

Albrecht, Linda

From: Hui Zhang [huizhang001@gmail.com]
Sent: Wednesday, December 30, 2015 9:16 AM
To: Albrecht, Linda
Subject: 1535 33 Ave SW - Letter of Support

Hui Zhang, Owner of 1536 34 Ave SW, Calgary, AB
Mailing Address: Suite 188, 1811 4 Street SW, Calgary, AB, T2S 1W2
December 30, 2015
City of Calgary, Planning & Development

Re: Support Zoning Change at 1535 33 Ave SW

Dear Sir/Madam,

I realized from a received city mail that a zone change for the property at 1535 33 Ave SW is being processed at the City of Calgary. I'm the owner of 1536 34 Ave SW. I'd like to give the full support on this request as I am in favor of increasing the population density in inner city, especially Marda Loop area.

I own three houses in Altadore plus one adjacent to the subject property in South Calgary. In my opinion, the City's inner city policy needs to further encourage building higher density properties. People choosing not to live in the suburban are those who like European and Asian street style. We want to see a lot of people walking, playing, working and enjoying leisure time in a safe and thriving neighborhood. As long as there is no safety concern or as long as the infrastructure allows, we'd like to see as many people as possible.

The current planning policy seems to encourage tearing down an old bungalow and replacing with a side-by-side duplex. If we significantly increase the population density, it will achieve some eye-opening effect. People living in Marda Loop area may suddenly feel they are living in a big city like Toronto or Montreal, in terms of dynamics and vibration of a small community. The unique character of living in it would then attract more to move into it. To certain degree, replacing bungalow with infill duplexes is a half-way approach, which may work for most part of the inner city to keep the transition between suburb and inner city smooth, but may not be sufficient for some highlighted areas like Marda Loop and Kensington. One obvious drawback of doing duplexes is the housing cost becomes too high. By allowing higher development density, housing cost should be averaged down. This shall then really enable a thriving community by having a good size of residents. With higher density, small businesses get bigger chance to do well and balance with big-box stores. With baby-boomers emptying their nests, if the corner by the east end of 33 Ave S and 14 ST W can have enough amenities, many senior people could remain in South Calgary, Altadore, Elbow Park.

In the country I'm originally from, China, areas like Marda Loop and Kensington, may get direct funding from the municipal government to be brightened up in a very short timeframe (a year or two). Although it can not be the case in Canada, these two areas may require a different set of rules in Planning and Development.

In summary, I'm fully supporting the zone change request on the subject project to accommodate a higher density property. Higher density means lowered building cost, lowered threshold for people to move in, improved self-sustainability, increased prosperity, and more attractive & unique life style.

Yours truly,

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