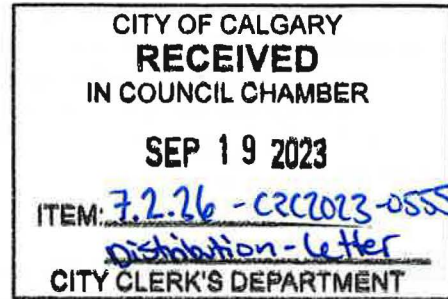


Aaron Nishizawa
311-1010 1 Street SW
Calgary, Alberta T2R 1K4

September 11, 2023

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



Dear City Council:

I am a student at the University of Calgary, studying real estate development and urbanization. I am writing to express my support for Application LOC2022-0050. The application aims for land redesignation in Inglewood to allow building types listed under R-CG to be an option for development. The applicant is pursuing the possibility of a Row Townhouse that, given the parcel area, would allow for up to four dwelling units to be built. Currently, the land is only permitted for R-C2 development, which limits it to two dwelling structures, including Single Detached Dwellings, Semi-detached Dwellings, and Duplex Dwellings.

Calgary has a growing population with diverse needs. The current housing situation is causing excess pressure on Calgarians to find affordable housing as rent continues to increase while vacancy across the city decreases. For decades, our city has supported the growth of small and large businesses, contributing to a strong economy and job market. To promote a growing labour force and continuous growth of businesses, it is important to support the creation of new homes and diverse housing options. One of the main issues developers in Calgary face is our city's residential zoning rules. In order to meet the growing housing demand, Calgary must support land redesignation of areas that are not being utilized in the most efficient way.

Application LOC2022-0050

Community of Inglewood: Inglewood is a vibrant neighbourhood that offers its residents a lot to see and do. It has many beautiful parks, trendy restaurants, vintage shops, bookstores, coffee shops, and boutiques. Its urban design and streetscape are very appealing, attracting people of different ages and backgrounds. The neighbourhood features a mix of older houses and modern ones.

Neighbourhood Characteristics and Demographic: The application for new development and increased dwelling units on the land would be compatible with the neighbourhood characteristics and infrastructure. As of 2016, 70% of dwellings in the neighbourhood are multi-family homes.¹ The neighbourhood attracts the working age group, which accounted for 81% of the neighbourhood population in 2016.² The community profile shows that 1-2 person households collectively made up 83% of the community population in the same year.³ The data suggests that smaller housing types would suit the existing demographic of the community, which has a large range of ages and lifestyles.

Proximity to Amenities, Retail Stores, and Roads: The subject location is attractive in terms of its proximity to community and residential amenities. It is approximately a 10 minute walk to its nearest stores. The location is also approximately a 1 minute walk to public transit and 2 km away from East Village and the beginning of downtown Calgary. It is easily accessible from 9 Ave SE, Blackfoot Trail, and Deerfoot Trail, which makes it appropriate for individuals who must commute to work in other quadrants of the city.

Community Engagement and Concerns: The landowner has engaged the community of Inglewood to address concerns and gather support for the land redesignation. The Inglewood Community Association supports the application, while the administration received only three letters of opposition. The concerns addressed an increase in traffic, an increase in density, and an incompatibility with community character. However, further insights show the subject parcel is adjacent to low-density housing and, under R-CG zoning, would allow for efficient use of land while only providing a modest density increase for the neighbourhood. The development of a Row House would be compatible with Inglewood's character as the neighbourhood is presently a mix of single and multi-family homes. The new building height would be a maximum of 11 metres, which is only 1 metre taller than its current maximum.

Demographic Diversity: The city enabling a Row Townhouse to be built on the land would promote demographic diversity within Inglewood; it would be a more affordable housing option for individuals or families of different backgrounds and income levels wanting to live in the community. Increased diversity within the community would be a step towards a more complete community. A dwelling unit of a Row House would give opportunity for more newcomers to the city to live in an affordable home in one of Calgary's most personable communities.

Environmental Sustainability: The location is transit-oriented and accommodates those who do not own a vehicle. It also eliminates the need for a vehicle to do everyday tasks, as its proximity to retail stores and amenities promotes walking and biking. The efficient use of land reduces infrastructure costs and operating costs, thereby reducing the community's environmental footprint.

I support application LOC2022-0050 as I believe that land redesignation contributes to the goal of creating more diverse and affordable housing options in Calgary. It will have an overall positive impact on the community with few drawbacks. In the face of a housing crisis, Calgarians seeking affordable and diverse housing options would benefit from the rezoning of residential land. The permitting of a Row Townhouse for the subject land will be progress towards a more prosperous future for Calgary and its citizens.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Nishizawa', with a stylized flourish at the end.

Aaron Nishizawa

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Footnotes

¹ From table “Dwellings by structure type” City of Calgary, 2016, Inglewood Profile, p. 18.

² From table “Number of persons by age group” City of Calgary, 2016, Inglewood Profile, p. 2.

³ From table “Families and Households” City of Calgary, 2016, Inglewood Profile, p. 3.