



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Kole
Last name (required)	Macmillan
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)	I do not
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)	Tuxedo Park LOC2023-0087 land use redesignation (BYLAW 218D2023) for 2811 C
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)	

Kole Macmillan
University of Calgary

Dear Council,

I wish to comment on the Tuxedo Park LOC2023-0087 land use redesignation (BYLAW 218D2023) for 2811 Centre Street NW (Plan 2617AG, Block 28, Lots 5 and 6) from Commercial – Corridor 2 fl.0h10 (C-COR2 fl.0h10) District to Mixed Use – Active Frontage (MU-2f4.0h23) District.

My name is Kole Macmillan, a fourth-year undergraduate studying real estate at the University of Calgary. As a student who is currently dealing with the burdens of rising rents and an unaffordable home market. I feel as if I am a stakeholder in the city's land use redesignation and consequently its redevelopments. I am specifically commenting on this site since I do not live too far from this area; as well as its vicinity to the University of Calgary and SAIT College where students like myself are situated.

I am in favour of the redesignation; I think this change could be a small solution to the larger issue of housing affordability and urbanization. MU-2 would allow for a larger development on the site that allows for both commercial and residential units, both of which are needed in the city's current urbanization effort.

While I am not aware of the specificities of what the applicant plans to do with the site, I am aware that, if successful, the site will be capable of a larger development that would be able to hold more people. I, myself, live just five minutes away from the site and it is about ten minutes from the University of Calgary, I imagine this area could be a potential hotspot for students. The University of Calgary is ever expanding; more and more students are joining every year which means there need to be new homes for them to stay. Not to mention the need for homes for new university staff. SAIT also has a steady growth year over year. Which not only means more students, but more people in the neighbourhood. This growth being brought to the North West means more businesses will want to take advantage of its new demand; which in turn means more people want to move here and have staff move closer to their work. The cycle continues and the community outgrows its current zoning. In order for an area to keep up with this growth, it needs to be able to realize the change and accommodate it, which is exactly what a land use redesignation like this is seeking to do.

Being on Centre Street, it is situated in a busy area that gets a lot of people coming in and out of it. Due to this, it boasts a ton of amenities like cafes, shops, restaurants, and much more. If

anything, higher density in this area will help these businesses, a lot of them being small family businesses, flourish in ways they would not be able to otherwise.

Not only does Tuxedo Park have a close vicinity to the schools, but it is a short drive to form the downtown core, and therefore, a place for many workers who commute. It is due to this, and several other reasons, that the City of Calgary designated the Tuxedo Park as an area for redevelopment. Currently, it has the infrastructure to host more people than it currently has, meaning the area is capable of increasing its density if need be.

I was born and raised in Vancouver and when I was younger, Calgary was always advertised as a cheaper and more affordable city for young people. However, even just over the past four years I have lived here, rent prices have skyrocketed, and I am worried Calgary will have the same fate as the current day Vancouver housing market. Ultimately, supply and demand can be the difference between a market being unattainable or justified for someone like me. As a young person myself, I feel as if it is important for us to voice these growing concerns. They currently impact us the worst and are likely to become more of an issue in the future. On a macro scale, I think Calgary as a whole needs to work on its ability to motivate an increase in supply to fight these changes. Therefore, I believe the redesignation to MU-2 would help aid this issue on a more micro level, in a place like Tuxedo Park that needs it the most.

The housing and rent crisis is not the only reason I think increasing density in certain areas is a good thing. In fact, I personally have always loved living in tighter urban environments where more is happening and I believe most pre-family-aged people would also agree. Specifically for Calgary, I believe having a community of like-minded individuals is important. With many months being so cold, you do not want to have to travel far in order to get to work, school, see your friends, get to amenities etc. During my first year at the University of Calgary, we had this in the form of dormitories where we could see our friends and get where we needed to be in minutes. However, the older we get, the less we have this luxury. Having to move further and further away from the city centre, or wherever our primary location is, means people have to put in far more effort to get there; during colder months this problem is exacerbated. Higher-density housing brings in more to the area's economy; whether it is commerce or people, the people living there have the ability to do more.

Another factor in this development is traffic. This comes from two different angles: increasing the traffic within Tuxedo Park and decreasing the city of Calgary traffic. By increasing density in the area, Tuxedo Park will have more foot and car traffic. That is good in the sense that it brings more to the economy, but bad in the sense that streets and parking may become congested. Though, since hopefully, more people would then live in the area, there will be less need to drive to other areas like downtown or workers that had to commute a distance before would not have to anymore. Meaning, that there would be less traffic going in and out of the more already

congested areas. This means that this would be taking some of the burden off of the places that are becoming too crowded and allocating it to somewhere with a little more wiggle room.

I also realize that rezoning of this nature can potentially have its drawbacks. As stated previously traffic can potentially be a concern. I also know many people currently living in the area may take issue with more people moving into their neighbourhood; potentially even crime increasing in their neighbourhood. These are all legitimate concerns, however, I believe these changes are needed for the greater good of the city. And that like in the past, these issues were exaggerated and talked about more than they were a reality. It's crucial to remember that, in order to prevent these possible drawbacks, increasing density should be done carefully and with thorough planning. In order to retain the area's quality of life while allowing for growth, developers and urban planners must find a balance.

Overall, I believe that like this applicant for 2811 Centre Street NW, the city should focus on redevelopment in areas that are seeing increases in demand. Tuxedo Park is a prime example of a neighbourhood that is in need of a redesignation with a higher density for the benefit of the community, and therefore, this application should be passed.

Sincerely,

Kole Macmillan
Student at The University of Calgary