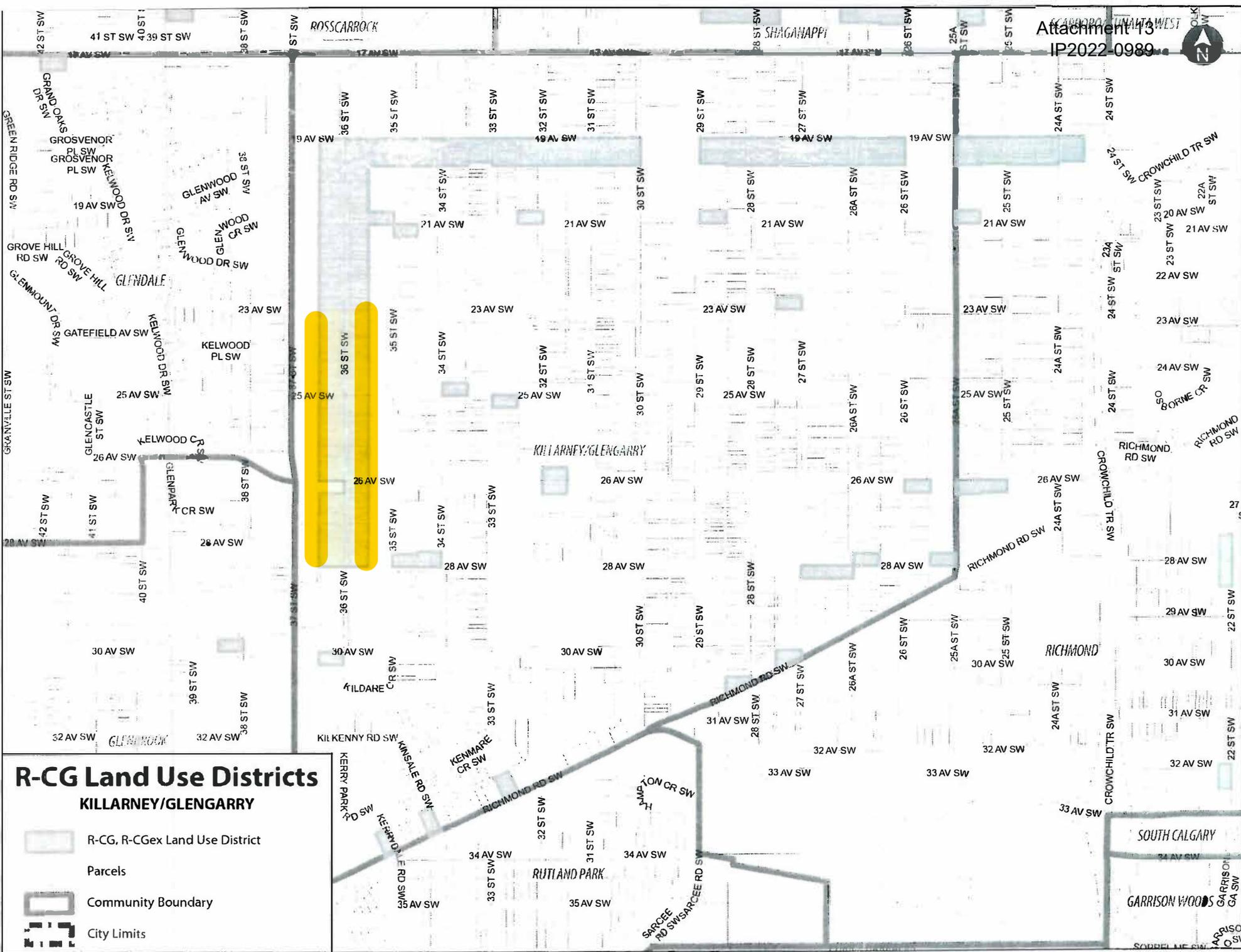
NO LONGER EXISTS ?

*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](http://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](mailto: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



### R-CG Land Use Districts

#### KILLARNEY/GLENGARRY

-  R-CG, R-CGex Land Use District
-  Parcels
-  Community Boundary
-  City Limits



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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



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 - 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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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**



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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](mailto:jwoeller@shaw.ca) | 6138 Bow Crescent NW, Calgary, AB T3B 2B9

September 22, 2022

Councillor Sonya Sharp via email: [sonya.sharp@calgary.ca](mailto:sonya.sharp@calgary.ca); [eaward1@calgary.ca](mailto: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

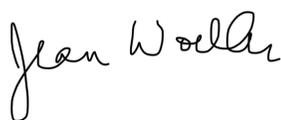
It is also my opinion, shared with many of my neighbours and other Calgarians that Bow Crescent is a unique street, with a mature tree canopy that is a destination for many runners, walkers and cyclists. Introduction of this type of density on this crescent would completely alter the character of the 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 initial 'J' and a long, sweeping underline.

Jean Woeller



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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



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 20<sup>th</sup> Avenue, which is on the south side of the Community Association, 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> Avenue and 22<sup>nd</sup> 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**



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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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#### 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

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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**



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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) **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 Bownesian 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 'Maintreet' 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 read 'Patti Peck', with a stylized flourish at the end.

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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**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) 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?

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 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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**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) 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?

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 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 City Council. You say that you want to offer calgarians many housing options, however this is the death of the bungalo 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 engament first.



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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) 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 written in a cursive style with a large initial 'A'.

Avanya Sihota | Student at the University of Calgary



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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)	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.

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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

**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 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 14<sup>th</sup> street and 21<sup>st</sup> 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 20<sup>th</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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 22<sup>nd</sup> 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.

#### 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)      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 20<sup>th</sup> Avenue, which is on the south side of the Community Association, 21<sup>st</sup> 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 21<sup>st</sup> 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 ungoing 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 21<sup>st</sup> Avenue and 22<sup>nd</sup> 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?

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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)

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. Hounsfeld 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



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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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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](mailto:president@hh-bh.ca)

Jeff Marsh, 2<sup>nd</sup> VP and Director – Communications, [communications@hh-bh.ca](mailto:communications@hh-bh.ca)

Beth Atkinson, Director – Land Use, [land.use@hh-bh.ca](mailto:land.use@hh-bh.ca)



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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 – 33<sup>rd</sup> 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

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
www.brentwoodcommunity.com

<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%



# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
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www.brentwoodcommunity.com

## 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.

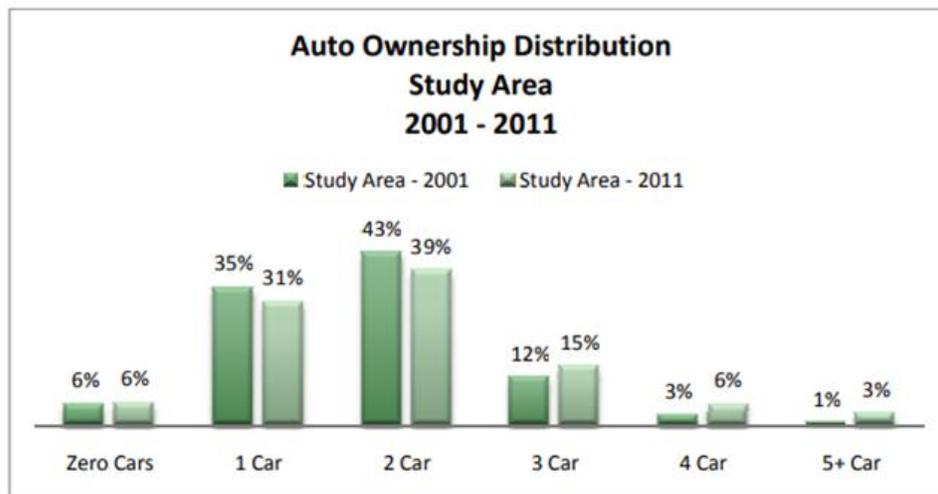
To fully explore these changes, a series of reports will be developed in 2013 with in-depth analysis of different elements of travel. This report is the first of the series and will provide some high level information on population and employment growth, household demographics, auto ownership travel 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 - 2011<sup>18</sup>



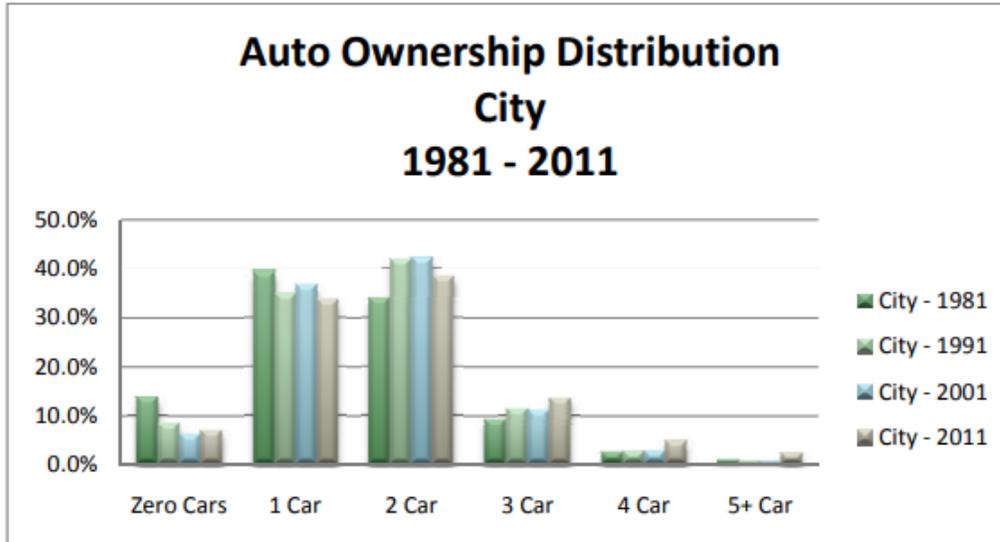
In 2011, City households own an average of 1.85 vehicles per household which is an increase from an auto ownership rate of 1.50 in 1981. The proportion of households who owned zero cars has increased from 6% in 2001 to 7% in 2011. The proportion of Calgary households who own 3 or more vehicles has increased from 15% in 1981 to 21% in 2011 .



# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
www.brentwoodcommunity.com

Figure 17: Auto Ownership Distribution - City - 1981 - 2011 <sup>19</sup>



<sup>18</sup> (The City of Calgary Planning & Transportation Policy, 2001), (City of Calgary Transportation Department, 2012)

<sup>19</sup> (The City of Calgary Planning & Transportation Policy, 2001), (City of Calgary Transportation Department, 2012)

## Appendix O

Table 5: Auto Ownership - City - 1981 - 2011 <sup>20</sup>

#Vehicles per household	1981		1991		2001		2011	
	#	%	#	%	#	%	#	%
<b>Zero Cars</b>	29,600	14%	22,300	8%	20,700	6%	29,200	7%
<b>1Car</b>	84,000	39%	92,800	35%	121,900	37%	142,100	34%
<b>2Car</b>	72,700	34%	111,400	42%	140,600	42%	162,300	38%
<b>3Car</b>	19,700	9%	30,300	11%	37,100	11%	57,700	14%
<b>4Car</b>	5,400	3%	7,200	3%	9,300	3%	20,700	5%
<b>5+Car</b>	2,000	1%	1,900	1%	2,400	1%	10,200	2%
<b>Total</b>	<b>213,400</b>		<b>266,000</b>		<b>332,000</b>		<b>422,100</b>	

[https://www.google.ca/search?source=hp&ei=WOFQYIyrAYqE-gTe-K6oDw&ifsig=AINFCbYAAAAAYFDvaLMN-VzuUhcZ3-K0LmbvG2iP9xPc&q=changing-travel-behaviour-in-the-calgary-region&oq=changing-travel-behaviour-in-the-calgary-region&gs\\_lcp=Cgdnd3Mtd2l6EANQ0BZY0BZg9B9oAHAAeACAAXmiAXmSAQMwLjGYAQCgAQKgAQGqAQdnd3Mt2l6&scient=gws-wiz&ved=0ahUKewiMt-WTorXvAhUKgp4KHV68C\\_UQ4dUDCAk&uact=5](https://www.google.ca/search?source=hp&ei=WOFQYIyrAYqE-gTe-K6oDw&ifsig=AINFCbYAAAAAYFDvaLMN-VzuUhcZ3-K0LmbvG2iP9xPc&q=changing-travel-behaviour-in-the-calgary-region&oq=changing-travel-behaviour-in-the-calgary-region&gs_lcp=Cgdnd3Mtd2l6EANQ0BZY0BZg9B9oAHAAeACAAXmiAXmSAQMwLjGYAQCgAQKgAQGqAQdnd3Mt2l6&scient=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

**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 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



---

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



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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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 4<sup>th</sup>, 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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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

**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**

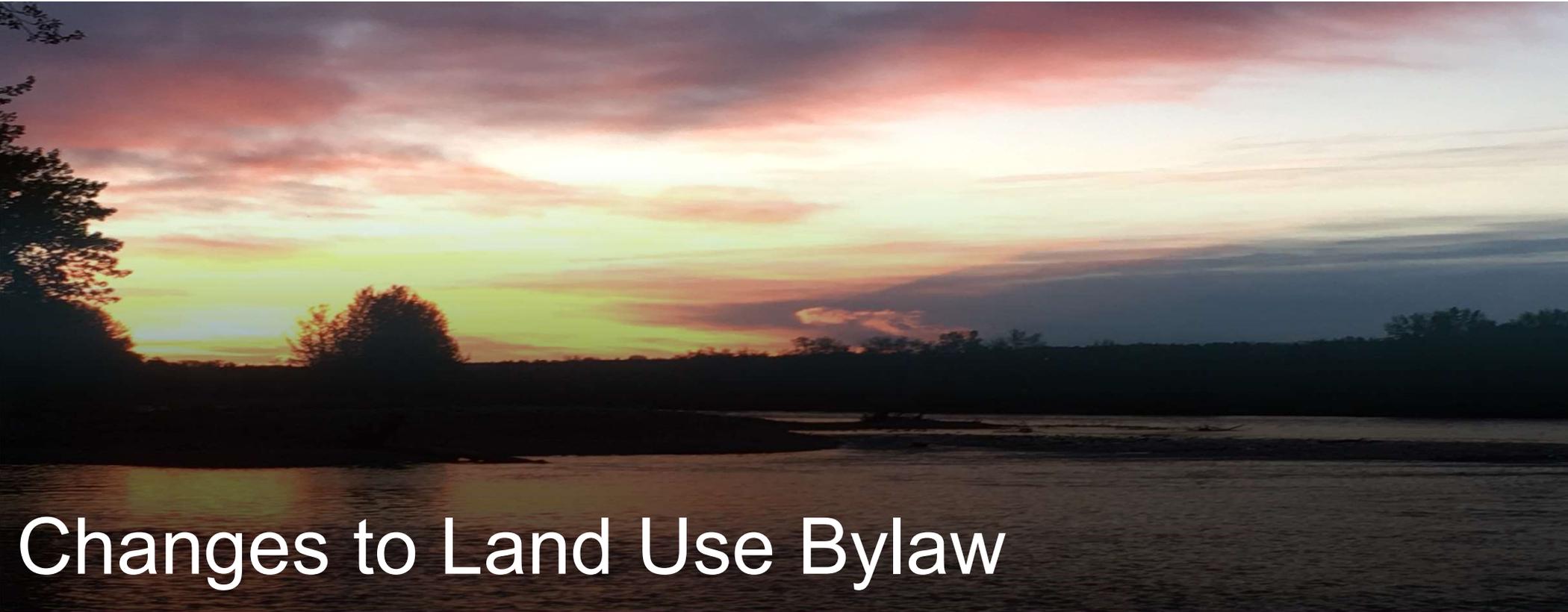
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **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?

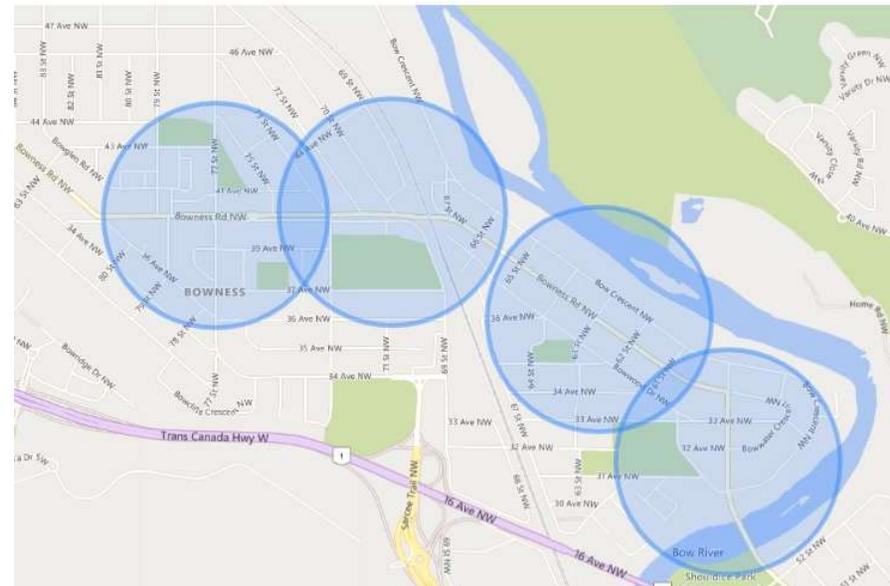
## Most importantly..

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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**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)	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



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**



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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

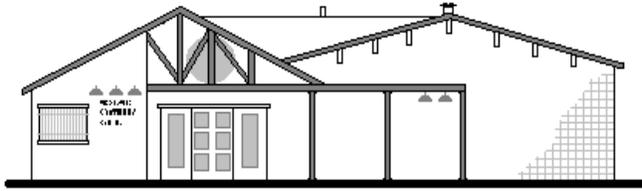
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(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

27<sup>th</sup> 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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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](mailto: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](mailto: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](http://www.calgary.ca/ph).**

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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

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**From:** Betty Cody <[becody1@gmail.com](mailto:becody1@gmail.com)>  
**Sent:** Monday, September 26, 2022 5:44 PM  
**To:** Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**Cc:** CLWARD9 - Alex Ramadan <[CLWARD9@calgary.ca](mailto:CLWARD9@calgary.ca)>

**Subject:** [External] Potential changes to the Land Use Bylaw

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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

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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 cooperation.



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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**



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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 50<sup>th</sup> 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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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 2011<sup>3</sup>

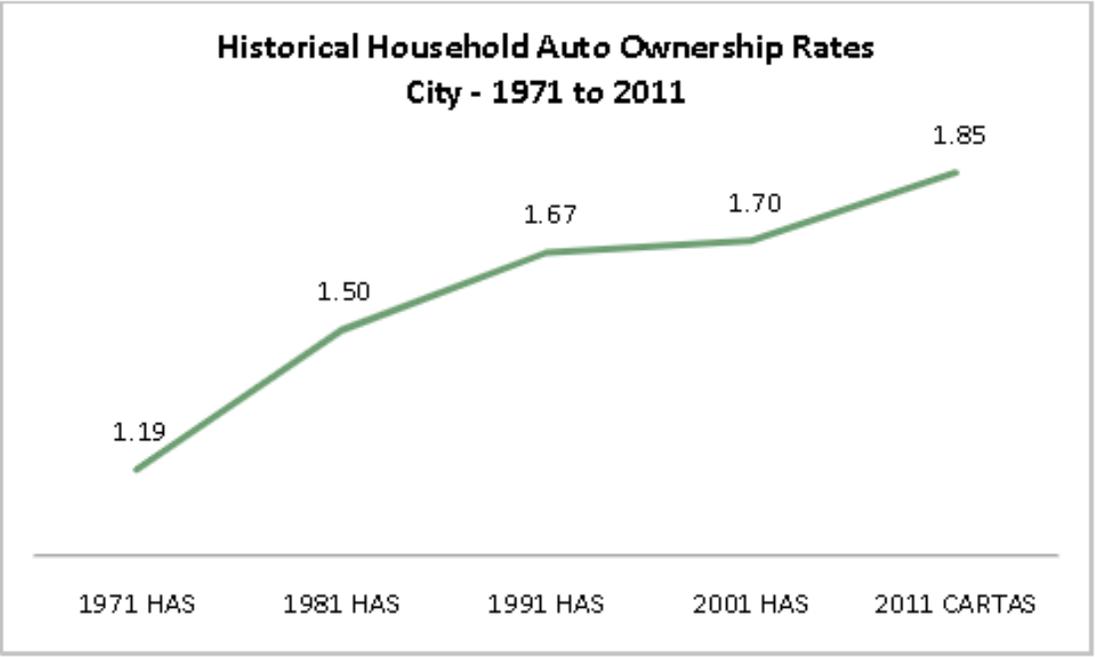
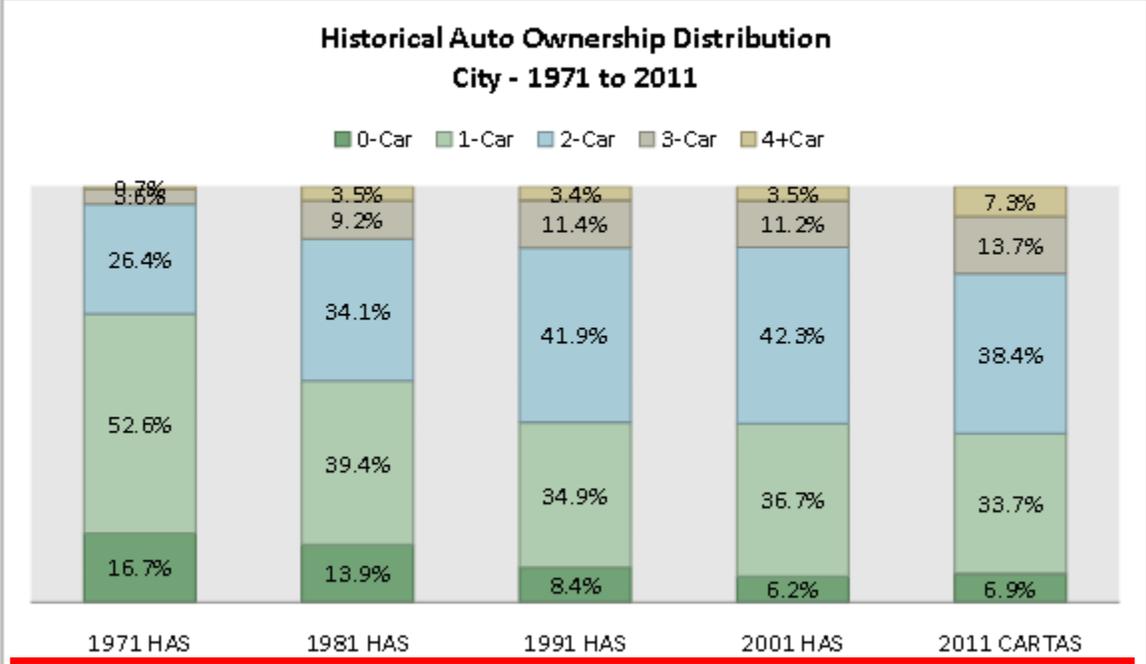


Figure 27: Historical Auto Ownership Distribution - City - 1981 to 2011<sup>4</sup>



The change in 0-Car households between 2001 and 2011 was found to be statistically insignificant.

# 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

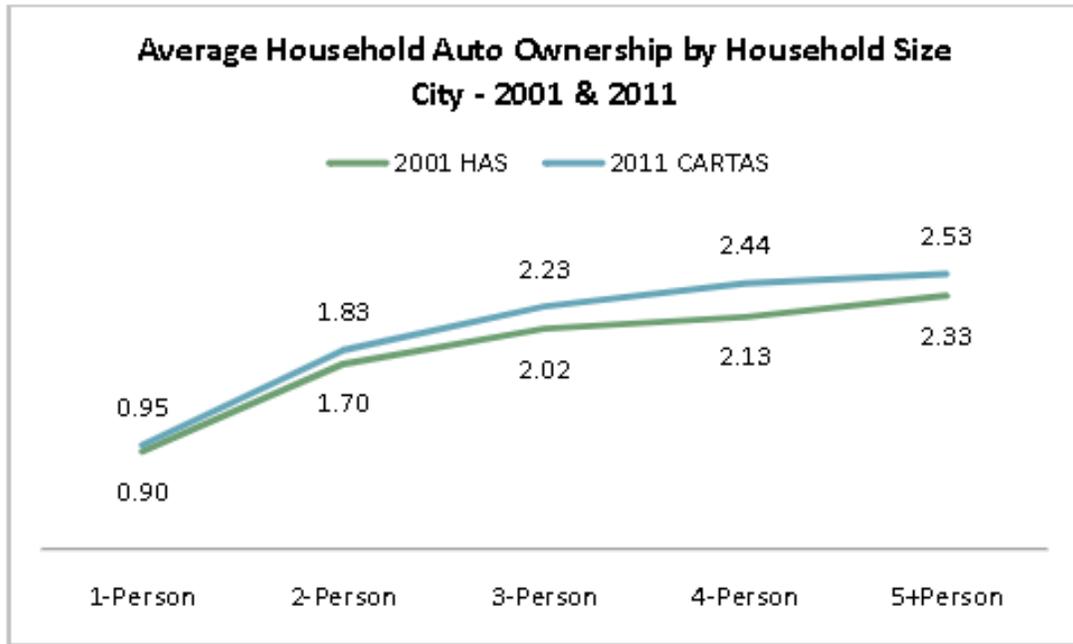
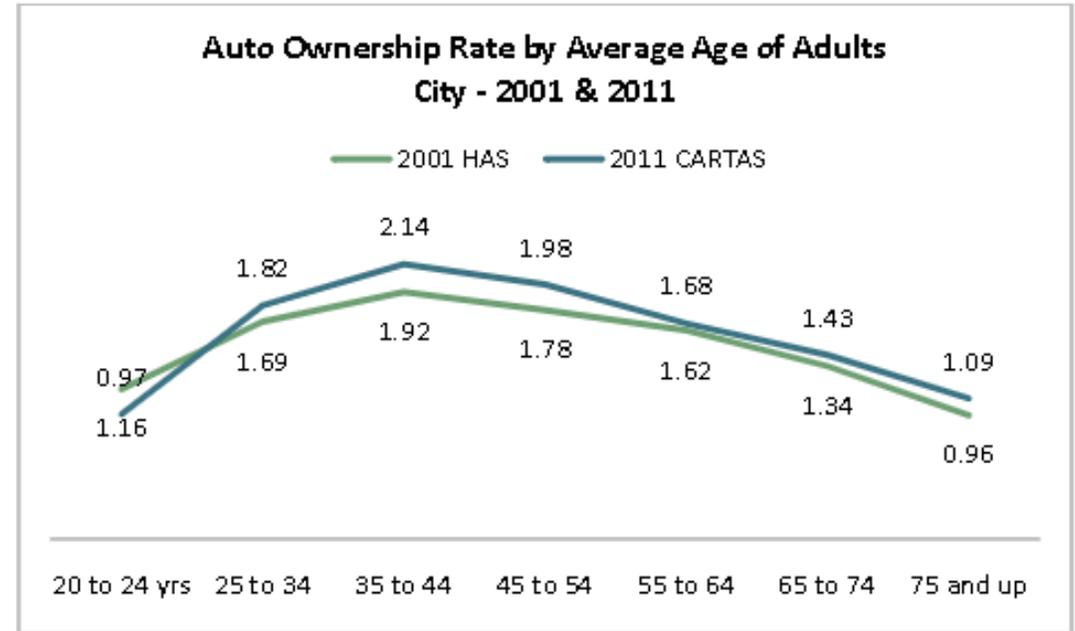


Figure 29: Auto Ownership Rate by Average Age of Adults in Household - City - 2001 & 2011



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

While lower than new areas, Inner City Households still need vehicles – and the need is increasing

Figure 30: Household Auto Ownership Rate by Household Income - City - 2011

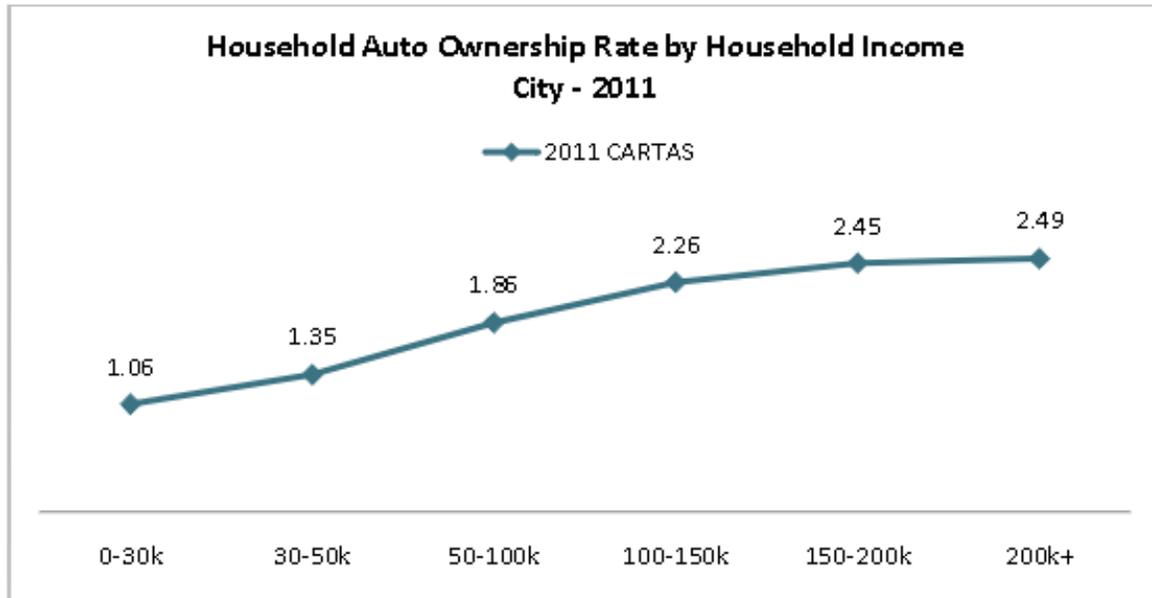
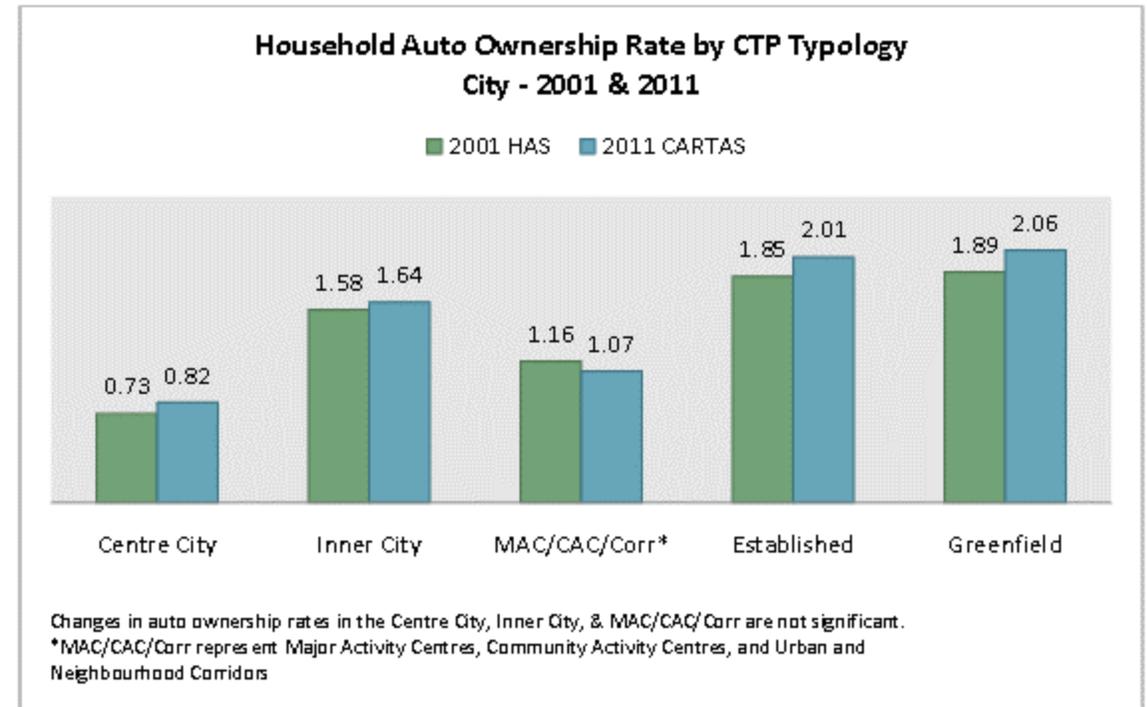


Figure 32: Auto Ownership rate by CTP Typology - City - 2001 & 2011



City Centre = condos (smaller units) and closer to LRT: yet ownership increased by 12% and is above 0.8

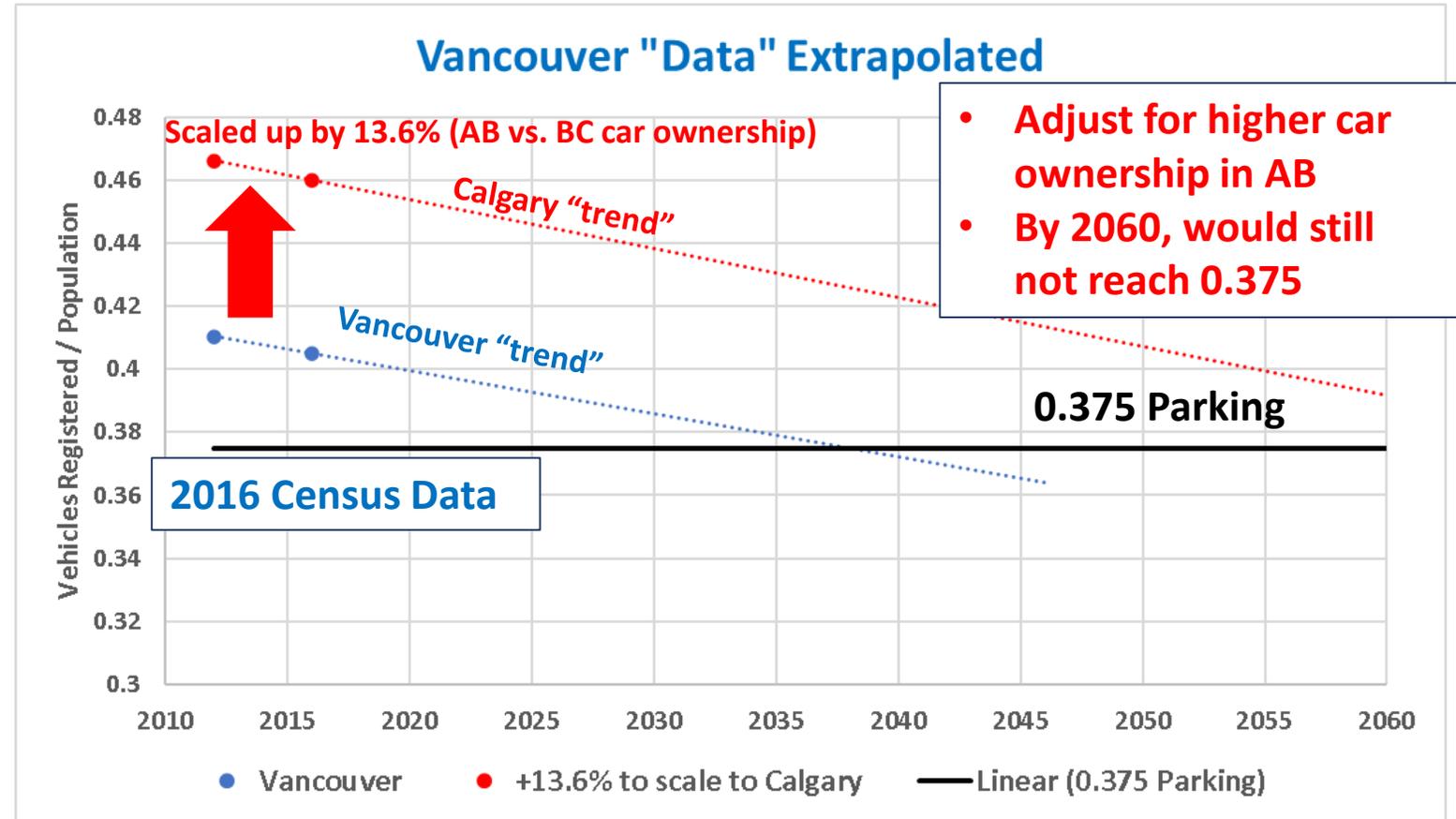
# Vancouver vs. Calgary

## 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://www150.statcan.gc.ca/n1/pub/98-643-x/2020001/article/00001-eng.htm)

Geography	British Columbia					Alberta				
	2015	2016	2017	2018	2019	2015	2016	2017	2018	2019
Type of vehicle										
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

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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

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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](mailto: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](http://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

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**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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## 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)	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**



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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 – 28<sup>th</sup> Street NE  
Calgary, Alberta T2A 6R3

T 403.244.4111

F 403.244.4129

E [fedyyc@calgarycommunities.com](mailto:fedyyc@calgarycommunities.com)

[calgarycommunities.com](http://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 – 28<sup>th</sup> Street NE  
Calgary, Alberta T2A 6R3

T 403.244.4111

F 403.244.4129

E [fedyyc@calgarycommunities.com](mailto:fedyyc@calgarycommunities.com)

[calgarycommunities.com](http://calgarycommunities.com)





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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) 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



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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

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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
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?

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.