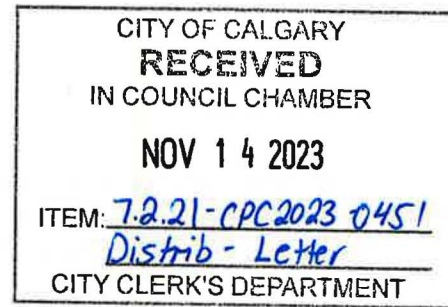


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Subject: Support for Amendment to the Chinook Station Area Plan (Bylaw 225D2023)
Dear Mayor Gondek and Members of the City Council,

As a recent university graduate and a young professional entering the workforce, I am writing to advocate passionately for the proposed amendment to the Chinook Station Area Plan to facilitate high-density multi-residential development, initiated by **Manu Chugh Architect**. This amendment aims to transform multiple properties at 210 and 213 – 59 Avenue SW, and 6006 and 6012 – 3 Street SW, into a hub of high-density multi-residential development.

The change proposes the construction of multi-residential buildings, potentially with commercial storefronts within the Multi-Residential - High Density Medium Rise (M-H2) District. Envisioned to reach a maximum height of 50 metres, these structures will offer approximately 12 to 16 storeys of living space, in a building area of 26,120 square metres and providing a minimum of 78 residential units. This plan for urban enhancement aligns perfectly with my own experiences of the housing market's challenges and the needs of my fellow young professionals seeking affordable and accessible living options.

Addressing Housing Shortage: The urgency for more housing in Calgary cannot be overstated. With an alarming housing shortage, it is imperative that we adopt measures to boost supply.

- **Personal Insight:** Post-graduation, the reality of the housing market has been daunting. Prices are sky-high, and the demand far outstrips supply. This amendment could be a game-changer for many young professionals like myself, looking for affordable and convenient living options.

Convenience for Young Professionals: High-density accommodations near LRT lines offer unmatched convenience, reducing commute times and enhancing quality of life.

- **Explanation:** As someone who relies on public transit, the proximity to LRT stations makes a significant difference in daily routines. It means more time for professional growth and community engagement, less time in transit, and a lower carbon footprint.

Economic Attraction: By increasing the availability of convenient housing options, we can attract and retain a vibrant workforce, which is critical for Calgary's economic growth.

- **Personal Perspective:** Many of my peers are considering their post-university futures, including where to settle down. Cities that offer accessible housing are more likely to retain this talent pool, contributing to a dynamic and innovative economy.
- **Competitive Perspective:** Calgary is a world class city, and we must attract high-quality talent and individuals that can contribute to our city. To do so, we must have a robust housing situation. Conforming to this amendment will lead us in that direction.

Sustainable Urban Living: The amendment promotes an urban lifestyle that supports environmental sustainability and reduces the need for car ownership.

- **Personal Vision:** As a member of the community conscious about environmental impacts, I envision a city where sustainable living is not just an option but a natural choice. This development encourages that vision.

Revitalization and Economic Vibrancy: Enhancing the density aligns with Calgary's strategic goals for downtown revitalization, promoting a thriving, energetic urban core.

- **Personal Observation:** The vibrancy of a city center has a magnetic pull for young professionals. The proposed amendment supports such an energetic downtown as more individuals can ride the LRT to access our energetic urban core.
- **Additional Explanation:** Moreover, the area of Manchester Industrial, requires revitalization given its historical context of the majority of dwellings being built in the 1940s.

Affordability and Social Equity: This development will contribute to a more diverse and equitable housing market, essential for social inclusion.

- **Personal Concern:** The current housing market is prohibitive for many. This amendment could lead to a more balanced market, ensuring that housing is accessible to all segments of society.

Sustainable Growth: The proposed amendment and resulting development embody our commitment to a sustainable growth strategy.

- **Explanation:** It aligns with efforts to make Calgary one of the most livable cities in the world by implementing the vision of the Municipal Development Plan and ensuring strategic and sustainable growth.

Alignment with Manchester ARP: Despite the Manchester Area Redevelopment Plan (ARP) dating back to 2003, its objectives remain relevant and are seen in the proposed amendment.

- **Explanation:** The amendment supports the creation of a vibrant residential community with access to local commercial amenities, seamlessly integrating with the existing industrial backdrop and transportation framework. This alignment not only respects the historical context of the Manchester ARP but also revitalizes it for contemporary needs, providing accommodation in proximity to employment hubs while maintaining the integrity of existing industrial areas.

Economic Catalyst Through TOD (Transit-Oriented Development): The proposed development is poised to act as a catalyst for economic growth, leveraging the proximity to the Chinook Station.

- **Explanation:** TOD is known to spur local economies, and this amendment will ensure maximum utilization of the transit infrastructure, fostering a dynamic urban center.

Considering these points, I support the proposed amendment to the Chinook Station Area Plan with the conviction that it represents an essential step toward a more inclusive, sustainable, and economically robust world-class city, Calgary. The need for increased housing, especially for

young professionals and recent graduates, **is critical**. By alleviating some of the density restrictions, we pave the way for developments that meet the needs of the city's growing population.

I urge you, Mayor Gondek and the City Council, to consider the long-term benefits that this amendment promises. It is a direct investment in the present and future citizens of Calgary, ensuring that the city remains a beacon of opportunity and innovation.

I appreciate your consideration of my perspective as a young Calgarian committed to the prosperity of the city. Your support for this amendment will not only aid in addressing the immediate housing crisis but also lay the foundation for a vibrant, forward-thinking city.

Thank you for your commitment to Calgary's development and for taking the time to understand the impact of your decisions on the younger generation.

Warm regards,
Kiran Patil