



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Adam

Last name (required) Nichols

How do you wish to attend? Remotely

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) No

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Item 38

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

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

Advocating in favor of the land use redesignation to allow for semi-detached and duplex dwellings in addition to residential dwellings already present.

The plan to permit duplex and semi-detached homes at 8124-47 Avenue NW in the Bowness neighborhood is a shift in the right direction for forward-thinking urban development. There are several advantages to this tactical shift for the neighborhood, local economy, and general livability. This proposal aligns with the key principles of real estate development that help to aim for a more sustainable project that aims to include a variety of possible applicants. As this project is aiming to increase the residential density on the site, a variety of audiences could be targeted for the new owners of the residence. With the ever increasing prices of houses in the market in Calgary, it makes it harder for a vast majority of the younger population to move out of family households. This illustrates the need for a diversification of the current dwellings in order to captivate the younger market by offering lower prices to encapsulate a larger population of residents.

Within the community there is already a stress for a larger housing supply to combat the growing population that currently cannot find areas to live in due to the low density of housing within the area. With the proposed land use redesignation, the low housing density could be effectively targeted as increasing to semi-detached homes and duplex dwelling instead of single storey detached dwellings would inevitably combat the low housing density within the region. Moreover, Real estate development needs to be market driven. Analyzing market demand is a fundamental principle, and this redesignation responds to the demand for diverse housing options in the Bowness area. Furthermore, the Bowness CA provided a letter of no objection which indicated their support of removing single storey detached dwellings. This insinuates that the leaders within the region are already aware of the low density of residential dwellings in the area and are on board with targeting this situation. This will ultimately accommodate the housing needs of different age groups, lifestyle and demographics.

The stress for sustainability is also ever increasing in today's real estate development society. Looking at duplexes specifically, they often come with a high energy efficiency due to the common utilities and electrical appliances being shared amongst the two units. This aims to contribute to a reduced environmental footprint which helps the long term sustainability of this project. Additionally, maximizing land efficiency helps to reduce the housing disparity in Calgary as there are more houses which help to accommodate the increasing population and more specifically, the younger generation looking to expand and move outside of their family dwellings. Real estate development principles emphasize cost management to ensure the project is most profitable and efficient of the money designated for the land redevelopment. Through the use of semi-detached and duplex units the real estate developers will be able to actively target efficient and cost saving principles to ensure

that the money can be put towards further land redesignation. Community integration is becoming more essential in communities to ensure the community prospers with a diverse population. This encourages more social interactions between residents which further fosters a sense of community within the area. With the implementation of duplexes and semi-detached dwellings residents would be more likely to foster interactions with their neighbors which further increase the sociability of these areas.

There are virtually no risks that have been identified with the proposal. This further illustrates that there are no drawbacks from the proposal. Furthermore, the subject site would allow for more efficient use of the infrastructure and services. This allows the developers to further focus on projects which aim to increase the housing density within areas. Real estate development is also one of the main drivers of local economies. The redesignation can lead to a higher influx of job creation which will help to add on to the community social aspect. This shows how this designation is not only advantageous for the developers, but also for the economic growth of the community. The developers must ensure that they adhere to zoning regulations as this is a fundamental principle to ensure a successful real estate project. This proposal aligns with all of the current zoning regulations which allows Tricor to pursue the project within the existing zoning regulation to maximize their efficiency and market satisfaction.

In conclusion I am in favor of this zoning regulation to take place in the Bowness region to allow for land redesignation from single detached homes to semi-detached and duplex dwellings. This proposal aligns with the key principles such as market demand, diversification of land, sustainability and community integration. Taking into consideration all of these points, I see no reason as to why this land proposal cannot go forward as it would be a key factor in increasing the housing density within the region which would lead to more absorption within the community.