



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) Philip

Last name (required) Carson

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

What is the group that you represent?

PUBLIC SUBMISSION FORM



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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 7, 2023

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

(required - max 75 characters)

LOC2022-0173

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

In opposition

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)

Philip Carson, PhD LLB
2108-31 Avenue SW, Calgary AB T2T1T4
403-830-2641 pacarson@telus.net

City of Calgary
Planning and Development
800 Macleod Trail SE
PO Box 2100 Postal Station M
Calgary Alberta T2P 2M5

Attention: Shallu Sharma Shallu.Sharma@calgary.ca

VIA EMAIL

RE: LOC2022-0173 Application for Land Use Amendment – 2103 30 Avenue SW

I am the owner and occupant of an immediately adjacent property, at 2108-31 Avenue SW. I am writing to register my **most vehement objection** to the above-referenced application.

I have no objection to construction of a duplex or single family house with detached garage, as currently zoned. However, the construction of a three-unit structure with three associated secondary suites over a detached garage structure is completely unacceptable. In effect, the applicant seeks to convert the permitted two households to six households.

My objection to the proposed amendment has five grounds:

1. Absence of parking for six households.
2. Waste collection.
3. Blockage of the alley during construction.
4. Road repair post-construction.
5. Pedestrian and cyclist safety

Parking Issues

The most common new home construction in the immediate vicinity is either a duplex with detached garage with two parking spaces for each household or a pair of narrow detached homes each with a detached garage for two cars for each household. Nevertheless, on-street parking for residents is at a premium.

The proposed development has six households with a total of three parking spaces. Despite the imagined future in which people embrace public transit as their primary means of urban transport, living in Calgary and enjoying the amenities in the mountains requires car ownership, even if for occasional use. There is no realistic situation that does not contemplate at least six cars associated with the six dwelling units.

At the expected price point for the three row houses, it is reasonable to expect at least one of the households to be able own two cars, or that one of the garage spaces will be used for storage rather

than parking. Even with the three-unit development (ignoring for the moment the secondary dwellings above the garage) the proposed development will have insufficient parking. **The proposed development will put significant additional pressure on already limited on-street parking.** We are already at capacity for on-street parking.

With the addition of secondary dwellings above the garage structure, at least three more vehicles will be expected. This will occur regardless of whether the secondary dwellings are used for long-term rental, for short-term rental or by family members.

The net effect of the proposed development will add a minimum of between one and four more vehicles for which on-street parking will be the norm. This can already be seen in respect of the four-plex townhouse development at the SE corner of 20 Street and 31 Avenue, where residents habitually use 20 Street for their primary parking despite the availability of one garage stall per unit. I invite you to use City resources to match the car registrations with the owner addresses associated with the 20 Street/31 Avenue four-plex. Undoubtedly, a similar situation can be found associated with the four-plex located at the SW corner of 22 Street and 32 Avenue. A futuristic vision of car-free development does not match reality.

Additional on-street parking is simply not available; we are already at capacity. Note that the on-street parking is used primarily by residents, not by people visiting the Marda Loop commercial area. Furthermore, parking for the Marda Loop commercial area will stress local resident on-street parking as expected for the City's Marda Loop Main Streets enhancement project which is now entering the construction phase.

As a further note, in the imagined electric future, there is no provision for charging these added vehicles if they are EVs. A likely solution is that EV owners will park illegally or at the very least in an obstructive manner in the alley for access to electrical outlets.

In summary, while urban densification is a laudable goal, doing so must recognize and incorporate the reality of car ownership rather than the dream of a car-less world.

Waste Collection

The plan included with the application shows twelve waste bins; nine in the waste enclosure and one more in front of each garage door. As such, on waste collection days there will be twelve bins placed in the alley. There is simply insufficient space for the waste bins.

Further, given the location of the subject lot at the entrance of the alley from 20 Street, a large number of waste bins will present a safety hazard for vehicles seeking to enter the alley. Misplaced bins may block the entrance or slow entry to the point where a northbound vehicle may have to enter very slowly, placing it in danger of being struck broadside by a southbound vehicle approaching from over the crest of the hill. Southbound vehicles will face the risk of being struck in the rear while attempting to enter an obstructed alley.

Construction Disruptions

Construction of other new homes along 30 Avenue between 20 Street and 21 Street resulted in repeated blockage of the alley which provide access to my garage. The permit for any proposed construction (even a single or duplex structure) must place limits on alley disruptions and blockage.

Given the location of the subject lot at the entrance of the alley from 20 Street, a blockage by construction vehicles, construction materials or workers will present a safety hazard for vehicles seeking to enter the alley. A northbound vehicle may have to enter very slowly, placing it in danger of being struck broadside by a southbound vehicle approaching from over the crest of the hill. Southbound vehicles will face the risk of being struck in the rear while stopped trying to enter an obstructed alley.

As a final note, during construction of new homes directly behind ours, our waste bins were often filled to overflowing with construction packaging waste. This cannot be allowed.

Road Repair Post-Construction

Construction of new homes in our neighbourhood often requires new utility infrastructure involving excavation of the street. Past experience has shown that the repair of the excavations is typically done poorly, resulting in subsidence in following years. Developers must be held accountable to restore the road to previous conditions and must be held financially responsible to return to repair subsidence in future years.

Property owners backing onto the alley between 30 Street and 31 Street currently pay a levy on account of the paving. Any damage during construction must be repaired at the expense of the developer.

Pedestrian and Cyclist Safety

As described above, obstructions of the alley during construction and due to large numbers of waste bins creates a safety risk for motorists turning into the alley. The same situation creates a danger for cyclists descending in the southbound bike lane on 20 Street.

Closure

For the reasons above, I object to the proposed development application in the strongest terms. I seek continued timely notice of the hearing date, at which time I intend to present further materials, including photographic evidence. If the application is granted, I will appeal to the SDAB and through the Court of Appeal if necessary. **This development must not be permitted.**

Sincerely,

Philip Carson



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Bryan
Last name (required)	Trainor
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 20, 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)	RICHMOND LOC2022-0173 LAND USE REDESIGNATION BYLAW 199D2023
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)	

Public Council Hearing Submission - November 14, 2023
Richmond - [LOC2022-0173](#) - LAND USE REDESIGNATION BYLAW 199D2023
Bryan Trainor

Introduction

2103 30 Ave SW in the community of Richmond is the location of the land use designation that is attempting to redesignate the land located at 2103 – 30 Avenue SW (Plan 4479P, Block 39, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. The property is on the corner of 30 Ave SW and 20 ST SW. The building was built in 1952 and has a current property value of \$ 615,000. The property's dimensions are 38.1 M long and 15.24 M wide. The site is a single detached house including 3 bedrooms, 1/1 baths, 1443.00 sqft, has an annual property tax value of \$1776, a separate detached garage, and was last sold in 2002 for a sale price of \$260 000.

Calgary Housing Crisis

Calgary is currently in a housing crisis. According to Zumper, Calgary's average rental prices for studio, 1-bedroom, and 2-bedroom units have increased over the last year by 20%, 25%, and 28%. I believe that a crucial impact of the increase in rental prices is related to the supply and demand for affordable homes that individuals have access to. Calgary has a strong focus on immigration. In the second quarter of 2023, Calgary added 31 371 people which is a 41.9% increase compared to the same period in 2022. This large number of immigrants adds to the overall population of Calgary which increases the overall demand for affordable housing. This increase in demand has increased the prices of homes. In Calgary, housing is considered affordable if a household pays 30% or less of its monthly income on shelter costs. By this definition, for the current housing market to be affordable for the average Calgarian, housing prices need to decrease by 33%. Families are quickly losing their ability to afford all types of housing in Calgary. In 2023, to afford a single-family house, a coupled family needs \$23,000 more annual income than they did in 2021. Single-parent families and individuals living alone cannot reasonably afford any type of housing. Right now only 3% of households in Calgary are supported by affordable housing, as compared to 6% of households nationwide. Now, if there is a high demand for affordable housing, Calgary has to provide more supply of affordable housing to reduce purchase prices of homes as well as rental prices. This has been difficult recently with the high mortgage rates for construction and building loans. Investors and developers are less motivated currently to take on projects because the high rates increase risk and decrease their rate of return on the investment.

Rezoning from RC-1 to R-CG

The designer Lasting Legacies Inc. has submitted the request to rezone the site from RC-1 to R-CG. The site is 6243 sqft with a high potential to build more units on the property. There is the single detached home, back yard, and large detached garage that could be torn down and developed into more housing. RC-1 has a maximum of 2 dwelling units, 10 meters high for housing, and only the ability to have single-detached, semi-detached, and duplex home suites. If the city approves the rezoning application, there is the ability for 3 dwelling units, an 11-meter-high building, and rowhouses and townhouses to be built. This parcel of land would be ideal for high-density use of rowhouses and townhouses. The median sale price for single detached homes rose 11% on a year-over-year basis to \$635,000 in the third quarter of 2023. The median sale price for townhouse and row units rose 19.4% on a year-over-year basis to \$399,900 in the third quarter of 2023. Rowhouses and townhomes are on average \$ 235,000 cheaper than single-family homes and provide a great housing option for Calgarians who need an affordable option. R-CG zoning also allows the site to have increased building height from 10 meters to 11 meters. This extra meter can give the builder more flexibility when developing and can create the ability to have a taller building which could allow for higher ceilings. With R-C1 zoning, even with a redevelopment site, there is only a maximum of 2 units with the ability to build single-detached, semi-detached, and duplex homes. R-CG would allow for more density on the same parcel of land with townhouses and rowhouses which are cheaper alternatives. The community of Richmond is less than a 10-minute drive from downtown. Having a population that has higher density downtown and surrounding downtown enhances downtown life. A higher concentration of people in a smaller area helps make a city more walkable and helps surrounding businesses have more access to customers.

Conclusion

There is no perfect solution for a housing crisis, but developing and creating more affordable housing will create more available units for individuals. Having more units in this competitive environment will help lower prices. The redevelopment of this site will likely create 3 units of rowhouses or townhouses which will provide renters with property that offers more units at a cheaper price compared to having one single-detached home. Many factors will affect the future of Calgary's housing market but hopefully, the City of Calgary recognizes the benefit of improving the developer's ability to rezone parcels of land. The process of having to rezone a parcel of land can be challenging for a developer because the longer it takes and the higher chance of it getting denied can discourage future developers from investing in Calgary. If the City of Calgary approves the rezoning of this property, it will benefit the city now and create an image that they recognize the importance of supporting developers in the building of affordable housing.

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PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Rikki
Last name (required)	Janvier
How do you wish to attend?	
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)	LOC2023-0137
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)	

Rikki Janvier
1904 27th Ave NW
Calgary, Alberta, T2M 2J6

November 6, 2023

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

Dear City Council,

My name is Rikki Janvier, and I am a student at the University of Calgary, currently taking a real estate development class. I am writing to express my support for the proposed land use redesignation, LOC2023-0137. This proposed land redesignation will change the current land use from R-C2 to R-CG, which overall, will allow for more units per parcel of land.

This proposed land change will change the current land use of lot 1540 18 Ave NW, from R-C2 to R-CG. The R-CG, or Grade-Oriented Infill, designation allows for multiple changes including a higher density of 75 units per hectare, a maximum height of 11 meters, and a maximum of 4 dwelling units. The new designation will also allow for townhouses, duplexes, semi-detached dwellings, rowhouses, and cottage housing clusters. This designation also allows for higher parcel coverage in some cases, which may allow for larger units. Granting this redesignation may make more units available, and therefore help the housing crisis that Calgary is currently experiencing.

As mentioned above, these proposed changes will allow for more units per parcel of land, which is especially important since Calgary is facing a housing affordability crisis. Affordable housing, and housing in general is becoming more and more scarce, making it especially important for higher density developments to commence. Changing the designation from R-C2 to R-CG, will allow for these higher density developments to take place leading to more housing to be available. As a current university student, that is not from Calgary, I am aware of the current affordability crisis, and have experienced this crisis personally. Looking for off-campus housing

that is affordable has been extremely difficult, especially with the raising tuition cost. Approving this proposed land redesignation will ease the burden of the affordability crisis.

This proposed land redesignation is in the community of Capitol Hill, which is located in the Northwest, close to the University of Calgary, 16th Ave, and many parks. Although many other lots in Capitol Hill have a current designation of R-C2, the designation of R-CG will not create any exterior differences but will make an impact on the affordability crisis. Instead of currently seeing single detached or duplex homes, this redesignation will allow for rowhouses, or 4 units on a lot.

With my letter, I encourage you to vote in favor of the proposed land redesignation LOC2023-0137. I hope that you will take my opinions into consideration when determining whether to approve this application. I believe that this redesignation will help to reduce the intensity of the affordability crisis.

Thank you for your consideration,

Rikki Janvier

A handwritten signature in black ink, appearing to read "Rikki Janvier". The signature is written in a cursive, flowing style.