



## PUBLIC SUBMISSION FORM

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](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

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)	<b>Pat</b>
Last name (required)	<b>Conway</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>

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) **Charge 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.**



**Calgary  
Construction  
Association**

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@ CCAbuildsYYC

September 27, 2022

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

**Attention: Calgary City Council**

Dear City Council:

**Re: Land Use Bylaw Amendments to Address Missing Middle Housing (IP2022-0989)**

The Calgary Construction Association (CCA) stands in support of City Administration in pursuit of its creative solutions to assist with housing affordability. Namely, the proposed "missing middle" amendments to the land-use bylaw will accommodate housing forms which are unique and gently increase density in existing communities.

The Municipal Development Plan (MDP) endeavours to accommodate 50 percent of Calgary's future population growth over the next sixty to seventy years within the City's existing, developed areas. As such, we believe that changes to Calgary's Land Use Bylaw that would allow zoning flexibility and gentle density are necessary if the MDP goal is to be actionable – not just aspirational.

As it stands, the current Land Use Bylaw has regulator barriers that limit how units can be arranged on parcels, as well as unclear parking requirements with complex criteria for relaxation. We support the new amendments as regulatory changes would remove these sometimes-costly barriers to market-rate housing – costs that can be then reinvested to deliver a high-standard product.

We believe that these amendments are an important first step in allowing the market the flexibility to create and develop a housing product that is both consistent with the City's density goals and allows Calgarians further housing choice.

We appreciate the opportunity to provide feedback on these amendments. If you have further questions or concerns, please do not hesitate to contact us.

Respectfully,

**Wm (Bill) Black, B.Sc., CEC, LEED AP**

President & COO

**Franco Cavar**

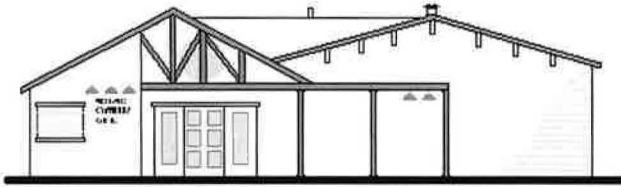
Director of Government Relations



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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

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**



# 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 \(statcan.gc.ca\)](http://www.statcan.gc.ca)

## Geography

Type of vehicle

Total, vehicle registrations

Total, road motor vehicle registrations

Vehicles weighing less than 4,500 kilograms

Vehicles weighing 4,500 kilograms to 14,999 kilograms

Vehicles weighing 15,000 kilograms or more

Buses

Motorcycles and mopeds

Trailers

Off-road, construction, farm vehicles

Population

% population with car

## British Columbia

	2015	2016	2017	2018	2019
Total, vehicle registrations	3,563,505	3,615,373	3,705,906	3,848,796	3,914,217
Total, road motor vehicle registrations	3,092,030	3,130,526	3,208,699	3,324,926	3,378,270
Vehicles weighing less than 4,500 kilograms	2,859,463	2,901,758	2,964,236	3,067,762	3,113,125
Vehicles weighing 4,500 kilograms to 14,999 kilograms	112,032	113,244	122,159	130,416	135,691
Vehicles weighing 15,000 kilograms or more	42,063	42,356	43,516	45,047	46,247
Buses	10,020	9,838	10,211	10,447	10,154
Motorcycles and mopeds	68,452	63,330	68,577	71,254	73,053
Trailers	435,185	430,948	442,987	463,519	470,984
Off-road, construction, farm vehicles	36,290	53,899	54,220	60,351	64,963
Population	4,802,955	4,884,002	5,040,353	5,040,353	5,130,251
% population with car	64.4%	64.1%	63.7%	66.0%	65.8%

## Alberta

	2015	2016	2017	2018	2019
Total, vehicle registrations	5,098,281	5,110,089	5,126,483	5,209,656	5,295,383
Total, road motor vehicle registrations	3,521,310	3,500,176	3,493,388	3,542,985	3,596,898
Vehicles weighing less than 4,500 kilograms	3,074,733	3,063,493	3,060,649	3,104,880	3,151,829
Vehicles weighing 4,500 kilograms to 14,999 kilograms	188,936	184,774	185,105	190,130	192,708
Vehicles weighing 15,000 kilograms or more	112,109	106,938	107,518	110,595	111,415
Buses	16,319	15,794	15,787	15,450	14,932
Motorcycles and mopeds	129,213	129,177	124,329	121,930	126,014
Trailers	1,379,600	1,419,854	1,456,824	1,494,400	1,529,246
Off-road, construction, farm vehicles	197,371	190,059	176,271	172,271	169,239
Population	4,159,519	4,208,958	4,317,665	4,317,665	4,384,982
% population with car	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

## 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**

# 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!

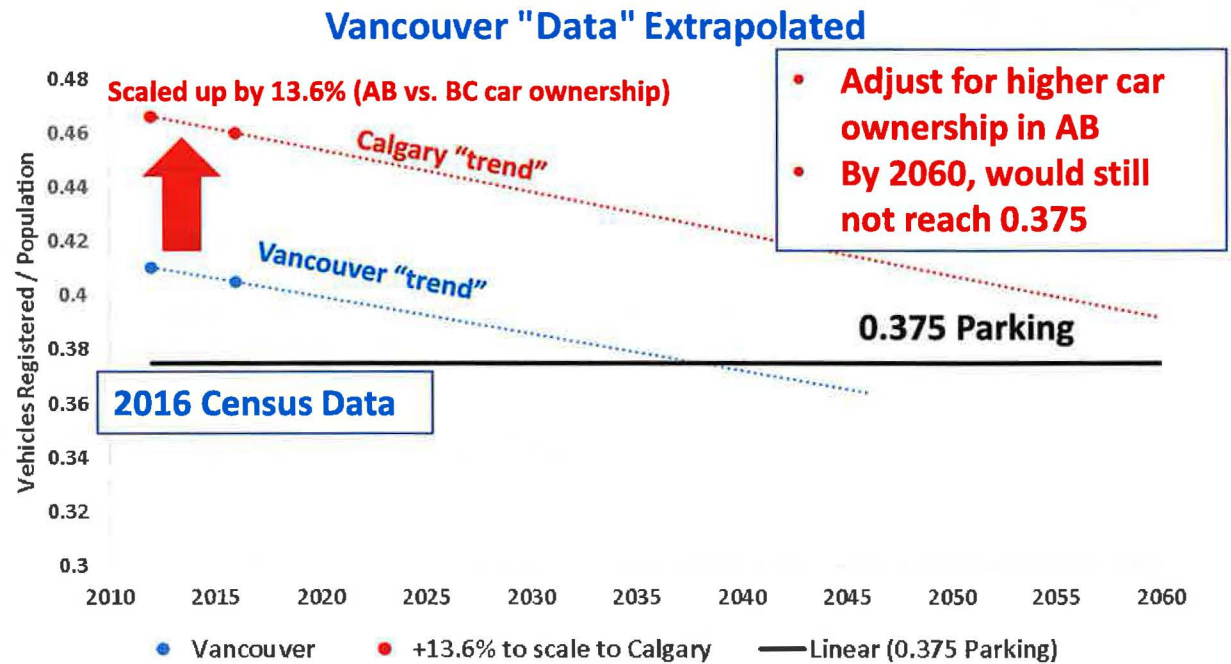
# Vancouver vs. Calgary

## 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!**

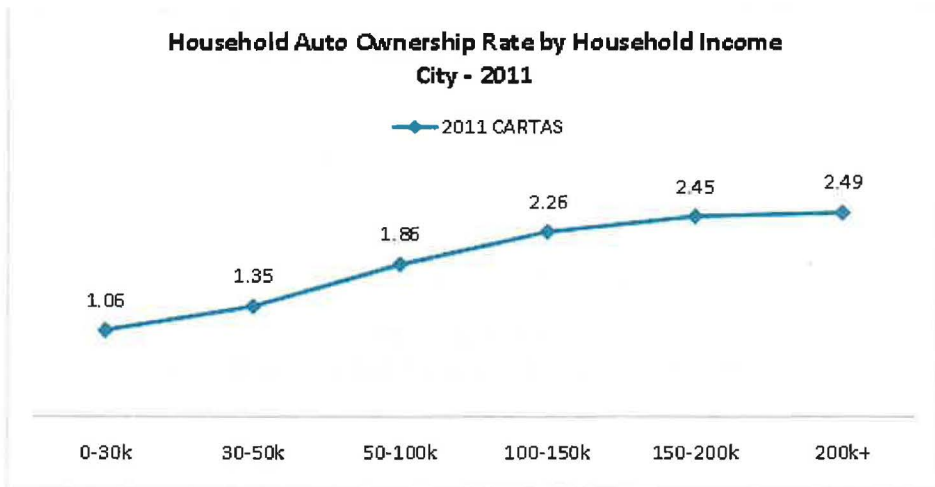


**Vancouver data does NOT support the relaxation proposed by Administration!**

# Study Findings

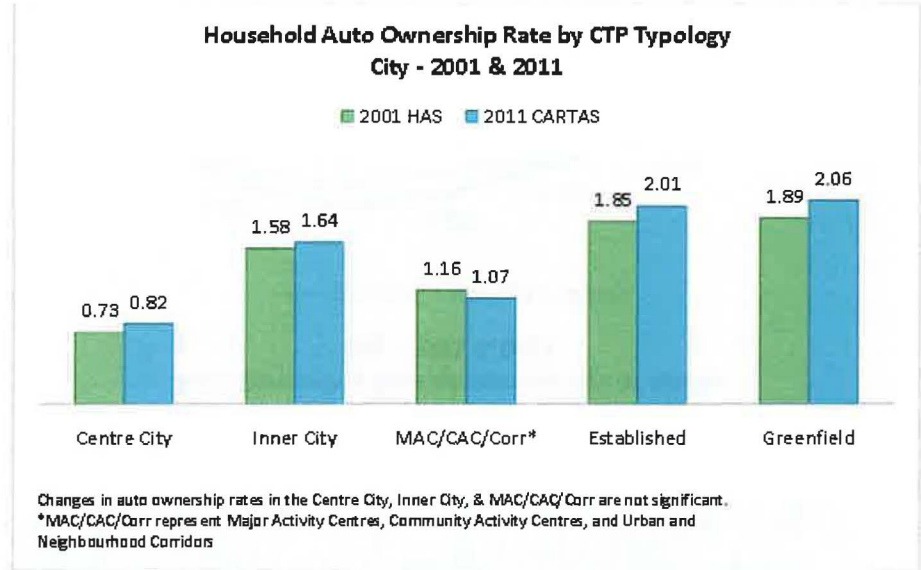
Lower Income households still require vehicles, even if ownership rate is lower

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



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

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



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

# 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

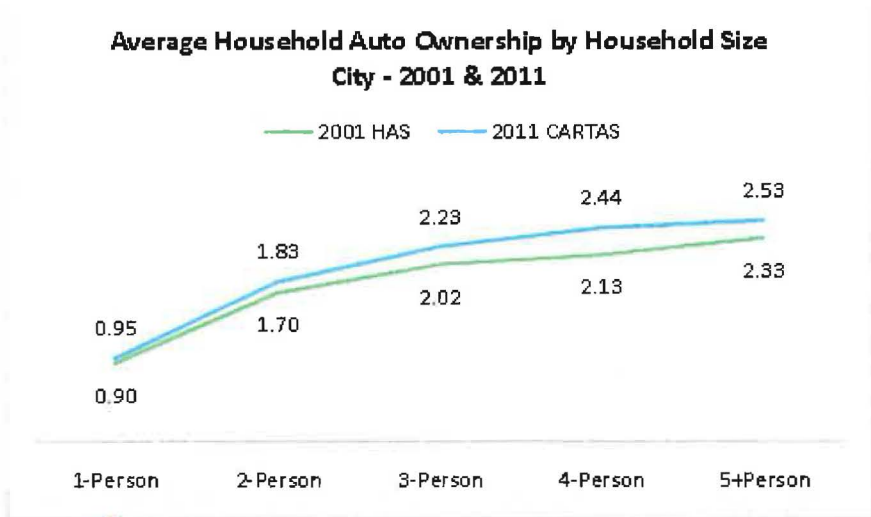
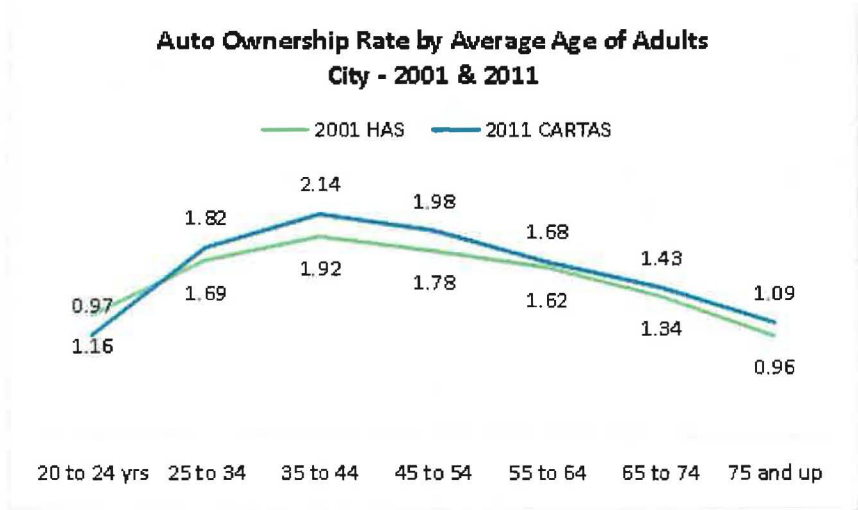


Figure 29: Auto Ownership Rate by Average Age of Adults in Household - City - 2001 & 2011



Data does not support that smaller units have zero car ownership

# Study Findings

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>2</sup>

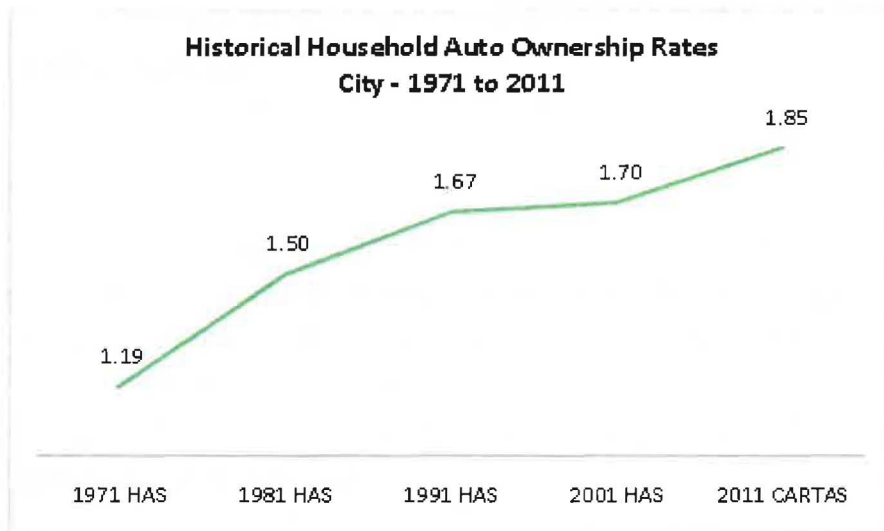
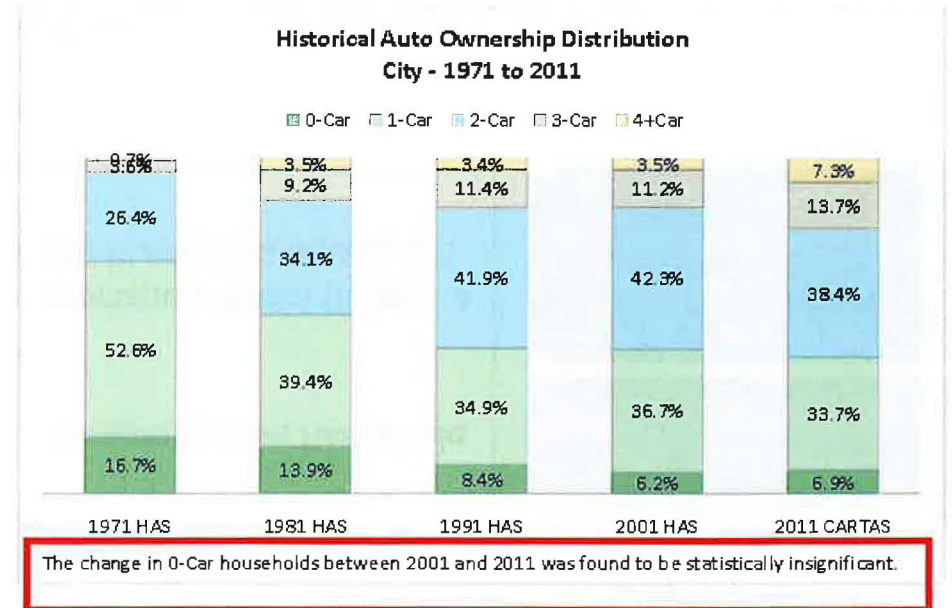


Figure 27: Historical Auto Ownership Distribution - City - 1981 to 2011<sup>2</sup>



# City of Calgary Study

## Changing Travel Behaviour in the Calgary Region, October 2013

2

### 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



# Car Ownership Data: An Inconvenient Truth

1

*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 \(biv.com\)](#)



## 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.**



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.

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(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

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





September 27, 2022

Subject: Proposed Amendments to Land Use Bylaw 1P2007 for H-GO District (IP2022-0989)

Dear Mayor Gondek and City Councillors,

On behalf of the Scarboro Community Association and Planning Committee we are writing to you with deep concerns for the process currently underway proposing Amendments to the Land Use Bylaw (1P2007) creating the HG-O Land Use District, scheduled to go to City Council on October 4, 2022.

We understand that city administrators and planners feel a sense of urgency to have these proposed changes approved. We believe that without appropriate public and community engagement and co-development, efforts going forward to create higher density in communities will be fraught with further planning issues, animosity, and anger directed at both the city, developers, and elected officials.

Communities like Scarboro are not opposed to development plans to address gaps in Calgary's 'missing middle housing'. As our community and others soon move into Local Area Planning with the city, we believe it is necessary to begin with open, authentic and engaged processes that 'build community' in developing policies and amendments to bylaws that both fairly enable and retain the character of neighbourhoods along with creating density for all who live in them.

We understand that the RC-G amendments and new H-GO district were developed by city planners in collaboration with developer stakeholders where there was very limited public consultation. We have seen this attributed in references by officials as "what we heard" documents derived from Direct Control District (DCD) hearings. We are concerned about reasons given by city officials that no public engagement was necessary as referenced in Amendment 8 of the pre-reading material for the Infrastructure and Planning Committee (IPC) meeting on September 9, 2022 (Item 7.2 of the agenda):

*"Public engagement was not accommodated in the scope of this work for two reasons:*

- 1. Citizens would not have 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 time frame; however, given a delayed implementation date, Administration will be able to accommodate public messaging on The City website."*

These statements alarm us and raise serious questions about the city's commitment to citizen engagement and how the public is heard and included in important planning processes. There has not been time nor a process to be heard and therefore ***we have not been heard.***

**We ask you recommend and support city council returning this matter to administration to undertake adequate public engagement and consultation.**

Our high-level review of the IPC material below are examples of questions and concerns that should be included in the in this process. They represent some of the issues that require a fulsome and authentic public engagement process necessary so that the city understand and address concerns of communities.

**1. Ensure Placement of the HGO build form aligns with the MDP**

The amendments propose to add a new PART 15 as follows:

**1386 The Housing – Grade Oriented (H-GO) District:**

*(a), (b), (c) .....*

*(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*

A. Under the Discussion section of the Planning and Development Report to the IPC (2022 September 9) administration is clear that this HGO built form is not appropriate in low-density residential neighbourhoods. Specifically, they state

“The new district proposes guidance on where the district is appropriate, such as close to light rail transit and Main Streets and **where it is not, such as in the middle of low-density residential neighbourhoods**”.

The distances outlined in (d) (ii) (A-D) are too large for most inner-city communities due to their proximity to Main Streets, primary transit, BRT and existing or future LRT. For example, the map of Scarboro below illustrates how the HGO built form would be allowed in the middle of this low-density neighbourhood, exactly where administration states they are not appropriate. Scarboro is not unique in this regard and we expect large sections of most low-density inner-city residential neighbourhoods would be similarly impacted by this HGO district.

The high intensification of the HGO district means it should be targeted along Main Streets and around Activity Centres, consistent with the MDP. The MDP and Guide do not extend Main Streets this additional 200m as they clearly recognise the importance of these high-density developments being contextually sensitive to existing communities. Administration appears to be expanding the definition of Main Streets and Activity Centres making these changes statutory while creating this new district.

**These distances should be removed and use of HGO should be limited to the areas specified in the MDP, along Main Streets and Activity Centres.**

B. Adding the word "**should**" in (d) appears to allow the Development Authority (DA) to designate this district beyond the defined areas. Why not say instead that "(d) only be designated on parcels located within:"

**HGO could be placed in the middle of the low-density residential neighbourhood of Scarborough**



- C. The word “or” (at the end of (d) (i)) implies DA could decide the H-GO does not meet (d) (i), but could still be applied as per (d) (ii). The word “or” should be removed.
- D. In (d) (ii) this land use is only being permitted in the Centre City or Inner-City and not all areas of the city. The “missing middle” and need for alternate housing forms must be an issue beyond the inner city and should be allowed everywhere.

**2. HGO should be discretionary and not a permitted use**

Similar to how we understand the mid block RC-G built form, H-GO should be discretionary, not a permitted use. H-GO being a permitted use means mandatory Development Permit (DP) approval with communities having no say in the approval of the DP and no opportunity for appeal.

We expect these mid-block RC-G and H-GO built forms have a place in the city’s bylaws and help fill the “missing middle” housing gap. We also believe there are impacts from these built forms which have not been considered and taken into account as the public is unaware of them and have not been engaged.

The public and communities need opportunities to be heard and appropriately engaged in these important development changes. Being heard and a process of authentic engagement has not happened.

Sincerely,

Sharon Nettleton  
President, Scarborough Community Association

J. Brent Fraser  
Chair, Scarborough Planning Committee



## PUBLIC SUBMISSION FORM

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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) **Allison**

Last name (required) **Ker**

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 3, 2022

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

(required - max 75 characters)

Changing of 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.

Madame Mayor and Honorable City Councillors,

I am writing to voice my opposition to the change in bylaw 1P2007 that will add the use of townhouse to lots designated R-CG, particularly to how it would affect the community of Bowness. Part of the charm of the Bowness community is the many different homes and, as a result, the many different people from various socio-economic backgrounds that live there.

The problem with this change is it affects entire blocks instead of asking contractors or homeowners to look at their house/property and assess how best the space could be used. There are houses in Bowness that are very old and falling apart with large lots that are the perfect candidate for an infill but there are also homes that are old but updated and worth keeping around.

This proposed change makes it too easy for contractors to buy homes and tear them down to build townhouses. Townhouses that are not always of equal quality to the house being torn down and are also financially out of the range of many of the people who live in the community. This previous spring when many houses were selling fast it didn't matter what the quality of the house was like, if the zoning permitted it, it was torn down to put in as many houses as was legally allowed. A beautifully updated bungalow that would have been a great home for a young family (financially accessible, modern finishing's, manicured yard) was torn down to put in 4 homes with barely space between their lot and their neighbours. Not only would the cost of one of these homes be well out of the range of a young family looking to get into the market, but it is wasteful that a home so well finished was torn down and thrown away just because it had the right zoning.

This mass change, particularly in Bowness where contractors are snapping up every lot with the right zoning, has consequences beyond reducing cost and red tape that council is hoping to achieve.

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

As a homeowner, it reduces the desire for people to invest in their own homes. Why pay to have new floors or windows put in, or update appliances when your house won't be worth more than the cost of the land. It makes a house feel valueless and doesn't inspire pride of ownership.

As a homebuyer, it reduces the desire to buy a home that has a zoning that makes it more likely to be torn down, as it seems like a poor investment. As every homeowner knows, things break down and need upkeep. Why choose to buy a house where the value of what you put in



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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) **Anthony**

Last name (required) **Fink**

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

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

**Standing Policy Committee on Infrastructure and Planning**

Date of meeting (required)

**Oct 4, 2022**

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

(required - max 75 characters)

**Land Use Bylaw 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)

**Calgary City Council and City administration are attempting to modify existing bylaws in order to increase 'densification' of our city. I am opposed to this particular approach as it is an attempt to change bylaws without proper public consultation. City officials may feel that "citizens would not have the technical expertise in the writing of land use districts", but the current approach of changing bylaws by council consideration only completely ignores the fact that "citizens have the right to influence how they see Calgary develop in the future". I feel that the proposed bylaw amendments ignore the view of a majority of Calgarians, and this approach feels like a deliberate tactic undertaken by council and city administration who appear to already be decided on densifying Calgary's existing neighborhoods. Even hiding this densification attempt under the name of "Missing Middle Housing" is disingenuous.....this should be an issues brought to a city wide plebiscite. The "new housing form" proposed in the bylaw amendments span way too broad a range of change in established neighborhoods to proceed without public involvement. Please find a better path forward that seeks public input.**



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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)	<b>Sylvia</b>
Last name (required)	<b>Kokts-Porietis</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>



## 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)

**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)

**I whole heartedly object to anymore densification of my or any other older neighborhood in Calgary. I have lived in my house for over 40 years. I have paid higher taxes to live in this neighborhood instead of moving. I have supported the schools, the local businesses and my neighbors. And now City Council and administration want to force sub-dividing my and my neighbors properties, so that we all live in skinny houses. Chopping down old growth trees, creating parking problems and the potential for bringing in social issues associated with denser housing -- especially rentals. I have never had problems with my neighbors but have certainly had issues with renters -- noise, disrespect of property and even thievery. A big, fat NO, NO, and NO to amending by-laws without public and neighborhood input or even a plebiscite.**



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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)	<b>Evgeny</b>
Last name (required)	<b>Zhuromsky</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>



## PUBLIC SUBMISSION FORM

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

**Council**

Date of meeting (required)

**Oct 4, 2022**

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

(required - max 75 characters)

**Amendment to Land use Bylaw 1P2007**

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

**In opposition**

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

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

I have significant concerns with how this land use change is going to be applied fairly across communities. Some communities seem to be immune to densification (Elboya, Elbow Park, Rideau, Britannia) and others like Windsor Park are being shouldered with the majority of development impacts. Furthermore this land use bylaw change will increase the number of RCG 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 strongly oppose 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.





**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

To Whom it May Concern,

I would like to voice my concern as to a trend that is in full swing in my neighbourhood of Highwood. The concern is the re-designation of lots. As densification of our city is an endeavour of our city planners to address the housing issue, my concern is how the city is communicatin, or, rather, NOT communicating this process to our community. Currently only the adjacent residents of a proposed build are notified as to the scope of the build. Only they are given a window to submit their concerns – which are rarely addressed with our much effort by said resident. However, it must be stated that each build affects ALL of our community.

I see my community changing before my eyes. Currently, the property directly next to me and directly behind us is being re-developed. Each developer removing mature trees that will not be replaced as the structures being build are from property line to property line and there is no bylaw in place (unlike other major municipalities) to replace them. The removal of these trees affects all of us in our neighbourhood. Highwood is one of the neighbourhoods known for our mature trees. It is what attracted us to build a life here and is commented on by all visitors. It is heartbreaking to see it being destroyed.

The height and scope of new developments are also of concern. They are increasingly getting higher and larger, allowing for more units per lot. It seems that the city is changing the designations as quietly as they can in hopes that we don't notice. This is very underhanded. When Highwood was first created the lots were intended as R-1. Then, reportedly through a clerical error, changed to R-2. Now there is R-CG and no one in our community has been consulted on this change. The amendment's to this designation are disturbing. Reducing the parking requirement to 0.375 spots per home? I know of no one who has 0.375 of a car! You can clearly the result that this requirement reduction if you ever tried to visit a home in Tuxedo. There is no space to park! One of the properties under construction next to me has 4 feet of curb space in front. Might be able to fit a Smart Car? Seriously.

Our city planning and development administration needs to do better. You can look beyond the immediate housing mandate and think more strategically to incorporate more housing in a much more sensible manner. Please be more transparent and consider reaching out to our community association for input.

Councilor Chu, you are the voice of our community yet we see no communication, no engagement from you. You were elected to advocate for the communities in your ward. Please bring our concerns to City Council!

Donna Stefura

Highwood Resident



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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) **Justin**

Last name (required) **Clements**

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

What is the group that you represent?

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



## PUBLIC SUBMISSION FORM

How do you wish to attend?

Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

No

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

Council

Date of meeting (required)

Sep 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 in the Calgary area

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)

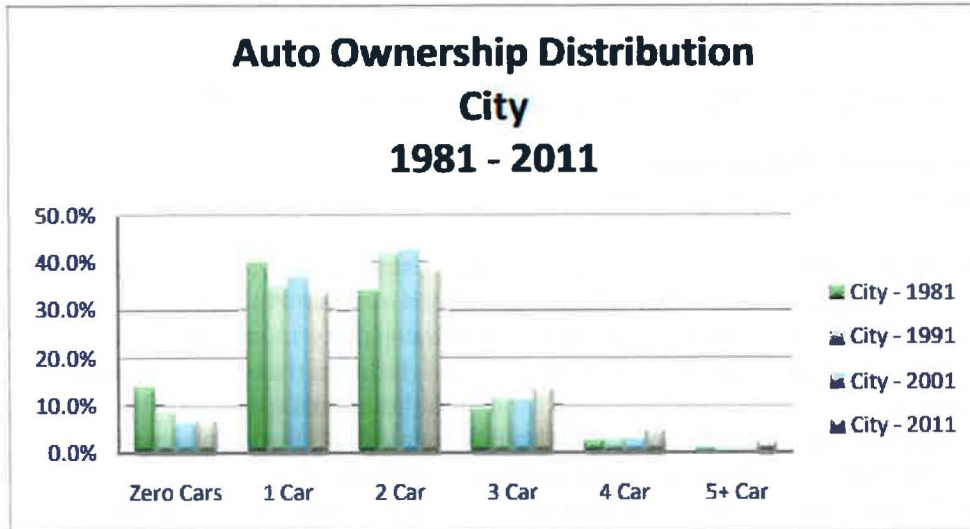
Growing up in Calgary and having witnessed the rate at which the housing market prices have increased, the lack of affordable housing in the city has become even more challenging when looking for reasonably priced housing. The abundance of single-family homes that occupy most of the city creates a gap between what many Calgarians look for in the housing market. These needs of the people are not currently met as affordable housing, such as row housing, is not commonplace in the Calgary area. With little access to this type of housing, this results in a price range that does not consider the smaller-income individuals or families within the city. Therefore, I am in favour of this bylaw as it has the potential to bring lower-cost housing to Calgary.



# 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>15</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&iflsig=AINFCbYAAAAAYFDvaLMN-VzuUhCz3-KOLmbvG2iP9xPc&q=changing-travel-behaviour-in-the-calgary-region&oq=changing-travel-behaviour-in-the-calgary-region&gs\\_lcp=Cgdnd3Mtd2l6EANQ0BZY0BZg9B9oAHAAeACAAXmiAXmSAQMwLjGYAQCGAQKgAQGqAQdnd3Mt d2l6&sclient=gws-wiz&ved=0ahUKewiMt-WTorXvAhUKgp4KHV68C\\_UQ4dUDCAk&uact=5](https://www.google.ca/search?source=hp&ei=WOFQYIyrAYqE-gTe-K6oDw&iflsig=AINFCbYAAAAAYFDvaLMN-VzuUhCz3-KOLmbvG2iP9xPc&q=changing-travel-behaviour-in-the-calgary-region&oq=changing-travel-behaviour-in-the-calgary-region&gs_lcp=Cgdnd3Mtd2l6EANQ0BZY0BZg9B9oAHAAeACAAXmiAXmSAQMwLjGYAQCGAQKgAQGqAQdnd3Mt d2l6&sclient=gws-wiz&ved=0ahUKewiMt-WTorXvAhUKgp4KHV68C_UQ4dUDCAk&uact=5)

[changing-travel-behaviour-in-the-calgary-region - Google Search](#)



# 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

## 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.

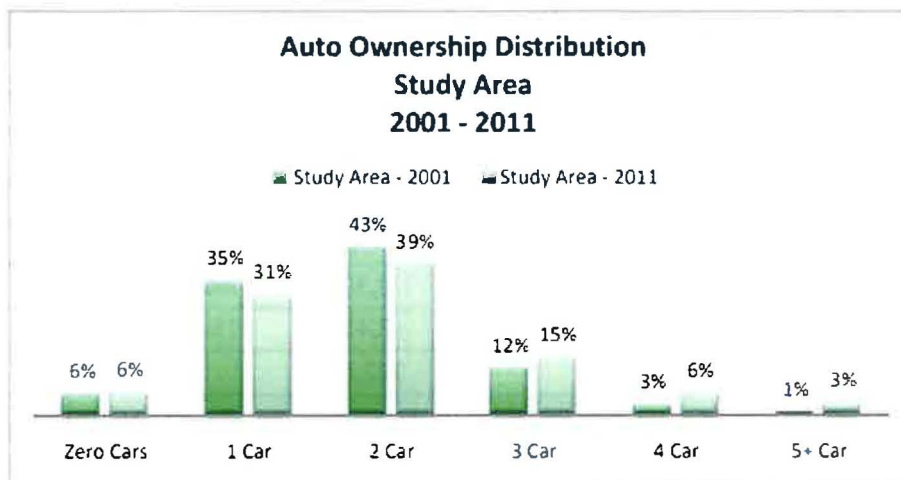
To fully explore these changes, a series of reports will be developed in 2013 with in-depth analysis of different elements of travel. This report is the first of the series and will provide some high level information on population and employment growth, household demographics, auto ownership travel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



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



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<https://www.calgary.ca/pda/pd/municipal-development-plan/municipal-development-plan-and-calgary-transportation-plan-2018-monitoring-progress-report.html>

Data from the Calgary Transportation Plan 2018 Monitoring Progress Report shows that 73.9% of all trips for work, school, leisure or other are made by driving. Only about 8.3% are by transit, and 17.7% are by walking or cycling.

Core Indicator



## Transportation Mode Split

Percentage of all-purpose, citywide trips made by walking, cycling, transit and car within a 24-hour period. This includes trips for work, school, leisure or other.

### Benefit

Most people have access to a variety of travel modes, but will only choose one if it is safe, affordable and easy to use.

### How are we doing?

The proportion of trips made by walking and cycling increased strongly in the 2012-2017 reporting period, reversing a previous negative trend, and making important progress towards the indicator target. Contributing factors to this increase include the implementation of Complete Streets in 2013, population growth in areas with high walkability such as the Beltline, and creation of the Cycle Track Network in 2014.

Trips made by transit saw a decrease in mode share in 2017, continuing a negative trend from 2005 to 2012. Reductions in service prompted by economic downturn impacted the ability of transit to recover from previous decreases in mode share.

Automobile travel has remained the primary transportation option for Calgarians, but the mode share has decreased by approximately 5 per cent during the latest reporting period. As the city's population has grown, transportation options are being accessed more evenly – a trend that will need to continue to achieve the indicator targets.



### Mode Split Percentage



2005	2012	2017	TARGET
14.0%	12.5%	17.7%	20-25%



2005	2012	2017	TARGET
9%	8.5%	8.3%	15-20%



2005	2012	2017	TARGET
77%	79%	73.9%	55-65%



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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 Swales

on behalf of the Brentwood Community Association



Parking reduced to 0.375 parking stalls for unit at loss to current parking allotments. Will exacerbate overflow parking for all immediate residents.

Waste and recycling concerns. To be provided at loss to current parking allotments.

Maximum Parcel Coverage - 60% is too much.

Mid Block building units - allowed to be built at rear of lot - excessive/increased density.

We ask the Mayor and Council reconsider the above and allow for greater and further consultation with the residents of the affected inner city communities.

Sincerely,  
Doug and Gianna Cassell  
Ward 2 & Ward 7

Sent from my iPhone

**From:** [Martin, Katarzyna A.](#)  
**To:** [Chu, Sean](#)  
**Cc:** [Council Clerk](#)  
**Subject:** RE: [External] Item 8.2.1 - Land Use Bylaw - Amendments to Address Missing Middle Housing, IP2022-0889, Proposed Bylaw 56P2022  
**Date:** Tuesday, October 4, 2022 10:03:00 AM

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October 04, 2022

Mayor Jyoti Gondek  
Councillors  
City of Calgary

On the evening of October 03rd, 2022, I attended a Community Meeting at Capitol Hill Community Association. President Owen McHugh, Cam Collingwood - Planning & Development, Darren Courtnage, Community Residents and Councillor Terry Wong were in attendance. The community residents and community taxpayers were grateful for the explanation of this proposed change by Terry Wong, Cam Collingwood and Darren Courtnage from the Capitol Hill Community Association.

Upon my observation and attendance, most residents were discouraged by the lack of transparency provided to the residents of Capitol Hill from the City of Calgary. Most residents had not received a copy of the letter of Notice of Public Hearing, October 04, 2022. Most residents received information via word of mouth. It was revealed, public trust in the City of Calgary sits at 47%. This is truly due to a lack of public engagement and transparency on behalf of the City of Calgary.

The consensus of attending residents, were not opposed to density.

Concerns of residents to the proposed changes:

- Public Safety - Access to Police, Fire and Ambulance in a timely manner.
- Less Soft Scape - Green Space - Trees, Flowers, Grass, Shrubs for Residents.
- Outdoor Space - Up to 22 children to access a 6.5 Meter Community Space. Appears to be excessive for the 6.5 meter space.
- Set Backs - Buildings lining up with existing properties. Streetscapes need to be taken into consideration.

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 R-CG district on 19 Ave 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)

**I am not in favour to the proposed changes to our avenue, for a few reasons. The by-law to not allow mid block town houses protect against parking congestion, traffic congestion, and property value for the homeowners. Most importantly allowing infrastructure that the community is not built for, imposes a safety danger to pedestrians and kids at play.**

**The community plans with apartments and townhomes being built on Bowness Rd, and 17 Ave already have contributed to the concerns stated above. Allowing one more avenue is not fair to home owners property value, but the safety of our families.**

**Thank you.**



**PUBLIC SUBMISSION FORM**

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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): **Krista**

Last name (required): **Milford**

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)

**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)

**There is not enough room for people to park on 19 Ave NW currently. The changes to Bowness road (traffic calming measures) has remove and reduced on street parking. Now people are parking on 19 Ave NW.**

**Reducing our parking even more is unacceptable. I have watch neighbors arguing over space in front over their home. Now this will damage our quality of life and community relationships.**

**This process does not honor our community voice. Documents are confusing so is the process to try to be heard.**



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

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**I have read and understand the above statement.**

First name (required)	<b>Leta</b>
Last name (required)	<b>Youck-McGowan</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>



## 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)

**Sep 30, 2022**

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

(required - max 75 characters)

**I am firmly opposing the Renfrew united church development**

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)

**Allowing a 6 storey building here is the start of the destruction of the neighborhood.**



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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)	Dennis
Last name (required)	Kazakoff
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Renfrew residents
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)

**Jan 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)	<b>Elena</b>
Last name (required)	<b>Petrenko</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>



## 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)

**Bylaw 1p2007 re:R-CG properties**

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 in opposition of adding the use of townhouse to the R-CG properties. As a homeowner in the Montgomery area we have been here for over 10 years and we love the addition of duplexes to our area but adding even more housing will overload the already crowded streets.**



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**I have read and understand the above statement.**

First name (required) **Chantal**

Last name (required) **Coghlin**

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 Houseing**

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)

**To Whom it may concern,**

**I am writing as the Director of Development for the Killarney-Glengarry community association. We have reviewed the proposed changed to R-CG and the proposed introduction of H-GO district and would like to state our support of the propose changes/introduction.**

**Our community has seen a large amount of R-CG properties built since the designation was introduced. That experience has allowed us to see where the designation works well and where it does not. The proposed changes and introduction of a new district allow more varied form and will enable more option for buyers and developers to have the right type of house in the right place.**

**We think the creation of the H-GO district will be valuable to the community and the city, and offers on of the best opportunities for increasing the supply of market rate housing that we have seen in a long while.**

**I encourage the city councilors to support these changes and vote to approve them**

**Thanks,**

**Director of Development, Killarney-Glengarry**



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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)	<b>Jeff</b>
Last name (required)	<b>Davidson</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>Yes</b>
What is the group that you represent?	<b>Killarney-Glengarry Community Association</b>
What do you wish to do? (required)	<b>Submit a comment</b>

Dear Mayor and Council,

From the perspective of a university student who will be entering the job and housing market shortly, I am in favour of the Missing Middle Housing proposal. In order for our city to continue growing in population, our housing solutions must also grow and develop more diverse options. This involves more diverse options for housing in multiple areas around the city, as well as more options to develop new housing that consider density and future growth. It is clear that housing growth in the established areas of the city is a necessity as it keeps populations closer to the core of the city and it is within transportation infrastructures. This will not only be better for environment, but also transform Calgary into a more developed city.

Thank you for your time and consideration,

Jasper Ang

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)

**Rezoning of Renfrew united Church**

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 firmly opposed to a 6 storey building with 60 units in it being placed in a residential neighborhood which allows only 3 storey buildings. It is not in compliance with the North Hill Plan. It must be reduced in size to comply with district standards**





## PUBLIC SUBMISSION FORM

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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) **Dennis**

Last name (required) **Kazakoff**

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**

## Letter of Support

September 29, 2022

Missing Middle Housing District  
City Council

Dear Council,

My name is Jett Larsen I am student at the University of Calgary I currently live in Banff Trail. I also own and operate a small long-term rental business in Calgary. I am writing this letter in support of the proposed land use bylaw amendments to address missing middle housing. I think that the proposed addition of the H-GO district as well as the additional amendments will be very beneficial to reduce the time it takes to approve development and allow for more diverse housing. Reading the information provided about peak population decline in a vast majority of Calgary's established communities certainly raised some concerns for me. I also see the barriers to obtain housing in other major Canadian cities and believe that the city needs to do everything possible to prevent that from happening here. Understanding that the proposed amendments will provide efficiencies in the development industry is a large reason for my support on this issue. I think that anyway we can make the development process, specifically the regulatory aspect, more efficient is something we need to continue to pursue.

In my opinion these proposals make complete sense. I understand that some people do not want density and will view this proposal as an attack on single detached communities. But as is outlined in the risk section of the report this is not the case. I believe the biggest risk is for the city to not approve changes such as this and waste time with all the direct control applications. I also understand the need for this process to be expedited and happen quickly, after all the whole point is to increase efficiency. However, I think the line in the engagement summary that reads "Citizens would not have the technical expertise to contribute to the writing of land use districts" is a less than ideal way to discuss public engagement. I think that the message could have been delivered in a more sensitive way that would have caused less public backlash. As far as I understand "proper public engagement" would have cost upwards of \$500,000 I do not think that is an effective use of money for a proposal that I believe has way more positive impacts than risks. In summary I am not saying that the public should be consulted heavily in every decision, especially when a decision needs to happen quickly, but the message needs to be delivered with more awareness for public perception.

Thanks for your time,

Sincerely Jett Larsen

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)

**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 can't attend the Council meeting on the Oct 4th date given. Thank you for the invite. Biggest concern is Parking. \*\*\*\*\***

- 1. First document received Sept 16, 2022, lots of paper, not clear to me what my property was designated as R-CG or R-CGex. Called 311 for assistance, and they proceeded to forward me to the Land group(??) to try to explain impact on my property.**
- 2. I explained to both 311 and Land group, my concern is parking (or the potential lack of)**
- 3 Received a pamphlet "Building consistency in Calgary communities" on Sept 29. After reviewing the pamphlet, and referring to the section "what's happening to R-CG?" Please clarify on the bullet point number 5 - what does simplifying and reducing parking requirements to support housing choices, etc, etc. mean?. Does that infer that you can have no on property parking and that street parking is adequate?**
- 4. Am I required to alter my current landscaping to meet other yard requirements as building proceeds along the block (refer to bullet point number 4)?**

**\*\*\*\*\*If another Committee available to answer my questions, please forward to the appropriate committee. Thanks**



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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): **Marlene**

Last name (required): **Cole**

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**

Mayor and Councillors

Re: Issues Regarding Land Use Bylaw: H-GO

Issue 1: Planning Integrity

The Calgary land use planning department continues to be out of control. In an appeal dated January 30, 2014, the Subdivision and Development Appeal Board ("Board") found that an approved densification development permit should be "null and void" due to several factors that were inconsistent with the proper planning criteria and the local ARP. In making its finding the Board listed many deficiencies including, among others, that the development "selectively" used ARP policies while "ignoring" other relevant policies, "detracts from and is not sensitive to" adjacent properties, would "directly and negatively affect the privacy" of adjacent property occupants, had "no credence" in activating the lane for pedestrians; and was "found telling" that the proposal ignored elements standard planning shadow analysis. [SDAB2013-0154]

In summary, the integrity of the basic planning standards and criteria were not enforced by the planning department in pursuit of its agenda. Unfortunately, this is a generic characteristic of the planning department, and not a unique incident. The department was, and remains, an ideologically driven organization that is incompatible with community well-being. We all know debating with an ideologue is fruitless, which forces Council to be the controlling institution, and not be a cheerleader for the planning department.

The H-GO proposal is in line with the department's obsession. At the very least, Council must extend the consultation period, and in doing so, ensure that the Mayor's Single-Detached Special Policy Areas policy is fully developed to provide sound guidance.

Issue 2: Council Accountability

Administration has stated that a lack of expertise among the public and a short timeframe meant that public consultation was not undertaken on the H-GO proposal. The Calgary Herald reported on September 9, 2022 that "Coun. Kourtney Penner said administration's comment that most people would not have the expertise to write a land use district was fair. She said as a councillor she doesn't have that expertise, and that is why the city hires professional planners."

These comments demonstrate a fundamental misunderstanding of due process and accountability. It is probable that on most issues Council addresses there is not sufficient expertise among councillors to deal with the details of the issues. When Council approves an issuance of City debt, no councillor is likely to know how to draft the financial instrument. When Council approves a major commercial purchase, no councillor is likely to know how to draft the bid documents. This is as it should be. Council is responsible, and accountable, for the direction and policy level for such issues. Councillor Penner, and her like-minded colleagues, need to be careful to not be intimidated by claims of difficult details. All councillors and the mayor are being asked to consider policy, including ensuring due process, and particularly on this H-GO proposal which, as it has manifested itself in my community, threatens community well-being. Please do not abdicate your responsibility and turn the policy over to an out-of-control planning department.

Gordon Engbloom  
Calgary  
September 29, 2022



## 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)

R-CG planning district

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

In favour

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

Hello,

I would like to speak in favor of RC-G changes. We need more density in the area. Basement suites to help families buy and pay a mortgage is important. We need to look at options to make houses more affordable. There is too much movement to build on the outer parts of Calgary that just leads to cars and traffic. Lets build inner city more.

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

The Shagginappi area around the LRT station must be changed to higher density. The new housing in the area being built up to 17th avenue is single housing or duplex. No basement suites or RC-G. What was the point of building the LRT station. I am not talking about condo or high rise buildings. But townhomes and basement suites. It just makes sense.

Thanks for your time.

Regards,  
Aftab



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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) **Aftab**

Last name (required) **Ahmad**

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)

**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)

**In opposition of using housing missing middle for land use**





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**I have read and understand the above statement.**

First name (required) **Samantha**

Last name (required) **Lam**

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 78 characters)

**Proposed 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)

Hello. I am in strong opposition to the proposed change of the land use bylaw. The proposed change to the land use bylaw misaligns with the Calgary municipal development plan, in addition to it lacks public involvement. I live in a neighborhood this impacts of which already struggles with congested parking of which this bylaw will make worse. This impacts urban canopy, impacts the environment, and impacts heritage in the neighborhood.



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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) **Alexandra**

Last name (required) **Lowe**

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)

R-CG district new rules

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)

We are concerned about parking when there is an additional 8 residences with 4 garages and the garages are so small no one parks in them so it creates a possibility of 12 cars (2 per residence) with only 4 that can maybe park inside. For the corner lots there is more street to park but the mid lots there is not the same space. It would be better if there were further parking restrictions on lots such as these.

There also should be shared garbage, recycling and compost. Having 24 bins in the back alley would not work. There is already an issue with this when 4 houses are allowed to go where 1 used to be.

Trees- old growth trees should be saved. The property next to us that was a single house with old growth trees had one cut down to accommodate 4 townhouses. 4 trees were planted in replacement in fall and they all died and remain dead. No one appears to be accountable for it. With climate change and increasing temperatures the city should be looking at every way possible to save our trees to reduce increased temperatures. Trees take forever to grow in Calgary.

Thoughtful densification is needed.

Thank you.



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**I have read and understand the above statement.**

First name (required) **Melissa**

Last name (required) **Diggins**

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**

---

tion; instead, the Planning Department consulted only with developers. The stated reason: apparently, the Planning Department thinks we're too stupid to understand what they plan. This is insulting, undemocratic, and against the city's own engagement policy. And,

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 at? (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)

8.2.1 Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0

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 to express my concern about the proposed changes to LUB 1P2007 to create the H-GO Land Use District and to make significant changes to the R-CG District.

The proposed changes to R-CG zoning to permit mid-block development in established communities such as mine, and to create the new land use district – H-GO – which would permit even higher density development, would result in essentially blanket rezoning of most areas of almost all established communities. This blanket rezoning is inconsistent with the Municipal Development Plan, which requires that densification happen only in higher activity and main street areas, so as to ensure the long term stability and preservation of character of existing low density neighbourhoods.

Destruction and Failure - Permitting high-density multi-storey developments in the midst of low density neighbourhoods will destroy the character and vitality of these neighbourhoods, making them undesirable and ultimately making them into failed neighbourhoods.

Loss of Urban Forest - Greater lot coverage is permitted for both R-CG and multi-residential development. This will have an extremely negative impact on our urban tree 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. The proposed densification is inconsistent with the City's environmental goals.

Parking Nightmare - The reduction in parking requirements to .375 stalls per unit (with the potential of a 25% reduction for proximity to transit) is unrealistic, given existing and projected levels of vehicle ownership in Calgary, and will lead to street parking/traffic congestion in established communities which were never designed to accommodate such volumes of vehicles and traffic.

Contrary to MDP - Council must act consistently with its own Municipal Development Plan, by directing growth to main transportation corridors, LRT sites, and undeveloped and underdeveloped commercial sites. The proposed R-CG amendments and the new H-GO land use district category are in conflict with the Municipal Development Plan in this regard.

No Public Consultation - Finally, there has been NO public engagement or consulta-





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**I have read and understand the above statement.**

First name (required) **Peter**

Last name (required) **Collins**

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**



bills, but we happily pay it in order to preserve the sanctity of our surroundings.

To re-iterate, the notion of sweeping changes affecting all established communities and failing to respect the unique nature many possess – without public consultation – is alarming.

I trust that you will do the right thing to protect the communities you serve.

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)

Calgary Planning Commission

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'm writing to you as a concerned citizen and resident of Mayfair Bel-Aire.

I understand that there's a pending vote in council tomorrow regarding the new residential zoning amendments, which are highly troubling. The fact that public consultation has been negligible and only developers' (a party that clearly stands to benefit from further densification) views have been heard – is even more so.

It appears that even established, mature, exclusively single-family dwelling communities like Bel-Aire could be subject to the whims of developers who may wish to convert a single lot into eight different homes. On top of that, the parking being considered for these units would be woefully inadequate (as little as 3 spaces for 8 units), which would cause higher street parking and congestion. It also seems like the green canopy is at risk given an ability to develop a much larger share of each lot.

I understand the need for the city to increase densification and start to curtail the "sprawl". That being said, it should be done in a thoughtful and respectful manner where unique communities can remain so. We specifically targeted Bel-Aire due to the quiet feel of the community, tree-lined streets/properties, and large lot sizes where our children can play. This has been a true god-send since the onset of COVID, in particular. We also appreciated the community association by-laws that ensured a consistent feel to the housing, without new developments encroaching on the street or their neighbours (given spacing rules).

If the proposed amendments are approved, I fear it'll only be a matter of time until we lose the true character of Bel-Aire. My family values the aforementioned single-family nature, which might cause us to relocate further out into the suburbs – thereby increasing commute times and really going against the nature of urban densification goals. I know that we're not alone in valuing having a backyard, 2-car garage, and quiet neighborhood to raise our children – and aren't willing to compromise on being located close to the city. We recognize this attracts a premium, as evidenced by our lofty property tax

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.**

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

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**I have read and understand the above statement.**

First name (required)	<b>Peter</b>
Last name (required)	<b>Christopher</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	<b>Mayfair Bel-Aire Community Association</b>
What do you wish to do? (required)	<b>Submit a comment</b>



## PUBLIC SUBMISSION FORM

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

**Council**

Date of meeting (required)

**Oct 4, 2022**

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

(required - max 75 characters)

**Land Use Bylaw Amendments to Address Middle Housing Proposed 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)

**I am a concerned property tax payer and I request a pause to the proposed changes to the Land Use Bylaw 56P2022. The reasons for my request are: severe lack of community / property taxpayer input into the proposed changes; lack of adherence to Calgary's Municipal Development Plan in relation to RC-1 / RC-2 zones and focus of development on LRT nodes and transit corridors; reduction in urban canopy that would result from the proposed bylaw; and lack of transparency and evidence-based decision making.**



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**I have read and understand the above statement.**

First name (required): **Lee**

Last name (required): **Hobbs**

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**

Madison Michiels  
Kelvin Grove, Calgary, AB

October 3, 2022

My name is Madison Michiels, I am a current resident of the Kelvin Grove community, and I am writing in **support** of the proposed Land Use Bylaw Amendment to address Missing Middle Housing in the City of Calgary.

I have been a Calgarian my entire life; I was born and raised here, attended post-secondary here, have the majority of my family here, and, within the next year, I will be a new graduate joining the Calgary workforce. I want to stay in Calgary to develop my career and establish the next chapter of my life, but at the current rate of rising housing prices and a lack of price-accessible inner city housing, it is becoming increasingly difficult for myself and other peers of my generation to build our lives here.

According to Calgary MLS listings, the median price for houses within the inner city area is \$549,900 and rising. Largely influenced by increasing demand and dwindling supply, these prices are becoming a barrier to entry for hopeful homeowners/renters and are forcing more individuals to seek housing outside the city core. By approving the Land Use Bylaw Amendment H-GO, we as a City will be enabling streamlined development and redevelopment within Calgary's established areas by reducing the number of direct control district proposals submitted for approval to Council. By reducing these barriers to redevelopment, there will be a subsequent increase in supply that will help meet demand and temper housing prices. Ultimately allowing more individuals to access housing in the city center and drawing greater density into the core.

In addition, by drawing density into Calgary's urban center, we will also be increasing support to maintain local businesses, infrastructure, and services. In many of Calgary's established communities, peak population has declined, and neighbourhoods are struggling to fund their programs and amenities. Urban sprawl also continues to divide limited resources as the City is forced to shift away from investing in infrastructure improvements (such as transportation) in established areas, to instead bring city services to new developments on the perimeter. By making the development of missing middle housing easier, the increase in housing options in the inner city will attract the next generation of Calgarians who will help to invest in our ongoing services. As a result, we will be increasing the resiliency of our City's funding base, and by increasing density, we will also be able to better allocate our resources for investment in established areas rather than attempting to build out resources for new developments.

I will also be speaking in support of this amendment at the Council meeting on October 4, 2022. I look forward to listening to and participating in discussions on this topic, and I appreciate the time you have taken to review my letter. I hope that you will vote to approve this amendment and help to establish a more accessible, resilient, and vibrant Calgary for today and the Calgarians of the future.

Sincerely,  
Madison Michiels

Calgary MLS source: <https://www.calgaryl listings.com/calgary-city-centre/>



# 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)

The Land-Use Change Item 8.2.1 (page 409 on the agenda)

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)

Exclusion of residents from the discussion because they are not able to understand what is being discussed? What an insult to the citizens of Calgary. We are the ones whose lives will be changed.  
Significant effect on the urban tree canopy? Does this match with the declared climate emergency?  
Reducing the requirements for parking? No new data and Vancouver used as a model sounds like this exercise is one of self fulfilling prophecy.  
If discussion of changes which will profoundly affect our daily lives doesn't warrant our inclusion in that discussion we are witnessing yet another erosion of the democratic process we Calgarians think we enjoy. Surely this situation must give the Mayor and Council an uneasy feeling about not including Calgarians and agreeing that it's a good idea to allow the experts to overrule them.





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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)	<b>Tracy</b>
Last name (required)	<b>Thomson</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>



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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)

by-laws and land use changes, 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)

**Council meeting Oct 4, 2022 By-laws and Land use changes**

**Absolutely opposed to these changes.**

We need to preserve and maintain R-1 and R-2 areas and designations as a housing choice. Mayor Gondek has made Single Family special study areas available and these need to be applied when requested. These by-law and land use changes combined with the Westbrook LAP will result in the loss of land use designations as we know them. This is creating a hodge podge of definitions which will allow developers to build whatever they want wherever they want. High density is applied everywhere in the Westbrook LAP- whitemapping. R-1 and R-2 designations disappear. Not good. Hardly a proper planning process.

Stop the LAP's This is an incredibly poor process that is not serving the city well. It is flawed on many levels. The citizens of Calgary deserve much better.

Please vote NO to these changes.

Thanks.



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**I have read and understand the above statement.**

First name (required)	<b>philip</b>
Last name (required)	<b>harding</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>



**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)

**Canopy, parking, corner visibility, Lack of consultation, communication**

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)

**56P2022 R-GC : Lack of consultation on the Building consistency plan. The communities that are affected by this proposal have older individuals in them that are not aware of the opportunity to voice their concerns. Calgary has a poor transit system. Inefficient (time consuming to get around city),unsafe, Forced limiting of vehicles. Corner to Corner visibility issue to cross the street. Canopy reduce. More heat from city.**



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**I have read and understand the above statement.**

First name (required) **Susan**

Last name (required) **Bryan**

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

Banff Trail potential RC-G rezoning

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,  
We have been Banff Trail residents for over 25 years. We have watched and supported our community change with the times. While we have never been stood against change we are now compelled to voice our strong rejection of the new R-CG and R-CGex zoning.

We have supported the significant densifying of our neighborhood by continuing to support:

1. an R-2 designation,
2. Secondary suites,
3. Densification around LRT stations of Banff Trail, University and Brentwood stations that directly affect our neighborhood and
4. Multiplex's on corners of busy streets.

We did this because it was the right this to do but we have reached a tipping point. The result of these measures has been a significant increase in people and vehicles. We live within 1 block of both an elementary school and a high and have borne witness to multiple high risk events between vehicles and unsuspecting students.

The current proposal was put forward without appropriate community consultation. It is clear that City of Calgary has no boundaries for communities who do not say enough is enough. We strongly believe this rezoning must be rejected.

Sincerely,  
Deb and Scott Thon  
3207 Cochrane Rd NW



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**I have read and understand the above statement.**

First name (required) **Deborah**

Last name (required) **Thon**

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**

- Tree canopy will be destroyed, and new trees will be much harder to propagate on residual patches of ground, especially considering that most of the land suitable for growing trees is in the area is targeted for these measures.
- By eliminating mature trees, the loss of shade will reduce carbon dioxide absorption, increase heat island effects, and exacerbate carbon dioxide emissions and other forms urban air pollution.
- By eliminating private gardens on these properties, an important resource will be lost, one that proved so significant during recent lockdowns.
- Increased ground coverage will destroy absorptive capacity and contribute to future flooding, as so expensively occurred in 2013.
- Increase the pressure to tear down heritage assets, given the lack of Heritage Guidelines.
- Worsen parking management by inadequate parking requirements for these properties.

Personally, one of my greatest concerns is that this long, frustrating and ineffective process between City and residents will deter responsible civic engagement in the long run. Calgary still enjoys a fair level of compliance, engagement and respect from its citizens. Such civil accord can so easily be eroded if residents' experience is that engagement is pointless, that following the rules is self-defeating. Along 12<sup>th</sup> Avenue for example, parking restrictions are so regularly and consistently ignored that an entire traffic lane has been lost. Once societal capital is lost, it is very difficult to recover.

Please reject these amendments. Density, but do it in keeping with the statutory Municipal Development Plan, after considerate and effective consultation, and to:

**Ensure long term stability and preservation of the character of existing low density neighbourhoods, ensuring no dramatic contrasts in physical development patterns.**

Sincerely,

Jessie Sloan  
340 Superior Avenue SW  
Calgary



Mayor and Council  
The City of Calgary  
Calgary, Alberta

3 October 2022

## **Proposed Amendments to Land Use Bylaw IP 2007 for HGO District IP2022-0989**

Mayor Gondek and City Councillors, Ward 8 Councillor Walcott

I am writing to urge you to reject these proposed amendments.

For several years, many concerned citizens of Calgary have worked countless unpaid hours to draw Council's attention to the serious defects in the densification initiatives of the Guidebook for Great Communities. It is deeply distressing to see these amendments put forward in an attempt to impose the same damaging measures, while circumventing public scrutiny.

It is sad to say, but Mayor and Council are receiving very bad advice from Administration on the specifications for a new land use district. These measures will violate the Municipal Development Plan in both principle and, if passed, implementation. The only stakeholder interests consulted were those of developers. No regard has been given to residents' concerns, expressed in copious submissions over recent years. And if the process did include consideration of the priorities of the Parks division, there is no sign of any attention to Parks' priorities.

Further to this concern about process, the amendments involve significant changes that will:

- Impose unnecessarily wide margins from main roads and transit routes that will obliterate many small residential communities,
- Promote an ugly and unlivable form of development. The models proposed may serve developers and land speculators, but not the needs of current or future residents of these properties.
- Introduce to Calgary policies that have already been seen to fail in other jurisdictions, where they are already being walked back. In the City of Denver for one. Densification can be achieved in much better ways than this.
- Remove the opportunity for residents to raise concerns when administrative decisions threaten to cause serious harm to their communities.

These amendments will seriously undermine other key City objectives:



## PUBLIC SUBMISSION FORM

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

**Standing Policy Committee on Infrastructure and Planning**

Date of meeting (required)

**Oct 4, 2022**

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

(required - max 75 characters)

**Proposed Amendments to Land Use ByLaw IP 2007 for HGO District IP 2022-0989**

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)



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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) **Jessie**

Last name (required) **Sloan**

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)

**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 was only provided notice of this meeting two days before it is occurring. Which is similar to when a notice was dropped off in my mailbox only a day before the meeting took place about the entire development pertaining to my own property at least. I actually broke my leg slipping on ice on the adjacent property, and I just feel due diligence is not being taken in this planning. I raised the matter before Sonya Sharpe and I was on holidays, then she was. My request is to reconvene this discussion until ample notice is given to all parties involved.

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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)	<b>David</b>
Last name (required)	<b>Johnston</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>



## PUBLIC SUBMISSION FORM

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ied with regard to the densification models have or are rethinking their plans.

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 zoning in University Heights 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)

Our community is surrounded by Foothills Hospital, Alberta Children's Hospital, McMahon Stadium, Father David Bauer arena, University of Calgary and University District. In addition, the former Stadium Shopping Centre was encouraged to massively upscale the former strip mall within the neighbourhood, creating buildings that will shadow the joint schoolyards during the day. It's hard to live here under some adverse conditions- lights, traffic and noise (pedestrian, vehicular and helicopter) from all constantly intruding into our living space. Already there is great density in and around this neighbourhood. Many apartment buildings and duplexes are present, creating a balance of multiperson housing and single family units. The owners of the latter have a restrictive covenant in place to ensure that the single family unit will actually be able to survive, as rooming houses and daycares also encroach into the area for homes. This covenant was legally agreed upon as a protection from these other uses of land/ houses, as otherwise the community population risks becoming more transient and less caring about the future of community, provision of services and recreation areas for all populations within. Less caring about upkeep of buildings, cleanliness, safety, green spaces and trees (our environment) for citizens, for climate change mitigation (to do with higher urban heat, absorption of precipitation, flood prevention, for example). Please let us keep our smaller community viable in this city without resorting to legalities. Please stop attacking the community- we the community members care to keep the sidewalks shovelled and clean of garbage. We care about the schools and the playgrounds and safety of pedestrians, the safety of homes and trees and streets and students, our yards and our neighbours, our air, I repeat in closing, that this community has a large variety of multifamily/person alternatives balanced here already. The group of single family homes creates the security of home for the long term, so that issues of climate change, health and well-being of community members, civic responsibilities may be addressed. We want this way of living retained. It is totally unsuitable to rezone this neighbourhood without considering this specific location and challenges to a life here.

It is also noted that many of the cities that Calgary city planners have apparently stud-



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**I have read and understand the above statement.**

First name (required)	<b>Nancy</b>
Last name (required)	<b>Slagorsky</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>Yes</b>
What is the group that you represent?	<b>University Heights Community Association</b>
What do you wish to do? (required)	<b>Submit a comment</b>





## 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)

**P2022-0989**

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)



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**I have read and understand the above statement.**

First name (required)	Lisa
Last name (required)	Richards
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 us? (required)	Submit a comment

Thank you. Any questions?

To illustrate, Westbrook, an area with transit support and excellent proximity to downtown is still struggling, after 60 years to build to existing, and very low, R-C2 zoning in 5 of 9 LAP communities. “Blanket upzoning” is nothing to be feared in communities without a market.

We consistently have been telling city planning leadership and certain members of the development community:

- Attractive low-density communities are already highly productive, and appear to attract investment on their own
- As part of the pending Westbrook Local Area Plan, we would encourage ways to allocate resources to (or foster private sector investment in) low performing communities to give them an opportunity to densify, or be more attractive, or both and be more productive

We encourage city leadership needs to stop listening to a Toronto/Vancouver urban planning narrative, particularly on supply and affordability. Young people from those cities are again moving here for a reason. Calgary is highly affordable, as measured against international criteria; particularly in communities in or near the inner city that have consistently failed to attract investment.

But to get there we’re asking the city to take the next step and use data we’ve touched on today, look at what is already working, and out-compete Toronto and Vancouver in creating a successful, livable and affordable alternative.

To illustrate, our review of the 2021 property tax rolls against each community's developable residential land shows that Upper Mount Royal, Elbow Park and Rosedale, in particular, are top decile in land productivity. That is tax base, per developable hectare and these 3 communities find themselves only slightly behind the top 5% of inner-city communities that have already achieved land productivity through density. These communities rank at 12<sup>th</sup> and 16<sup>th</sup> and 19<sup>th</sup>, respectively.

Behind those 3 top decile communities, we have their 6 top quartile peers; Britannia, Bel-Air, Altadore, Eagle Ridge, Roxboro and Mayfair at 23<sup>rd</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 32<sup>nd</sup> and 45<sup>th</sup>, respectively.

Despite assertions by the development community that the land values are too high to attract these types of units, we have had interest in Altadore; an example of a community progressing, like Killarney in our LAP, to top quartile land productivity. A community like that, if left without an LAP, could be impacted by an aggressive developer looking to spot zone. An opportunity, we'd suggest, to skim upside (or more fairly – not take market risk) without a workable area context in an already successful neighbourhood.

In contrast, a missing middle project may not attract a premium occupant, or a premium rent, or most importantly, a premium return in Bankview, West Shaganappi or much of the pending Westbrook LAP area.

Good afternoon, Mayor Gondek and members of Council.

My name is Mike Wilhelm, and I am president of the Shaganappi Community Association and a member of the Westbrook Local Area Plan Working Group.

The Proposed Bylaw amendments to add a new H-GO housing district, to amend the R-CG district, as well as other minor changes to accommodate grade-oriented housing are not particularly consequential to Shaganappi.

It's been encouraging to see new bylaw categories now tied back to LAPs to make them meaningful and not subject to capricious Council amendment, despite being "statutory" That concept was tested on our ARPs previously as an experiment when we took Main Streets blanket re-zoning in 2017 in exchange for infrastructure upgrades; we then had a new M-U1 category connected directly to amendments to the Killarney ARP to accommodate our side of 17th Avenue, and to the Westbrook ARP to accommodate 33<sup>rd</sup> Street.

Shaganappi is a neighbourhood in transition that seeks quality investment, particularly in the speculative zone on its West side.

In contrast, we will hear the concerns of communities that don't want this type of investment; communities that have already been consistently successful in attracting sustained activity in quality projects.

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)

**8.2.1 Land Use Bylaw Amendments to IP2022-0989**

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 audio broke up badly - submitting official text of my speech to go on the public record.**



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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)	<b>Michael</b>
Last name (required)	<b>Wilhelm</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>Yes</b>
What is the group that you represent?	<b>Shaganappi Community Association</b>
What do you wish to do? (required)	<b>Submit a comment</b>





## PUBLIC SUBMISSION FORM

How do you wish to attend?

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

**Standing Policy Committee on Community Development**

Date of meeting (required)

**Oct 4, 2022**

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

(required - max: 75 characters)

**Rezoning**

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.)

**With respect,**

**I am opposed to The City of Calgary, City Councillors, engineers, designers, real estate and developers who support a rather skewed concept of diversification. To the city it is but a twisted definition related to the concept of densification. And being cynical, it means you are after property tax money, and, to the developers it means buy one property and sell 2-4-6 or 8, nothing short of greed.**

**There is no investment in the communities. 30 ft height allowances, building to the sidewalk and a propensity for cutting down trees is disheartening.**

**Communities are homes, green spaces and walkable boulevards. These are not found in your definition of diversification.**

**People invest in communities. And families invest in their homes and yards. In-fills and apartments block out the sun and overlook the sanctity of that personal space among other issues.**

**Altadore and Marda are good examples.**

**Both are over-crowded and congested. Parking is contentious. There is no green space, nothing attractive. Marda, in particular, is utilitarian at best - now.**

**The well being of a community is more than how many residents can be squeezed onto a 50' by 100' lot.**

**Given that the city is allowing 8 new communities, your justifying rezoning using the term diversification in a disingenuous manner is despicable. The developers and their city councillors truly do not have the wellbeing of our communities in mind, only money. In My Opinion,**



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**I have read and understand the above statement.**

First name (required)	<b>James</b>
Last name (required)	<b>Matheson</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>

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Thanks,  
Michael Quon

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)

West Hillhurst Rezoning Row Town Houses (711 23rd St 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)

Property owner of 2402 6 Ave NW will be directly and negatively impacted. Opposed to mid-block row townhouses on quieter non-busy streets mid-block (711 23rd St NW).

Concerns about on street parking and additional traffic.

Removal of existing old tall trees that have been there for years home to a lot of birds  
Trees also provide character to the neighborhood

Concerns about invasion of privacy due to the elevation and that the whole parcel will now be townhouses. New townhouses will look directly into our bathroom and bedroom on the 2nd level.

Proposed rezoning and development would have a dominating impact on us on our right or privacy in our home and yard and overall decreased in the enjoyment of our property.

There are no pre-existing townhouses (mid-block) in the adjacent laneways; the proposed use is out of character for the neighborhood and it most likely become rental property negatively impacting residential density and the character and nature of neighborhood

The size of a new building may not fit in with the scale of surrounding properties, and will not allow for adequate space between adjacent lots, similar to that enjoyed in other parts of the laneway. Infill in the laneway does not respect the local context and laneway pattern, and proportional distance between neighboring homes

A developed corner visibility triangle will exceed the elevation of the laneway, and will obscure driver visibility causing a safety hazard



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**I have read and understand the above statement.**

First name (required) **Michael**

Last name (required) **Quon**

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**



September 30, 2022

Kourtney Penner, Councillor, Ward 11

Re: October 4, 2022 Council Meeting

I am writing to provide comments on the new land use designations being proposed in RC-1 districts, which are being discussed by Council on October 4, 2022. I grew up in Chinook Park, attending Chinook Park Elementary, Woodman Junior High School and Henry Wise High School. I recently moved back to Chinook Park in 2015, after previously owning a home in Mount Pleasant.

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 Kingsland, 4+ single family homes were pulled out from behind the Shoppers Drug Mart on Elbow Drive/75<sup>th</sup> 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 density? 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 the street.

As the Councillor for Ward 11, I would like to know how you propose to best represent my interests regarding these land use changes in RC-1 districts.

I thank you for your consideration in this regard.

Shona Gillis

---

I am a proponent of measured development and increased density. The older 1940s homes in my neighbourhood are reaching the end of their lifecycle and the new duplexes which are taking their place double density while still providing ample parking, functional amenity spaces, maintain the urban canopy and a host of clear/strong benefits. Mid-block R-CG, R-CGex, H-GO along with 0.333 parking and reduced/removed amenity spaces, is poor planning, creating an ugly inner-city rather than a vibrant inner core.

Please vote against these proposed amendments.

Cheers,

Travis Rhine  
1105 Russet Road NE  
Calgary, AB  
T2E 5L4  
403-466-8443



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) **2022-10-04, 8.2.1, Addressing 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.

Hello Mayor, Cllr. Carra and City Officials,

I received a letter yesterday (Mon, Oct 3, '22) from the City regarding proposed amendments to Land Use Bylaw IP2007. I only received it yesterday, I don't know if that is related to CanadaPost, Covid-19 or the City of Calgary planning departments. Regardless, Please vote against these proposed amendments.

- Please do not reduce the parking requirements from 1 stall per unit to 0.333 stalls per unit
- Please do not allow Townhouses
- Please do not allow mid-block development R-CG, R-CGex, H-GO
- Please do not allow R-CG, R-CGex, H-GO to be lane facing, or shared backyard/shared fence line facing
- Please do not reduce the amenity space requirements to non-functional tiny spaces
- Please do not allow six to eight units on a mid-block development

I currently live directly next door to a R-CG development. It is a five-unit rowhouse, which the developer is taking to the Alberta Court of Appeal to make a nine-unit Rowhouse/basement suite apartment building, due to the developer losing a SDAB hearing. Already the parking is bad with only five units, as none of the tenants park in their garages, they park on the streets, often on the corner, or blocking the laneway. The fifteen blue-black-green bins block the laneway and spill into the laneway. Each tenant owns 1-2 vehicles and are constantly blocking neighbourhood traffic. I do not want to live in a city where I constantly phone 311 to have bins and vehicles moved. Good planning, which accommodates vehicles, respects privacy and creates amenity spaces for tenants should be the goal of Calgary and development in our amazing city.

Please vote against these proposed amendments.

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.**

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

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**I have read and understand the above statement.**

First name (required)	<b>Travis</b>
Last name (required)	<b>Rhine</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Request to speak</b>



October 4, 2022

Mayor J. Gondek and Members of City Council  
City of Calgary

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

Dear Mayor Gondek and Members of Council,

The Varsity Community Association requests that the adoption of Bylaw 56P2022 be tabled for further public engagement and detailed discussion. There is no urgency to adopt this bylaw today. This is an important change to the Land Use Bylaw that deserves greater attention due to the potential for significant impact on communities in Calgary.

The desire to reduce the number of DC bylaws is understandable but more thought and discussion is required in order for the new H-GO land use district to be successful. In addition, changes to the R-CG land use district requires the same attention to detail following extensive public consultation.

The Municipal Development Plan emphasizes the following points:

1. Focus density on transit-supportive, mixed use activity centres and main streets.
2. Ensure long-term stability and preservation of character of existing low-density neighbourhoods, ensuring sensitive transitions and no dramatic contrasts in physical development patterns.
3. Consult communities and developers to facilitate densification initiatives.

Lot coverage, height, waste & recycling, and parking requirements are important issues that need to be properly addressed. While R-CG and H-GO can be appropriate in some locations, there is significant potential for harm to neighbouring homes and communities if the context isn't respected.

One of the biggest concerns with the increasing number of developments with 60% lot coverage is the loss of trees and soft landscaping and the lack of amenity space for residents. I would suggest Council explore an initiative to require cash-in-lieu from developers to plant trees in the local community to replace those that are lost in the course of development and also to enhance or enlarge community amenity spaces such as playgrounds and parks.

Yours truly,

Jo Anne Atkins  
Director of Civic Affairs



# 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?

8.2.1 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)

I live in a parcel that will be impacted by the proposed amendments to the R-CG district. I received adequate information in the mail to inform my household of the proposed changes. I'm in favour of the proposed amendments to the Residential Grade-Oriented Infill (R-CG) district because it will allow forms similar to our rowhouse development to be built mid-block. The proposed amendments directly support the 50/50 growth goals in the MDP regarding increased density in established areas. Like the two planners in the information video indicated, missing middle housing forms are not "missing" in Calgary, there just much harder to build. Please consider voting in favour of the proposed amendments to the Residential Grade-Oriented Infill (R-CG) district to remove barriers to enabling a wide variety of housing forms on multi-residential parcels.



## PUBLIC SUBMISSION FORM

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### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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) **Jennifer**

Last name (required) **Comrie**

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)

Proposed Bylaw Changes to 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)

It is so telling that City of Calgary constituents is again back at the council's chambers to protest land use bylaw changes. Council chooses to engage and collaborate with the 'developers' who funded their campaigns but blatantly chooses not to engage and collaborate with the constituents they are salaried to represent. The City's planning department of 200+ employees and multiple outside contracted agencies should be embarrassed for their self-serving autocratic strategy. To suggest citizens would not have the technical expertise to contribute to land use developments is WRONG. One might argue there are elected councillors with zero municipal expertise, yet each was voted in by tax-paying constituents. Council is wrong to move forward with this bylaw without participation and contribution by the City of Calgary communities and their homes. Calgarians are passionate about their homes, families and the communities they have chosen to live in.



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**I have read and understand the above statement.**

First name (required)	<b>Susan</b>
Last name (required)	<b>Roskey</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Submit a comment</b>



## 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)

**H-GO Amendments 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 would like to this this motion moved until proper Public Consultation has been conducted. A video call with no option to actually speak is hardly sound consultation.**





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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)	<b>Sarah</b>
Last name (required)	<b>Geddes</b>
Are you speaking on behalf of a group or Community Association? (required)	<b>No</b>
What is the group that you represent?	
What do you wish to do? (required)	<b>Request to speak</b>

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] Thankyou for the opportunity to speak tomorrow  
**Date:** Monday, October 3, 2022 5:04:31 PM

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**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

Thankyou for the opportunity to speak tomorrow but I now have to work so won't be able to make it. I did submit my concerns and would like to add another comment. There are 255 unit being built on 58 Ave sw. There is also another complex being built on the other side of Chinook Centre with over 260 units. There should be some time given to see how these affect Windsor Park before pushing in even more density.

Please consider this to be added to my submitted concerns.

Regards

Shirley Martin

Sent from my iPhone

Madison Michiels  
Kelvin Grove, Calgary, AB

October 3, 2022

My name is Madison Michiels, I am a current resident of the Kelvin Grove community, and I am writing in **support** of the proposed Land Use Bylaw Amendment to address Missing Middle Housing in the City of Calgary.

I have been a Calgarian my entire life; I was born and raised here, attended post-secondary here, have the majority of my family here, and, within the next year, I will be a new graduate joining the Calgary workforce. I want to stay in Calgary to develop my career and establish the next chapter of my life, but at the current rate of rising housing prices and a lack of price-accessible inner city housing, it is becoming increasingly difficult for myself and other peers of my generation to build our lives here.

According to Calgary MLS listings, the median price for houses within the inner city area is \$549,900 and rising. Largely influenced by increasing demand and dwindling supply, these prices are becoming a barrier to entry for hopeful homeowners/renters and are forcing more individuals to seek housing outside the city core. By approving the Land Use Bylaw Amendment H-GO, we as a City will be enabling streamlined development and redevelopment within Calgary's established areas by reducing the number of direct control district proposals submitted for approval to Council. By reducing these barriers to redevelopment, there will be a subsequent increase in supply that will help meet demand and temper housing prices. Ultimately allowing more individuals to access housing in the city center and drawing greater density into the core.

In addition, by drawing density into Calgary's urban center, we will also be increasing support to maintain local businesses, infrastructure, and services. In many of Calgary's established communities, peak population has declined, and neighbourhoods are struggling to fund their programs and amenities. Urban sprawl also continues to divide limited resources as the City is forced to shift away from investing in infrastructure improvements (such as transportation) in established areas, to instead bring city services to new developments on the perimeter. By making the development of missing middle housing easier, the increase in housing options in the inner city will attract the next generation of Calgarians who will help to invest in our ongoing services. As a result, we will be increasing the resiliency of our City's funding base, and by increasing density, we will also be able to better allocate our resources for investment in established areas rather than attempting to build out resources for new developments.

I will also be speaking in support of this amendment at the Council meeting on October 4, 2022. I look forward to listening to and participating in discussions on this topic, and I appreciate the time you have taken to review my letter. I hope that you will vote to approve this amendment and help to establish a more accessible, resilient, and vibrant Calgary for today and the Calgarians of the future.

Sincerely,  
Madison Michiels

Calgary MLS source: <https://www.calgaryl listings.com/calgary-city-centre/>

## Letter of Support

September 29, 2022

Missing Middle Housing District  
City Council

Dear Council,

My name is Jett Larsen I am student at the University of Calgary I currently live in Banff Trail. I also own and operate a small long-term rental business in Calgary. I am writing this letter in support of the proposed land use bylaw amendments to address missing middle housing. I think that the proposed addition of the H-GO district as well as the additional amendments will be very beneficial to reduce the time it takes to approve development and allow for more diverse housing. Reading the information provided about peak population decline in a vast majority of Calgary's established communities certainly raised some concerns for me. I also see the barriers to obtain housing in other major Canadian cities and believe that the city needs to do everything possible to prevent that from happening here. Understanding that the proposed amendments will provide efficiencies in the development industry is a large reason for my support on this issue. I think that anyway we can make the development process, specifically the regulatory aspect, more efficient is something we need to continue to pursue.

In my opinion these proposals make complete sense. I understand that some people do not want density and will view this proposal as an attack on single detached communities. But as is outlined in the risk section of the report this is not the case. I believe the biggest risk is for the city to not approve changes such as this and waste time with all the direct control applications. I also understand the need for this process to be expedited and happen quickly, after all the whole point is to increase efficiency. However, I think the line in the engagement summary that reads "Citizens would not have the technical expertise to contribute to the writing of land use districts" is a less than ideal way to discuss public engagement. I think that the message could have been delivered in a more sensitive way that would have caused less public backlash. As far as I understand "proper public engagement" would have cost upwards of \$500,000 I do not think that is an effective use of money for a proposal that I believe has way more positive impacts than risks. In summary I am not saying that the public should be consulted heavily in every decision, especially when a decision needs to happen quickly, but the message needs to be delivered with more awareness for public perception.

Thanks for your time,

Sincerely Jett Larsen



- While we have heard concerns regarding density from various residents in the community, it is acknowledged that these areas are approved for up to 4-6 stories - significantly higher densities than what the H-GO proposes.

R-CG

- It is our understanding that secondary suites do not count toward overall community density counts. Density is density, and a unit is a unit. We wish to see clearly and transparently how much density is actually being considered as added to the developed areas.
- Similar to H-GO parking concerns above, we believe the minimum parking requirements is simply too aggressively set at 0.375 stalls per unit or suite. The 0.5 stalls per unit or suite set out within the DCs proposed within our community is also considered very aggressive by many members of the community.

We appreciate that bylaw amendments coming forward have addressed waste and recycling concerns that community residents have frequently identified as one of their major concerns with the built form resulting from this district.

Mount Pleasant has seen significant redevelopment over the last several years and we hope that new land use changes such as these will help address some of the issues we have been facing with certain developments.

Thank you for your time and consideration.

Sincerely,

**Asia Walker**

Mount Pleasant Community Association Board Director  
Planning & Development Committee Chair



September 27, 2022

**RE: City of Calgary Missing Middle Housing - H-GO & R-CG Land Use Bylaw Amendments**

To whom it may concern,

Thank you for the opportunity to provide comment on expanded housing choice and Missing Middle housing in Calgary. Previously, the Mount Pleasant Community Association ("the MPCA") has supported increased residential density on key corridors in our community – these being 4th Street, 10th Street, 20th Avenue, and 16th Avenue NW. Based on this position, as well as collaboration between the City and the MPCA in the creation of the document, we supported the adoption of the North Hill Communities Local Area Plan (NHCLAP) which focuses residential density on these key community corridors, considered Neighbourhood Connector and Neighbourhood Flex areas of Mount Pleasant by the NHCLAP. Currently, the NHCLAP allows for 4-6 storey buildings in a variety of forms within these specific Neighbourhood areas.

Since the adoption of the NHCLAP, the MPCA has been challenged by the number of DC applications that have been submitted in the community. It is evident that applicants are seeking land use allowances that are not permitted by current land uses. We have submitted several letters in opposition to these DC applications, requesting in our letters of objection that a standard district be used for parcels within the Neighbourhood Connector and Neighbourhood Flex areas to reduce, if not eliminate, the use of DCs, thereby allowing for greater development predictability within the community.

MPCA has examined the new H-GO district and R-CG amendments.

We are pleased to see that the new H-GO district will:

- not automatically redesignate certain parcels; and
- be directed to "parcels located within ... an area that supports the development form in an approved LAP as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories".

Additionally, we remained concerned about the following:

H-GO

- We believe the minimum parking requirements is simply too aggressively set at 0.375 stalls per unit or suite. The 0.5 stalls per unit or suite set out within the DCs proposed within our community is also considered very aggressive by many members of the community. The constant refrain we hear from the community is that there is not enough parking provided for these higher density infill developments, and without a contextually based parking study from which to support City recommendations MPCA cannot support such minimal parking requirements.

**Amenity Space**

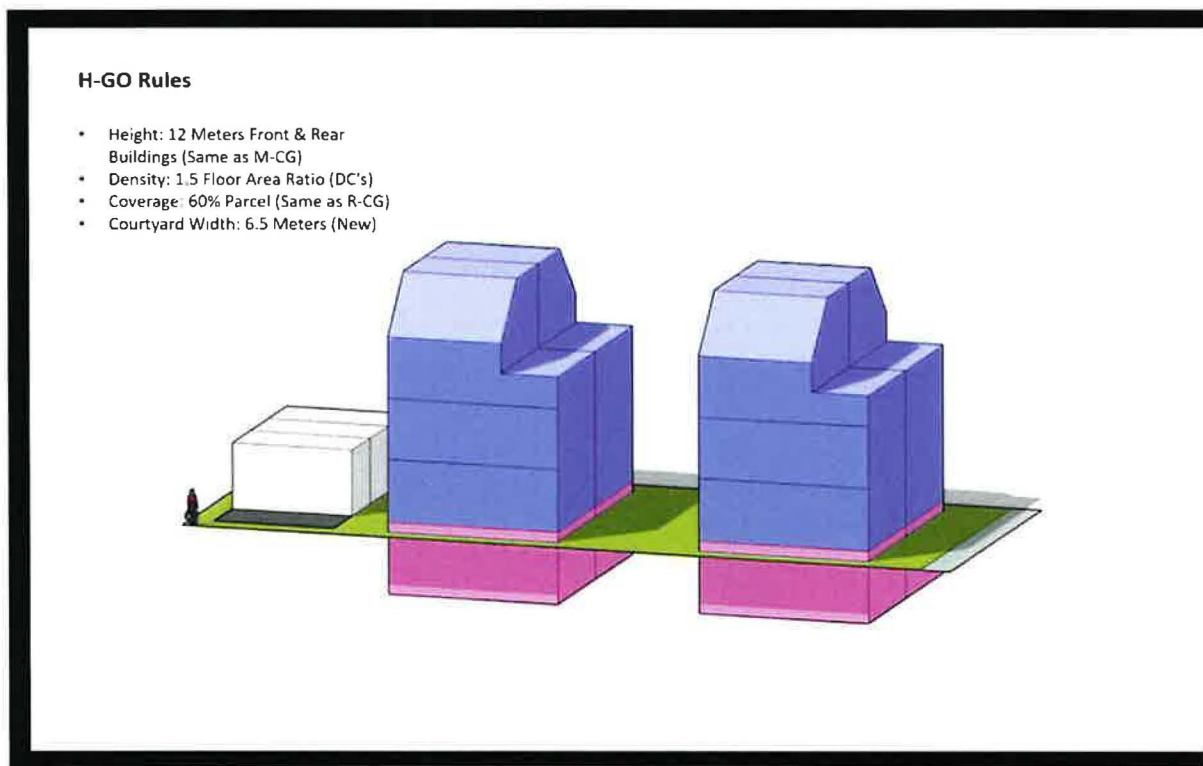
- 1405 (1)** Each *unit* and *suite* must have *amenity space* that is located outdoors and is labelled on the required landscape plan.
- (2)** *Amenity space* may be provided as *common amenity space*, *private amenity space* or a combination of both.

<https://www.calgary.ca/planning/projects/housing-changes.html>

**Where:** Only appropriate close to a Main Street or transit service in the inner-city. The [Land Use Decision Process](#) shows how approvals for H-GO will be made.

**Rules:**

- Maximum Height: 12m or 3 storeys
- Maximum Density: 1.5 Floor Area Ratio
- Maximum Parcel Coverage: 60%
- Minimum Parking Required: 0.375 stalls per Unit and Suite





**Permitted Uses**

1387 The following *uses* are *permitted uses* in the Housing – Grade Oriented District:

- (a) **Accessory Residential Building;**
- (b) **Dwelling Unit;**
- (c) ~~Home Based Child Care – Class 1;~~
- (d) **Home Occupation – Class 1;**
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Secondary Suite;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

- (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**.

- (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:

## Section 1386

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) **8.2.1 Land Use Bylaw Amendments to Address Missing Middle Housing, IP2022-0**

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.**

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**I have read and understand the above statement.**

First name (required) **Simonetta**

Last name (required) **Acteson**

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**

