



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Vikram
Last name (required)	Rathore
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)	NA
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Standing Policy Committee on Community Development
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 #9 Land Use Amendment in West Hillhurst (Ward 7) at Multiple Addresses
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)	

Item #9 November 14, 2023 Calgary Council Hearing Comments

I am writing today to offer my opinion on the pros and cons relating to the zoning change in West Hillhurst on 2202 and 2204 5 Ave NW. Through the examination of these perspectives, I will provide my opinion on what should be the next course of action. In Alberta, as in many other places, zoning changes are typically made to accommodate changes in the local community, promote responsible development, and address various land use objectives. The decision to change zoning from RC-2 (Residential Contextual One/Two Dwelling) to RC-G (Residential Contextual General) should be based on a careful evaluation of the specific circumstances and community needs. **Here are some potential benefits of such a zoning change:**

- **Increased Housing Density:** RC-G zoning often allows for greater housing density compared to RC-2. This can help meet the growing housing demands in certain areas, especially in urban or suburban locations like West Hillhurst. More housing options can address issues like housing affordability and availability.
- **Mixed-Use Development:** RC-G zoning may permit mixed-use developments, combining residential and commercial spaces. Although not in the plans for this project, it can create vibrant neighborhoods where people can live, work, and play, enhancing local economic activity and walkability.
- **Improved Land Utilization:** Changing zoning from RC-2 to RC-G can allow for more efficient land use, making the best use of available land. This can be particularly important in areas where land is scarce or costly like the inner city.
- **Encouraging Infill Development:** By allowing for greater density and flexibility in RC-G zoning, it can encourage other infill development, helping to revitalize established neighborhoods and reduce urban sprawl.
- **Supporting Transit-Oriented Development:** If the area is well-connected to public transportation, RC-G zoning can be conducive to transit-oriented development, making it easier for residents to access public transit services, reducing car usage as it's more needed for further away communities.
- **Enhancing Economic Development:** Allowing for mixed-use and higher-density development can attract businesses and services to the area, potentially stimulating local economic growth and job opportunities. Businesses have more people living per lot so it can give them a larger target audience.

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- **Affordable Housing Options:** With increased density and a broader range of housing types, RC-G zoning may lead to more affordable housing options, helping to address housing affordability challenges.
- **Environmental Considerations:** Concentrating development in certain areas under RC-G zoning can be more environmentally sustainable by reducing the need for long commutes and conserving natural land outside of urban boundaries.
- **Infrastructure Efficiency:** Higher-density development often results in more efficient use of public infrastructure, like roads, utilities, and public services, potentially reducing the cost of maintaining and expanding these systems.
- **Aesthetic Improvement:** Zoning changes can also help communities address aesthetic and design considerations, promoting architectural standards and the creation of attractive, pedestrian-friendly neighborhoods as the city can influence what plans are passed.

The downsides to this change in zoning could be:

- **Infrastructure Strain:** Higher-density development can strain existing infrastructure, such as roads, sewage systems, and public services, potentially requiring costly upgrades.
- **Parking Issues:** Increased housing density may lead to parking shortages, which can create inconvenience and conflicts among residents.
- **Privacy Concerns:** More neighbors in closer proximity can lead to privacy concerns and a reduction in the perceived quality of life for some residents.
- **Overcrowding:** In densely populated areas, schools, healthcare facilities, and other essential services might become overcrowded, impacting the quality of services provided.
- **Gentrification:** Zoning changes can sometimes contribute to gentrification, displacing lower-income residents and changing the socioeconomic character of the neighborhood.
- **Property Values:** Some existing property owners may see their property values decrease due to concerns about increased density or changes in the neighborhood.
- **Design and Aesthetic Concerns:** Changes in zoning may not adequately address design and architectural standards, potentially leading to poorly designed or unattractive developments.

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- **Traffic Congestion:** Higher-density development can increase traffic congestion in the area, which can be a source of frustration for residents and commuters.
- **Environmental Impact:** Concentrating development in one area may result in environmental impacts, such as increased stormwater runoff and reduced green space, which can harm local ecosystems.
- **Affordability Challenges:** While the intention might be to provide more affordable housing, the resulting properties may not be affordable for low-income residents due to market forces.
- **Residential Disruption:** Construction and the influx of new residents can be disruptive to existing residents, affecting their daily lives and routines.

Overall, I believe it is important to consider and understand both the pros and cons before making a decision. Once we've understood the cons, builders can try their best to mitigate the negatives and appease as many stakeholders as possible. It is important to view the current economic state of the community, the city and the needs of individuals in this city. Due to the ongoing housing affordability crisis, I do believe in this case that the pros outweigh the cons and that we should approve this zoning change. This change can increase density in the area and allow for more residences on the piece of land and more property taxes for the city. I do not believe the consequences to the neighbors and community are significant enough to outweigh the benefits the greater whole of Calgary will see in projects like this and others.



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First name (required)	Parker
Last name (required)	Johnstone
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)	N/A
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Standing Policy Committee on Infrastructure and Planning
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 11 - Land use amendment taking place on Nov. 14, 2023.
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)	

Parker Johnstone
Parker.johnstone@ucalgary.ca
250-718-6984
November 7th, 2023

Item: Support for Land Use Amendment in West Hillhurst (Ward 7) at Multiple Addresses, LOC2023-0141. Locations are at 2202 and 2204 – 5 Avenue NW (Plan 710N, Block 13, Lots 21, 22 and a portion of Lot 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Dear Mayor Gondek and Members of the Council,

I am reaching out to voice my strong support for the land use amendment proposal in the West Hillhurst area, particularly concerning the redevelopment initiative by Goaldex Builders Corp. at 2202 and 2204 – 5 Avenue NW. I am convinced that this project is a forward-looking and essential move for the advancement and betterment of our community, and I wish to extend my full support for its ratification by the Council.

As an inhabitant of the West Hillhurst neighbourhood and a student at the University of Calgary, I am intimately familiar with the rapid shifts in our local housing market and the escalating rental costs. The challenge of finding affordable housing while pursuing my studies is becoming increasingly acute in light of the present housing shortage. My concern is that, even after completing my education, the prospect of purchasing my own home may be more than a decade away.

The proposed R-CG zoning for this development represents a constructive stride in enhancing housing options for our burgeoning community. This rezoning aligns with Calgary's aspirations for sustainable urban growth, and the development thoughtfully considers how to address communal needs alongside the pressures of urban expansion.

This site is ideally situated for R-CG zoning, encompassing a 0.06-hectare property at the intersection of 5 Avenue NW and 21 Street NW, featuring a duplex with rear lane access. It's prominently placed on a main collector road and is within a short walking distance to the hubs of commerce and social life along 19th Street NW and Kensington Road NW.

Concerning parking, while R-CG zoning may raise questions about parking space availability, the proximity to public transit significantly reduces reliance on private vehicles, facilitating more effortless movement across the city.

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November 7th, 2023

In addressing the urgent housing need, the rezoning to R-CG zoning presents an adaptable solution to the current affordability crisis, allowing for the development of more residential units, which could help stabilize market prices.

Regarding the aesthetic integrity of the community, the row housing proposed can, with thoughtful design, contribute positively to the local landscape. West Hillhurst's eclectic charm will only be enhanced by the redevelopment, especially considering Goaldex Builders' proposed designs, which reflect the Local Area Plan's vision for growth and harmonize with recent area developments.

To conclude, the redevelopment plan for 2202 and 2204 – 5 Avenue NW embodies a comprehensive and innovative approach to urban planning, focusing on demographic expansion, housing access, and the welfare of our community members. It promises a significant step towards positively influencing Calgary's trajectory. I urge Mayor Gondek and the City Council to take my views into account and support the land use change in our district. I am optimistic that your considered evaluation of this proposal will contribute immensely to the ongoing prosperity of the West Hillhurst area and Calgary.

I appreciate your commitment to our community and consideration of my perspective on this crucial matter.

Warm regards,

Parker Johnstone