



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. 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) Farookh

Last name (required) Mohammad Aslam

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) Dec 6, 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](#).)



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(required - max 75 characters)

advocate for sustainable urban development and as a supporter of the propos

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)

Farookh Mohammad Aslam

farookhmohammad.a@gmail.com

To the Members of the Calgary City Council,

Dear Council Members,

I write to you today as an advocate for sustainable urban development and as a supporter of the proposed land use redesignation at 328 29 Ave NE in the historic Tuxedo Park neighborhood. The application presented by VERA Architecture to transition from a Residential – Contextual One / Two Dwelling (R-C2) District to a Multi-Residential – Contextual Low Profile (M-C1) District is not only a visionary step for Tuxedo Park but also a progressive move for the City of Calgary.

Historical Significance and Evolution of Tuxedo Park:

Tuxedo Park, with its roots stretching back to its annexation in 1910, stands as a testament to Calgary's many rich historical sites. The community, located just three kilometers north of the city center, is a unique blend of historical and modern influences. It is home to buildings that reflect Calgary's vibrant history, including the first home built in the area, a three-story farmhouse, now a historic site. Tuxedo Park has evolved over the decades, with a predominant focus on single detached residential homes. However, as Calgary grows, so too must its neighborhoods evolve to meet new challenges and opportunities.

Alignment with Calgary's Urban Development Vision:

The City of Calgary has long recognized the importance of thoughtful urban densification and diversification of housing as critical elements in its growth strategy. Tuxedo Park, with its prime location and existing infrastructure, including schools and community centers, is well-positioned for such transformation. The proposed redesignation aligns seamlessly with these objectives, paving the way for a more diverse and inclusive community.

Economic and Social Benefits of Increased Density:

Urban densification, as proposed in this application, offers multiple benefits. From an economic perspective, it attracts investment, boosts local businesses, and generates higher property tax revenues. Socially, increased density fosters community interactions and creates a more vibrant neighborhood atmosphere. By allowing for up to 8 units, compared to the current 2, we can accommodate more families and individuals, thereby addressing the pressing need for affordable housing options in Calgary.

Sustainability and Environmental Considerations:

The move towards a denser urban fabric is not only an economic and social imperative but also an environmental one. By concentrating growth within existing urban areas, we reduce the need for outward expansion, thereby preserving natural habitats and reducing the city's ecological footprint. This approach aligns with global sustainability goals and positions Calgary as a leader in ecological urban planning.

Design and Community Integration:

To ensure the new development complements Tuxedo Park's unique character, I advocate for design standards that reflect the area's historical and architectural significance. It is imperative that new constructions blend harmoniously with existing structures, maintaining the neighborhood's aesthetic while introducing modern elements. Community engagement is key in this process, ensuring that residents' voices are heard and their concerns addressed.

Infrastructure and Services:

With increased density comes the need for robust infrastructure and services. It is crucial that the development plan includes considerations for traffic management, parking solutions, and enhancements to public transport. Additionally, the provision of green spaces, pedestrian-friendly pathways, and community amenities should be prioritized to maintain a high quality of life for all residents.

Long-Term Vision for Tuxedo Park and Calgary:

The redesignation of 328 29 Ave NE is more than just a singular development; it is a step towards realizing a long-term vision for Tuxedo Park and Calgary at large. It sets a precedent for how we can intelligently and sensitively evolve our neighborhoods, making them more inclusive, vibrant, and sustainable. This development can serve as a model for future projects, showcasing how urban growth and community values can be harmoniously aligned.

Enhancing Housing Accessibility and Diversity:

This project is a pivotal step towards enhancing housing accessibility in Tuxedo Park. The proposed multi-residential buildings offer a range of housing options, catering to various income levels and demographic needs. This diversity in housing is essential for creating a balanced community where people from different walks of life can coexist and thrive. It also provides opportunities for first-time homebuyers and those seeking more affordable housing solutions.

Positive Impact on Local Economy and Employment:

The development is expected to have a substantial positive impact on the local economy. Construction and subsequent operations will create job opportunities, both directly and indirectly. This boost in employment is especially significant in the current economic climate, contributing to the overall economic health of Calgary. Furthermore, a vibrant, densified community encourages entrepreneurship and the growth of small businesses, adding to the economic dynamism of the area.

Contribution to Urban Aesthetics and Community Pride:

A well-planned multi-residential development can significantly enhance the urban aesthetics of Tuxedo Park. Modern architectural designs, coupled with green spaces and community-focused amenities, will contribute to a visually appealing and functional living space. This development has the potential to become a landmark in the community, instilling a sense of pride among residents and elevating the overall appeal of Tuxedo Park.

Promoting Social Cohesion and Community Engagement:

Increased residential density fosters social interactions and community engagement. It creates opportunities for residents to connect, share experiences, and build a strong community network. The development's design should include communal spaces, such as courtyards and community gardens, that encourage social gatherings and foster a sense of belonging among residents.

Revitalization of the Community Landscape:

The redesignation will act as a catalyst for the revitalization of Tuxedo Park. By introducing modern residential units, the neighborhood will experience a refreshing change in its community landscape. This will not only attract new residents but will also uplift the overall image of the area. Revitalization efforts, when done thoughtfully, can preserve the historical essence of a community while injecting new vitality and relevance, ensuring Tuxedo Park remains a desirable destination for future generations.

Fostering a Balanced Demographic Mix:

One of the key benefits of this development is the fostering of a more balanced demographic mix in Tuxedo Park. By offering various types of housing, from townhouses to apartment buildings, the area will become accessible to a wider range of residents – from young professionals to small families. This demographic diversity is vital for the creation of a dynamic and resilient community. A balanced demographic mix also contributes to a more robust local economy, as a variety of residents bring different needs and opportunities for local businesses.

Impact on Local Schools and Community Services:

The proposed development will likely have a positive impact on local schools and community services. Increased population density can lead to a higher demand for these services, which in turn can result in improved facilities and more diverse programs. These enhancements benefit not just new residents but the entire community. Furthermore, a more substantial local population provides a stronger base for community activities, events, and initiatives, enriching the social fabric of Tuxedo Park.

Addressing Calgary's Growing Housing Demand:

Calgary, like many major cities, is experiencing a growing demand for housing due to its increasing population. The proposal to increase the unit count aligns with this need, providing

more housing options in a city where demand often outpaces supply. By focusing this development in an established area like Tuxedo Park, we are utilizing existing space efficiently, which is a more sustainable approach than expanding the city's boundaries. This project is an example of how we can meet our city's housing needs without compromising on the quality of living or the environment.

In conclusion, the land use redesignation application LOC2023-0067 at 328 29 Ave NE is a thoughtful and progressive proposal that aligns with the City of Calgary's urban development goals and responds to the current and future needs of Tuxedo Park. This development promises economic, social, and environmental benefits, and I am confident that it will serve as a benchmark for future projects in Calgary. I commend VERA Architecture for their vision and urge the Council to support this application, marking a significant step towards a more inclusive, vibrant, and sustainable future for our city.

Thank you for considering my views on this matter. I look forward to the positive changes that this development will bring to Tuxedo Park and the City of Calgary.

Sincerely,

Farookh Mohammad Aslam