



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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

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) Bradley

Last name (required) Araki-Young

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) Request to speak

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 3, 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 redesignation. Land located at 252 – 19 Avenue NE

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.
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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)

Bradley Araki-Young

October 3rd, 2023

Calgary City Council
4216-40 Str NW
Calgary, AB, T3A 0H6
LAND USE REDESIGNATION

Dear Calgary City Council,

I am writing to express my support for the proposed redesignation of the land located at 252 – 19 Avenue NE from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District. The proposed redesignation to M-CGd85, which allows for multi-residential development, aligns with the city's long-term objectives of accommodating population growth while efficiently using land and resources. In addition, it answers several immediate problems that our city and province are currently dealing with. This redesignation presents an opportunity to address the growing housing shortage, take advantage of the financial benefits of multi-residential developments, maximize density, and land use, and presumably offer more affordable housing options.

Like many major areas in Alberta, Calgary needs to catch up with the demand for housing. Multi-residential developments offer several economic advantages that contribute to the overall prosperity of our city and province. This will help young professionals, elders, families, and students look for accessible and inexpensive housing options in desirable neighbourhoods like Tuxedo Park. Drawing from personal experience and as a current University of Calgary business student who has been declined on-campus residence, I know the struggle of finding a place to live. During this academic year, there have been over 300 students who have been waitlisted or denied on-campus residence. This demand for housing necessitates a smart and forward-thinking land use and development strategy, especially in the city's inner neighbourhoods.

Furthermore, multi-residential buildings that accommodate more residences are more space-efficient than single-family homes. We can use smaller lots to house several families, maximizing our land use. This increased density is both environmentally responsible and economically sustainable. In addition, multi-residential buildings help with urban sprawl, creating higher-density areas. A higher concentration of residents within a neighbourhood can help support local businesses, from corner stores to restaurants and cafes. This can foster a sense of community and contribute to the vibrancy of our city. Moreover, this land re-designation is already in an established neighbourhood, allowing new tenants or homeowners to access public transportation. For example, if you lived at 252 – 19 Avenue NE, you could access buses 303, 20, and 9 to reach your destination. This neighbourhood is an excellent area to access public transportation and is close to the North Hill shopping centre.

Unlike single-family homes, multi-residential projects frequently provide more affordable housing options (Braverman, 2022). This is essential for housing inhabitants who might otherwise struggle to find acceptable accommodation in the city, such as students, young professionals, and those on fixed incomes. Our local economy greatly benefits from the building and upkeep of multi-family structures. These initiatives boost the demand for building supplies, produce jobs, and bring in money from property taxes that can be used to fund crucial public services.

Preserving contextual design inside the proposed M-CGd85 zone is an important part of the design. This guarantees that any new structure will blend smoothly with the neighbourhood's existing character. This is an important strategy that preserves the distinctive appearance of Calgary's neighbourhoods while offering some design flexibility.

In conclusion, redesigning the property at 252-19 Avenue NE from R-C2 to M-CGd85 is a noteworthy step towards meeting the housing needs of our expanding population and fostering economic vibrancy. It adheres to cost-effectiveness, job development, and community well-

being. I encourage the City Council to accept this forward-thinking plan and fully support this redesignation.

References:

Braverman, B. (n.d.). What Is A Multi-Family Home? Bankrate. Retrieved September 20, 2023, from <https://www.bankrate.com/real-estate/what-is-a-multi-family-home/#types>

What is multifamily housing and what are the benefits? (2023, March 29). Property Inspect. <https://propertyinspect.com/blog/what-is-multifamily-housing-and-benefits/>