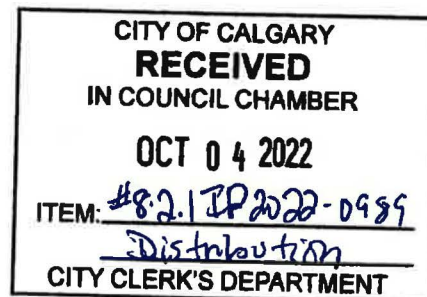


From: Wayne Davies
Sent: Sunday, October 2, 2022 3:39 PM
To: Public Submissions
Cc: Wong, Terry K.
Subject: [External] Oct 4th Density Changes Debate

Follow Up Flag: Follow up
Flag Status: Completed



This Message Is From an External Sender

This message came from outside your organization.

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

To: publicsubmissions@calgary.ca

Proposed Changes to Land Use Bylaws in Calgary, October 4th Meeting, 2022

It would be unfair and unwise to approve the new zoning categories, H-GO and R-CG and parking requirements.

First, there has *not* been enough time for the public to be properly consulted on these matters. They *cannot* be regarded as simply technical planning ideas developed by planners with input by developers. We live in a democracy and people need to be *properly* consulted about such changes. We have not been.

Second, the proposed approach will almost certainly lead to localised, developer-led decisions in small areas, spot-upzoning without proper input from people in neighbouring lots, potentially destroying the character of their areas. The introduction of any such increased density measures should be reviewed by affected communities and only implemented as part of comprehensive Local Area Plans. Unlike most cities in Canada Calgary has an impressive coverage of effective communities that not only provide many services to their people but have expertise in planning issues. Hence their concerns should be heard and used to develop more effective plans.

Third, no consideration in the proposed plans is being given to negative environmental effects of localised higher densities, from increased pollution to reduced tree or green cover. Such effects should be considered as part of any changes considered if our city is to increase its sustainability. This is especially important given the recent devastating examples of climate change from British Columbia last year and the East Coast in the past week, let alone many other examples of catastrophic events in other parts of the world.

Wayne and Fran Davies, 2924, University Place, NW.

Ron and Beth Davies, 2912, University Place, NW.

Goretti and Janet Lema, 2420, Udell Rd, N.W.

Copies to: terry.wong@calgary.ca;

themayor@calgary.ca; cityclerk@calgary.ca; councillorweb@calgary.ca