



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)	Nathan
Last name (required)	Andersen
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 23, 2023

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

(required - max 75 characters) Item 10 LOC2023-0117

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)

Nathan Andersen
420 16 Street NW
Calgary, Alberta T2N 2C1

September 20, 2023

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

Dear City Council:

I am currently a student at the University of Calgary, studying marketing. I am writing to express my support for Application LOC2023-0117. This application would redesignate land in Banff Trails from residential RC2 district to Housing H-GO district. With this redesignation, the applicant is proposing a Stacked Townhouse that would allow for twelve dwelling units to be constructed.

Currently in Calgary, we are experiencing a housing affordability crisis, putting pressure on Calgarians to find affordable housing. Exacerbating this issue is the growing student housing crisis that is affecting large amounts of students. The University of Calgary has continually been a popular choice for international students and as such, the housing that the University provides has been stretched thin. To continue to be a target for international students, the city needs to continue to make strides to make housing more affordable for all. Land redesignations that take inefficient areas and better utilize them are essential to continue to grow as a city.

Banff Trail is a vibrant community offering residents access to parks, restaurants, and recreation activities. It is also close to the University and its facilities as well as McMahon Stadium providing walking distance access to the Calgary Stampeders as well as the Dinos. The neighbourhood is a well-balanced mix of older houses and modern ones. The application for development of new dwelling units will be compatible with existing units in the area. The neighbourhood has a 58% rented household rate as of 2016.¹ The community profile also shows that 27% of residents utilize public transit as their main form of transportation.² 1-2 person households in Banff Trail make up 65% of the current household sizes.³ The data presented shows that smaller dwellings would fit the existing character and demographics of the neighbourhood as well as fitting students' needs.

The location of this application is advantageous for students in particular as it shares a close proximity to the University of Calgary, only being a 13-minute walk from the property. It is also approximately a 4-minute walk to University Station, allowing easy access to public transport. The property also borders on Crowchild Trail allowing residents that drive access to a central road to the NW of Calgary.

The city received two emails opposing the proposed redesignation and development citing issues regarding increase in traffic, noise, and erosion of neighbourhood character. Looking at the surrounding properties shows that this property fits into the scope of the area, as 49% of houses in Banff Trail are semi-detached or duplexes, meaning that adding 12 units will only marginally increase density of the neighbourhood. Also, the building design maintains ongoing trends within the area of more modern designs.

I support application LOC 2023-0117 as I believe that continued redesignation of sites that are being underutilized will better serve the city of Calgary and help push us to being a more affordable city for all. Overall, the proposal will have few drawbacks while providing a large positive impact. Those of us seeking more affordable housing options will strongly benefit from the continued support of the city allowing these redesignations, continuing to provide Calgarians with options for the Future

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Andersen', with a long, sweeping horizontal line extending to the right from the end of the signature.

Nathan Andersen

403-597-4650

nathan.andersen@ucalgary.ca

Footnotes

- 1 From table “Housing Tenure” City of Calgary, 2016, Banff Trail Profile, p. 15
- 2 From table “Mode of Transportation to work” City of Calgary, 2016, Banff Trail Profile, p. 14
- 3 From table “Private Households by Household Size” City of Calgary, 2016, Banff Trail Profile, p. 3