



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Ivor

Last name (required) Green

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

What is the group that you represent?

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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)

Sep 19, 2023

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 change LOC2023-0102

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

In opposition

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

Hello, I am not computer savvy. I sent a submission in earlier in a Word document and was not sure if it transmitted well, have not heard back from you and I am going on vacation so I am re-submitting in a PDF format which I am told will work better. Please scrap the earlier submission in Word. Thank you Ivor

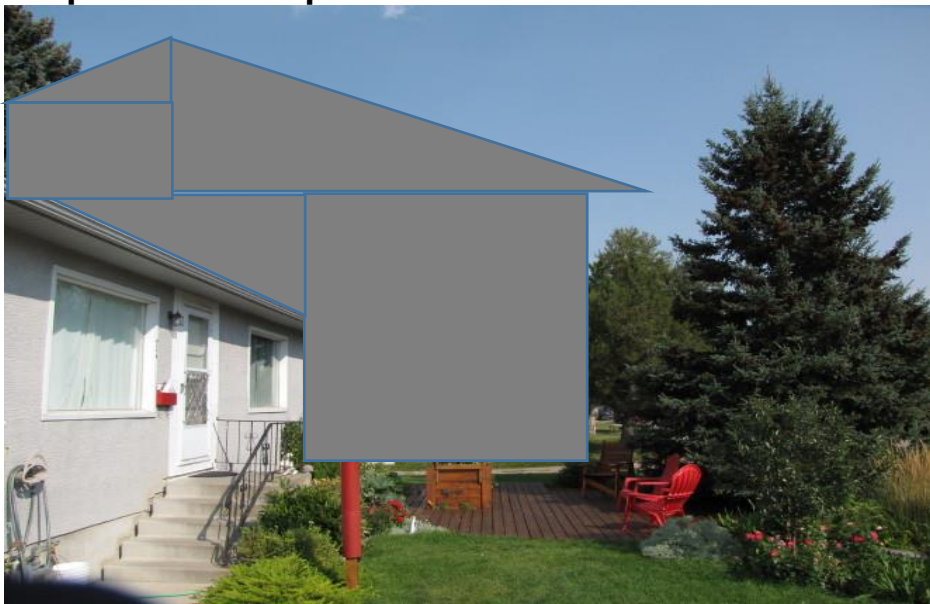
LOC 2023-0102 420 37th Avenue N.W. Calgary

Submitted by Ivor Green 428 37th Avenue N.W. Calgary



**Taken
September 2023**

Proposed development to scale



I have examined this proposal and found significant incongruence between the bylaws and the proposed development.

My biggest concern lies within the application of the bylaws regarding Density in the Units Per Hectare limitations, as described below.

1. UNITS PER HECTARE (UCP)

Calculating units per hectare under the R-CG bylaw is a means of controlling population density. 9 self-contained rental units are to be built comprising 3 rowhouses, 3 secondary suites (basement) and 3 backyard suites. Only the 3 rowhouses are counted for the UCP calculation in accordance with the bylaw. This causes a significant distortion in the application of the density count.

Under Section 529 of the bylaw a “**unit**” to be counted under UCP is defined as a “Dwelling Unit”.

Section 188 “Dwelling Unit”

- a) *means a use:*
 - i *that contains two or more rooms used or designed to be used as a residence by one or more persons*
and
 - ii *that contains a kitchen, living, sleeping and sanitary facilities;”*

The definitions of “Secondary Suite” and “Backyard Suite” have EXACTLY THE SAME WORDING shown above that defines a Dwelling Unit. These suites are definitely dwellings and should be included in counting units per hectare.

The people living in these 6 totally self-contained units are not being included in this population density count. The units all have their own front door and some have two bedrooms. They are all counted for the parking requirement.

The landlord views these units as separate self-contained dwellings and will be collecting 9 rent cheques. The R-CG bylaw is listed under the “Low Density Residential” section. This application proposes increasing the number of dwellings from 1 to 9, an 800% increase on one building lot. The UCP calculation for this parcel says there cannot be more than 5 dwelling units and this limit has been significantly exceeded. This alone should be enough for Council to decline this application.

I therefore ask that this application be declined and the applicant invited to re-submit a new design after consultation with local residents.

2. UNIQUE PARKING SITUATION

Our cul-de-sac has 11 building lots on the south side and only 6 on the north. The balance of the north side is a school with 2 parking spots. There is no back alley on the south side of the street therefore redevelopment with front yard driveways will eventually eliminate all the parking on that side of the street. **All excess parking needs for the whole block will end up on the north side of the street in front of 6 lots. We already have many vehicles parking on the street and this project will add to the inadequate street parking in the future despite complying with parking bylaws.**

3. FRONT SETBACK

The “C” in R-CG stands for contextual. The new front setback under R-CG is 3 metres from the property line instead of the 6 metres that was in place a year ago. This would put the proposed building 15 feet out in front of the neighbouring house. This major protrusion will have a jarring impact on the streetscape and cause reduced sunlight in adjacent homes and yards. Approving this mid-block project will set a precedent for Highland Park developers. Our community will end up with an unsightly mixture of non-contextual setbacks because much of Highland Park has been redeveloped using different land use criteria.

4. INCLUSIVE HOUSING

If the City does approve this development it provides a great opportunity for the City to demonstrate its willingness to do something about affordable housing. This could be done by mandating that 15-20% of the project is set aside under an affordable housing program, as is being done in other Canadian cities.

5. CARBON LOSS

This project is not totally green. There are 6 trees planted 70 years ago plus two City trees that will be cut down with the associated loss of tons of sequestered carbon.



2725 12th Street NE
Calgary, AB T2E 7J2

T 403-291-3350
W www.cgyca.com
@ CCAbuildsYYC

Calgary Construction Association
2725 12 Street NE
Calgary, AB T2E 7J2

September 12, 2023

Kelsey Cohen
City of Calgary
Kelsey.Cohen@calgary.ca

Re: **LOC2023-0102**

Dear Ms. Cohen,

We are writing on behalf of the Calgary Construction Association to express our support for the proposed Passive House development at 420 37 Ave NW. This innovative project aligns seamlessly with our shared goals of sustainable urban development, energy efficiency, and environmental responsibility.

This Passive House development is not only a commendable initiative but also an important pilot project that can serve as an example to the broader community, industry, and the public. By showcasing the tangible benefits of Passive House construction, such as enhanced energy efficiency, superior indoor air quality, and long-term cost savings, this project can inspire and educate others about the possibilities of sustainable building practices.

The knowledge and experience gained from this project can be disseminated widely, promoting the adoption of Passive House principles in future construction endeavors across Calgary. It represents an opportunity to lead by example and set a standard for environmentally responsible urban development.

As an association that represents the construction industry in Calgary, we recognize the significance of embracing cutting-edge building practices that not only promote a healthier environment but also contribute to the overall well-being of our community. Passive House construction principles are at the forefront of sustainable building design, and their implementation in Calgary has the potential to yield a multitude of benefits.

1. **Energy Efficiency:** Passive House design is renowned for its exceptional energy efficiency. By reducing the energy consumption of buildings, we can lower greenhouse gas emissions, decrease energy bills for residents, and contribute to the City's sustainability targets.
2. **Improved Indoor Air Quality:** Passive House construction emphasizes superior indoor air quality through controlled ventilation systems. This leads to healthier living environments, which is particularly crucial in today's world.



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3. **Economic Growth:** The development of Passive House projects creates new opportunities for local businesses, including construction companies, architects, engineers, and suppliers. This contributes to economic growth and job creation within our community.
4. **Long-Term Savings:** While initial construction costs for Passive House buildings may be slightly higher, the long-term operational cost savings are substantial. Residents and building owners will benefit from reduced energy bills, making housing more affordable in the long run.
5. **Environmental Responsibility:** Supporting Passive House development aligns with Calgary's commitment to reducing carbon emissions and combating climate change. It demonstrates the City's dedication to responsible urban planning.

In conclusion, the Calgary Construction Association firmly believes that the adoption of Passive House principles in local construction projects will lead to a more sustainable, resilient, and prosperous future for our city and its residents. We commend the applicant City for considering such innovative and forward-thinking initiatives.

Should you require any assistance, resources, or expertise from our association regarding this project or related matters, please do not hesitate to reach out to us. We look forward to the positive impact that this Passive House development will bring to our city and are eager to support this endeavor in any way possible.

Sincerely,

Bill Black
President and COO
Calgary Construction Association

Franco Cavar
Director of Government Relations
Calgary Construction Association



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I have read and understand the above statement.

First name (required) Rod

Last name (required) Ruff

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Alberta Ecotrust Foundation

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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)

Sep 19, 2023

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

(required - max 75 characters)

Bylaw 160D2023-LOC2023-0102

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

In favour

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Please see attached letter



To: Calgary City Council

RE: Green Buildings Priority Stream Program - Proposed DC Low Emissions Development

Alberta Ecotrust Foundation appreciates the opportunity to provide comments on the first Direct Control (DC) land use amendment submitted to the Green Buildings Priority Stream Program. Alberta Ecotrust is a trusted partner of the City of Calgary with more than 30 years of experience in deliberately bringing together multi-sectoral representatives to build trust, collaborate and leverage resources for community-led environmental initiatives.

Achieving the City of Calgary's climate goals will take multiple pathways, and we applaud the innovative step addressing emissions reductions through land use. Utilizing the planning approvals processes to expedite applications and remove red tape to incentivize greener buildings is an effective approach to accelerate emissions reductions in Calgary. We reviewed the program through the lens of its potential to support greenhouse gas reductions, as well as address the housing shortage in Calgary. Given approximately two thirds of all emissions in Calgary are created by buildings, Alberta Ecotrust supports the intention and direction of the program and its efforts to encourage low emissions buildings. The proposed DC would address the greenhouse gas intensity of the development, while increasing density and allowing for more housing choice for Calgarians.

Alberta Ecotrust supports the purpose of the Green Buildings Priority Stream Program and the development of additional innovative and energy efficient building projects in Calgary. We strongly support the proposed DC and additional permitted use of Low Emissions Development.

A handwritten signature in black ink that reads "Rod Ruff". The signature is written in a cursive, slightly slanted style.

Rod Ruff, A/President & CEO
Alberta Ecotrust Foundation

Alberta Ecotrust Foundation (AEF) is a registered environmental charity. AEF partners across boundaries to mobilize and inspire those who champion and protect the environment towards a vision of healthy ecosystems for all Albertans. AEF hosts the Climate Innovation Fund (CIF), a \$40M federal endowment to identify, invest in, and scale up carbon reduction solutions in both Calgary and Edmonton. CIF is in partnership with the City of Edmonton, the City of Calgary and is part of the national Low Carbon Cities Canada initiative hosted by Federation of Canadian Municipalities.

Please note that the views expressed in this submission do not necessarily represent those of the City of Calgary, the City of Edmonton or other stakeholders.



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I have read and understand the above statement.

First name (required)	Kerri
Last name (required)	Johansen
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



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No Agenda items listed/found. RE: LOC 2023-0102 420 37th Avenue NW

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In regards to RE: LOC 2023-0102 420 37th Avenue NW, the Planner's submission to the CDC focused heavily on the 'green' aspects of the development and glossed over points brought forward by members of the community such as:
1) The easement application bypassing city bylaws, if approved, will alienate (block off) the last house at the end of the street. This is not 'community'.
2) The houses on the south side of 37 Avenue have no back ally. As such, driveways impede on street parking. New developments are contributing more to this. Most of the houses on the south side have basement suites, compounding the parking problem.

Not mentioned anywhere are trees. The current flora is depicted in 3 attached pictures. These 2 rare coniferous trees are a hallmark on this street. They are interesting, they are different than the usual spruce and pine. Allowing any developer to remove these would be a travesty. Also, I have noticed that trees that they city paid for in the 'Neighborhoods Program' are allowed to be removed when the property is redeveloped. This is a waste of funds and I believe, goes against the City's values and goals of a strong canopy.

Thank you for hearing my considerations.



420

416



