

The Public Hearing for the 2024 April 22 Public Hearing Meeting of Council closed at 9:17 pm, 2024 May 6. No further registrations to speak on Item 7.2.1 Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213 will be accepted at this time.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]

Drew

Last name [required]

Marr

How do you wish to attend?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Item 7.2.1 Calgary's Housing Strategy 2024-2030

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

A citywide rezoning sounds too broad and uncertain to achieve the desired results council is seeking without introducing negative outcomes. The city is over 100 years old and I assume it has grown with considerable thought and planning at the hands of many professionals. To drastically change all that careful work in one swoop seems dramatic and almost reckless. I am curious how similar growth was handled in the past and why it is not appropriate now? I am also curious what would happen if growth demands are not met? Are the consequences certain? Are the proposed rezoning changes certain to meet the desired outcome? Increased density seems to be what council is aiming for. Naturally it will affect infrastructure, most of which can probably be addressed in the near term. One concern I have is the effects on schools and how it might cause over capacity situations. I imagine a serious over capacity solution could take a decade or more to resolve. Is that a reasonable situation to put residents in? There are many questions and hopefully many answers, available to our decision makers. The level of uncertainty is cause for alarm to me. I trust a prudent decision will be made after deliberations have concluded. Thank you for taking my comments into consideration.

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First name [required] LaVonne

Last name [required] Walt

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning Bylaw

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME
(hidden)

Blanket Rezoning - Opposition - May 7, 2024.pdf

ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see my attached letter. Thank you.

Dear Mayor and City Council,

My name is LaVonne Walt, and I am writing in personal opposition to the blanket rezoning by-law. I have attended an open house, followed the public hearing, and read extensive literature on the matter. I am opposed to the proposed bylaw for many reasons, including: lack of thoughtful city planning for the rezoned areas, utility and waste management, parking, quality of life for existing community members, and impacts to personal home investments, among other issues.

I would like to highlight another issue: the property rights from the Constitution of Canada stipulate that *Everyone has the right to the use and enjoyment of property, individually or in association with others, and the right not to be deprived thereof except in accordance with law and for reasonable compensation*. The blanket rezoning would deprive me of my property rights, and I have not seen any indication in the proposal that suggests there would be compensation for that.

I would also like to highlight that the City should have provided more accurate renderings of the impacts of the blanket rezoning. The City used its educating opportunity to share depictions of development imagery that did not show the negative realities of the impacts, including waste management, maximum unit development, subsequent parking, etc. No doubt, the lack of downsides shared with the public served to misinform.

Let me be clear that I support affordable housing and thoughtful densification. I would like my community to benefit from the same thoughtful planning for densification that new communities have when they are developed instead of letting developers build whatever makes them the most money at the expense of the community experience and functionality.

I ask you to please amend or abolish the proposed blanket rezoning accordingly. Thank you for taking the time to listen to the citizens through the public hearing.

LaVonne Walt

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First name [required] Steve

Last name [required] Cook

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The rezoning will have a negative effect on both my property value and the enjoyment of my house. There will be parking issues, privacy issues, over shadowing of adjacent properties. Residents bought into these neighborhoods because this was appealing to us. Know the city wants to change all that. I believe there are under utilized city owned parcels that could be used as multi family sites. As for short-term student rentals why not offer incentives for people to rent out rooms. I am also ok with basement suites but not 12 units on a 50 ft lot. I don't agree with increased density going from 2 to 4 people to possible 24 people. (2 persons in 12 units). The zoning does elude to new housing supposedly being in character to existing homes. I don't feel that there is any regard to the types of homes that exist in the area. This a total lie. The developers will be chomping at the bit to purchase these homes to redevelop with expensive homes which few can afford.



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First name [required] Barbara

Last name [required] Sontag

How do you wish to attend?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 6, 2024

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

[required] - max 75 characters Calgary's housing strategy 2024-2030, land use amendment citywide

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I urge council to hold your ground. While there has been significant opposition to this legislation, it is something that must be enacted as continuing to annex land and encroach on farmland and wild ecosystems will be to our detriment. Densification not only addresses the housing shortage but also reduces Calgary's contribution to climate change as it will discourage auto transportation and encourage more walking, cycling and use of public transportation. It will help also help to address some of the social issues we are facing today by diversifying neighbourhoods and thereby helping people overcome the notion that if people are not just like me they hold less value. When people of different ages, colour, ethnicity, values, and means become neighbours, they find a way to form community. There are only emotional reasons to stave off the inevitable changes needed to address Calgary's growing population. Time marches. Things change. Let's get on with addressing the inevitable.



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First name [required] Andrea

Last name [required] Hall

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 comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] May 7, 2024

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

[required] - max 75 characters Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024

Are you in favour or opposition of the issue? [required] In favour



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Unfortunately, people who are fortunate enough to have a home are having emotional reactions because main adults lack the ability to accept change. They are exhibiting "NIMBY" attitudes as well many people with openly classist prejudices. Calgary cannot ban new comers and we need housing solutions and continued urban sprawl is environmentally irresponsible and increasing density only in a few areas is socially irresponsible. The city needs to listen to it's planners and ensure parking, transportation and traffic are a part of any plans to increase density.



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First name [required] Vinay

Last name [required] Kumar

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 14, 2024

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

[required] - max 75 characters Rezoning of Communities- Disrespectful thought

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We bought a house thinking will live a peaceful and spacious life. We moved to Calgary because of its structured buildings. Please do not move ahead with the law of rezoning. There is a lot of empty land to build housing. We definitely do not want our city to be very congested and strain on infrastructure and quality of living. Please do not wreck the communities and our homes by rezoning. Please do not push us to leave the city.

There should be a different option. SUPPORT US!!!



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First name [required] Nataliia

Last name [required] Iakovlieva

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] May 14, 2024

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

[required] - max 75 characters Rezoning

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] D
Last name [required] Jantzen

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 9, 2024

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

[required] - max 75 characters Item 7.2.1 Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywi

Are you in favour or opposition of the issue? [required] In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We have been property owners in Calgary for 28 years - always owning single family dwellings. For our first house, we saved our 20% downpayment within six months - that, out of our starting career salaries in the early 90s - because the total cost for a starter home was only 2 times an average household's annual salary.

Our adult children are born-and-raised Calgarians with post-secondary degrees earned here who are employed and saving money, yet unable to save enough - quickly enough - to get a down-payment on a townhouse or a semi-detached property, let alone a single-family dwelling, before the cost of owned property has once again moved out of reach.

Realistically, the only way to own property is if Calgary changes and allows R-C1 neighborhoods to contain less expensive housing options. This creates healthier neighborhoods. Calgary's current land use regulations are past expiry, creating "dead zones" for schools, with neighborhoods without children. Transit, small businesses, the whole food service industry, and many more services we take for granted are only possible if the people who make them happen can live a good life in Calgary.

Our children, renters as they currently are, are not to be dismissed as "drifters"; rather, they are to be valued and incentivized to stay, work, grow, and diversify Calgary's economy so that we privileged older ones might someday have buyers for our over-priced single-family dwellings because they've been able to also build equity in owned property of some kind.

Whining about loss of property value is completely unrealistic because we've already won the lottery of buying when property was easily attainable. The past two years' rapid increase in home valuations means no homeowner has anything to complain about.



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First name [required] AI
Last name [required] O'Brien

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 8, 2024

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

[required] - max 75 characters The rezoning is a bad decision

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our household is fully against the rezoning as we moved in this neighborhood to be away from townhouses & condos. Rezoning will ruin it. Better to build new communities with only these types of housing. To say it's what people want is fake, only a minimum of people want it as neighbors I've talked to are fully against it. If this passes you will not get our vote in next election



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First name [required] Bob

Last name [required] Little

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 comment on? [required] Council

Date of meeting [required] Apr 29, 2024

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

[required] - max 75 characters Housing re-zoning bylaw

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The role of council is to make decisions based on the feedback they receive from citizens. I believe council has been receiving poor advice from administration on several issues, including re-zoning and plastics re-use. Instead of focusing changes in re-zoning on communities which have infrastructure ie. appropriate roads to accommodate densification, administration has pushed a blanket approach which makes no sense in most communities. Who is accountable for poor city planning over the past ten years??? Council needs to listen more to citizens and less to administration who seem to have their own agenda, which doesn't align with the majority of Calgarians on re-zoning. As council, you need to hold administration accountable. Also Council members should apologize for getting re-zoning and plastics policies wrong, and causing so much stress on Calgarians...

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First name [required] Vaishali

Last name [required] Mankar

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 comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters construction in 1927&1923-26th ave has destroyed the newly made back alley

Are you in favour or opposition of the issue? [required] Neither

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello Council, My family resides in 1919-26th avenue sw. Zoning has affected us instantly in matter of wrecking the back alley that was constructed 2 years ago. We on this block are been paying for that then after. however since early this year once the construction of a multi-residence has taken pace in 1927&1923-26th ave, the back alley has been destroyed. kindly take note of this & request both the builders to reconstruct it. Since we will be paying for that but regaining the graded gravel back alley. This block is all INFILL & expected city would respect it ..but ohwell!

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 or Council Committee agenda and minutes.** 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 or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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.

First name [required] Linda

Last name [required] Wallace

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 comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 7, 2024

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

[required] - max 75 characters Re zoning up zoning or blanket rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a citizen of Calgary I am in opposition to up rezoning and blanket rezoning planning should be planned simple as that and blanket rezoning would put application for rezoning in jeopardy with little or no control to city property or people single use homes. Degrading of peoples property and overpopulation of an area that may not be wise or wanted. Fire regulations and dangers with high density areas that were once for single use only us a very big concern. Are these being taken into consideration? Will it be low income housing and high density to an area not suitable and just plunked in there by a developer with no thought to the impact and safety and water and electricity needs as well as heating. Using up parkland and reducing usable areas for families to enjoy these areas overpopulation is unacceptable. Health care at local hospitals where they were designed for the areas built already and your going to pack another ton of people in that area without taking in the need for more doctors or health clinics or police and fire departments. You can not overpopulate just because the Government sees a shortage of housing due to the fact of over immigration putting stress on city areas that were never meant to be overpopulated in the original planning. Parking and other needs. These are only a few and there are many more that need to be taken into consideration if this is ever going to be approved without a plebiscite with the citizens of Calgary. We are not going either with 15 minute cites nor do we approve of this global agenda.



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First name [required] Sharon

Last name [required] Purvis

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 comment on? [required] Council

Date of meeting [required] May 13, 2024

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

[required] - max 75 characters Blanket Rezoning

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

CoC Low Density Guidelines-Regulations Inner Areas 24.05.10.docx

ATTACHMENT_02_FILENAME

SP Long Standing Vacant Residential Parcels.docx

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Mayor and Council, I hope you will have time to take a review of this material and consider before you make a decision. This material covers two items:

1. Information from the City of Calgary "Low Density Residential Infill Guidelines" and the City of Calgary Land Use Bylaw 2P80 "Rules for Modest Residential Development", regulations that were developed for redevelopment and additions previously used to allow permitted redevelopment in the inner 34 communities. This ensured respect for existing developments and allowed for gentle transition over time. I suggest this type of regulations be developed to enable increased units per site but still in a built form that is not imposing on the existing homes and residents in our communities today.
2. Available and potentially available land in our community for multi-dwelling developments.

Mayor and Council, I hope you will have time to take a review of this material and consider before you make a decision. This material covers available and potentially available land in our community (Lake Bonavista) for multi-dwelling developments.

- 1. The following photos indicate vacant land near Canyon Meadows LRT that have not yet been developed after all these years. I ask why that is if there is such a demand and shortage of housing? I suggest assigning a team to work directly with the owners and remove any risk they have in working with The City and get them developed.***



- 2. And it is possible that this land between our community and the next, which has some pipe infrastructure in it near the top, be considered for town housing along the base. There are homes at the base just north of these photos. And I imagine this is City-owned land.***



We request that you drive harder to get development on these long-standing vacant lands.

Thank you for considering this information.

Sharon and Peter Purvis.

Mayor and Council, I hope you will have time to take a review of this material and consider before you make a decision. This material information from the City of Calgary “Low Density Residential Infill Guidelines” and the City of Calgary Land Use Bylaw 2P80 “Rules for Modest Residential Development”, regulations that were developed for redevelopment and additions previously used to allow permitted redevelopment in the inner 34 communities. These guidelines and land use regulations ensured respect for existing developments and allowed for gentle transition over time. I suggest this type of regulations be developed to enable increased units per site but still in a built form that is not imposing on the existing homes and residents in our communities today.

- 1. The following copied texts are from the “Low Density Residential Infill Guidelines for Established Communities,” (City of Calgary, 2010) provided to indicate the kind of respectful consideration given to those communities to address their concerns. We would like to have the same/similar considerations to protect our quality of life in our home and neighborhood. I encourage you to take a look at this document as an indication of how respectful redevelopment was guided when these inner communities experienced the type of insensitive redevelopment that blanket rezoning is potentially imposing on our communities.***

“PREFACE

The Low Density Residential Housing Guidelines for Established Communities (Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to single-detached dwellings, semi-detached dwellings and duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

In July 2007, City Council approved a new Land Use Bylaw 1P2007. The new Bylaw introduced new rules to deal with issues previously addressed by the Guidelines. Consequently, the Guidelines have been updated to eliminate conflict and duplication.

A strong emphasis is placed on encouraging development to respect and enhance the overall quality and character of the street/community in which it takes place. To achieve this objective, the Guidelines deal with the following design elements:

- context
- parcel layout
- building mass
- privacy
- landscaping

It should be noted that the Guidelines apply only to low density residential uses that are not listed as a permitted use and are therefore a discretionary use in the Land Use Bylaw. Also, the Guidelines are to be used as a supplementary guide to the Land Use Bylaw and to any relevant Area Redevelopment Plans.

A set of appendices at the end of this document provides helpful information in support of low density residential development.

2.0 PURPOSE

The purpose of this document is:

- i)** to establish general design guidelines, which emphasize respect for community context and the streetscape;
- ii)** to achieve a high standard of design and development in Calgary's Established Communities.
- iii)** to provide an evaluation tool for The City in its discretionary approval process; and
- iv)** to assist communities and residents in their review of applications.

4.2 Context

Guideline:

New development should be designed in a manner which is responsive to the local context.

Context refers to the relationship of a new development to its surroundings; that is, to neighbouring housing, the natural characteristics of the site (e.g., escarpment, topography, slope, vegetation), and the surrounding streetscape and community. These guidelines are most concerned with whether the design respects the project's context, and consciously responds to the street and the broader community with a design that is compatible and that will contribute to the quality of the neighbourhood.

In many areas, a general pattern characterizes the streetscape and the community. Any new development(s) should respect this context. A building which is designed without considering its ability to complement its neighbours and the broader community, may negatively affect the character of an area.

Prior to the initial design phase of a new development, applicants should consider engaging a skilled designer. The design should recognize the neighbourhood context and demonstrate that the relationship of the project to its surroundings has been considered. To enable a review of the development in its context, a development permit application must include a detailed and accurate block plan, showing the parcel and the neighbouring properties, and streetscape plan, showing the front elevation of the proposed house and those of the neighbouring houses (see application requirements on The City website for details). It is imperative that there be no inconsistencies between the site and the streetscape plans

A design which respects its context is based on a careful analysis of the adjacent homes on the street and the broader community. This procedure provides the basis for sensitive design of the new residential development project. Previous insensitive development in the community should not be used as a point of reference. A massive home that ignores the fact that it is a redevelopment project in an older inner city neighbourhood, comprised predominantly of small homes, does not respect its context.

.....

New development may reference both the street and the broader community context. The immediate street context represents the most important or primary reference when designing a new development. The community context represents a secondary context and is a useful reference when no consistent streetscape exists.

.....

The street context can be determined through a consideration of the following four elements in relation to the proposed design:

- **Design**, which refers to the exterior appearance of a building.
- **Siting**, which refers to the location of a building on a parcel.
- **Massing**, which refers to the combined effect of the arrangement, size and shape of a building on a parcel and its visual impact in relation to adjacent buildings.
- **Landscaping**, which refers to the enhancement of a development through the use of vegetation (e.g., trees, shrubs, grass & groundcover) and decorative materials (e.g. brick, stone).

The community context can be viewed as a tapestry of all its individual streets. Typically, there is variation between streets, even between and within individual blocks. It is this variety that gives many of the older neighbourhoods their charm and appeal. Where there is no consistent streetscape and a proposed development represents the first on a block face, an applicant can reference the characteristics and massing of the broader community. A review of the applicable Area Redevelopment Plan or any other community planning documents may assist the applicant in assessing the community context.

4.3.1 Building Setback from Front Property Line (Front Setback)

Guideline:

The setbacks of new development should respect the established street pattern.

Building Setback from the Front Property Line (or Front Setback) refers to the distance from the front property line of a parcel to the nearest part of the building. Existing dwellings in older neighbourhoods often have greater front setbacks than the minimum stipulated in the Land Use Bylaw. In order to maintain the established street pattern and limit the visual impact of a new house on existing homes, the depth of the front yard of new development should be consistent with

that of other buildings on the street.

.....

4.3.4 Building Setback from Rear Property Line (Rear Setback)

Guideline:

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

The Land Use Bylaw requires a minimum setback, measured from the rear property line of a parcel to the rear of the principal building. Often, existing properties adjacent to a proposed development have a rear setback area that is greater than the minimum. Where a development protrudes into the rear setback area beyond the adjacent structures, privacy, overshadowing and access to sunlight are important design considerations.

The enjoyment of the neighbour's outdoor rear amenity space should not be unduly diminished by new development. Modifications to the length of a building may be required, particularly when new developments are proposed on the north side of an avenue or east side of a street, where significant shadowing can result. Appendix IV contains sun shadow diagrams, which illustrate the impact of shadowing on adjacent development.

In order to provide a separation between a principal building and an accessory residential building (i.e., a garage) and to respect the need for a viable rear amenity area, a space should be maintained between the principal building and the residential accessory building. The Land Use Bylaw requires a minimum separation between the principal building and the accessory building; however a minimum 3 metre separation is recommended to enhance the outdoor amenity area.

.....

4.3.6 Parking

Guideline:

Two on-site parking spaces should be provided for each new dwelling unit.

The provision of two parking spaces is recommended for all new development in Established Communities in order to reduce the potential for parking congestion on the street.

Tandem parking stalls are not considered as meeting Land Use Bylaw requirements. However, for lots less than 12 metre in width, applicants are encouraged to provide any stalls in excess of bylawed requirements in tandem in order to maximize landscaping opportunities.

4.4 Building Mass

Guideline:

New development should respect the existing scale and massing of its immediate surroundings.

The massing of a building is a key factor in the successful integration of a new infill development into its setting. Massing refers to the visual impact of a house in relation to the adjacent buildings. The Land Use Bylaw defines a maximum building envelope within which a building can be constructed, but does not dictate the actual form of the building. This building envelope is a three-dimensional representation of all the provisions within the Land Use Bylaw that combines height, with setbacks and lot coverage. The sketches on the next page illustrate a building envelope in comparison with an actual building form and mass. The combined effect of the arrangement, size (including the length, width and height) and shape of the building on a parcel and its visual impact in relation to adjacent buildings defines building mass.

The majority of situations within the city's Established Communities require a reduced building mass (including height) in order to respect the adjacent homes and streetscape. Homes built to the maximum bylaw standards are often incompatible and visually disruptive to the street. In some situations reductions in the height, depth, and width of a new development may be required in order to make the project compatible with its context and to reduce substantial loss to adjacent buildings of privacy and sunlight.

Attempts should be made to reduce the contrast between newer, larger buildings and existing, smaller buildings. For example, this can be done by using similar sizes and shapes of building elements and by breaking up a large building into smaller components that are more in scale with its neighbours. This is particularly important in neighbourhoods characterized by smaller houses.

To minimize the potential impact of new development on existing development, some principles have been developed which address two critical elements of the building envelope - building height and building depth. Other elements are discussed elsewhere in the guidelines (e.g., parcel coverage).

4.4.1 Building Height

The Land Use Bylaw regulates the height of low density residential development using a contextual building height formula that is based in part on the heights of neighbouring houses. The formula was designed to ensure that new dwellings have a height that is sensitive to the height of the homes on neighbouring properties.

Where the established street is characterized by low profile bungalows, the height of the new infill or an addition must be particularly sensitive. Greater design restrictions on initial infills may be required in order to ensure a more sensitive integration with the existing scale and character of the neighbourhood. Where one or both of the neighbouring homes are lower scale, new development should respect the existing street context. In these circumstances a lower profile development may be warranted."

And when communities were up in arms over large additions, and demanded that they require a discretionary development permit, it was assessed that Administration could not handle the workloads of discretionary development permits for all new developments and additions. To address this, a team including the FCC community representatives that were in most opposition, representatives from CHBA, UDI, AAA and ALAA and Administration worked an afternoon every two weeks to develop a "modest infill envelope" that could be a permitted use if complied within. Anything outside this 'Modest infill envelope" would require a discretionary development permit and be guided by the Low Density Residential Infill Guidelines. As a result of this engaged and inclusive team approach, the most opposed became the ambassadors for 30+ other communities to sign on. All developed and approved for use within 8 months!

My point is that this respectful approach is possible, that working with those who have a stake CAN result in desired outcomes for all. The following screen shots are the resulting "Rules for Modest Residential Development" bylaw regulations from Land Use Bylaw 2P80. This is how gentle transition was achieved respectfully and over time.

20.1 RULES FOR MODEST RESIDENTIAL DEVELOPMENT

30P94

- (1) The following rules are to encourage development, redevelopment, and additions thereto, of modest single-detached, semi-detached and duplex dwellings that are reflective of the existing scale and siting of buildings in the Established Communities (except for the Excluded Communities).

(2) APPLICATION

- (a) This section shall apply to modest residential development in the Established Communities (except for the Excluded Communities), Section 20(24).

- (b) *deleted* *5P96, 2P97, 2P99*

- (c) Where an existing single-detached, semi-detached or duplex dwelling does not conform to the rules of Section 20.1, but a proposed addition

- (i) complies with the rules of Section 20.1, and
- (ii) does not create a further non-compliance of the existing building with any rule of this Bylaw,

that addition shall be deemed to be a permitted use and shall be issued a permitted use development permit and the building, for the purpose of such permit, shall be deemed to be conforming.

- (d) Where a proposed development under Section 20.1 does not comply with one or more of the rules, it shall not be granted a relaxation to the permitted use rules, but shall be considered a discretionary use and be subject to the rules of the district within which it is located.

- (e) Except for Sections 10(1)(a)(viii) to (xv) inclusive, the requirements of Section 10(1)(a) shall apply to applications for modest residential development.

(3) PERMITTED USE RULES

For sites with a land use district of R-1, R-1A, R-2, RM-2 and DC (for single-detached, semi-detached or duplex dwellings or any combination thereof except where the land use is for a comprehensively designed development or where the development guidelines require comprehensive development plans) in the Established Communities (except for the Excluded Communities), where modest residential development is proposed, the provisions of both Section 20.1 and those of the land use district for which the site is designated, shall apply including the General Rules of Section 20 and, where the rules conflict, the provisions of Section 20.1 shall take precedence.

(a) Front Yard

- (i) A minimum depth of 6 metres except as otherwise identified on the Established Communities Required Front Yard Maps, *2P99*
- (ii) Notwithstanding Subsection (3)(a)(i), where a minimum required front yard setback is 8 metres or greater, the first storey of the principal building may encroach into the minimum required front yard a maximum of 10 percent of the minimum required front yard. *2P99*

(b) Side Yard

A minimum width of 1.2 metres except a minimum of 3 metres for the street side of a corner site where the lot forms part of a plan of subdivision approved by the Calgary

94 of 349

SECTION 20.1 RULES - MODEST RESIDENTIAL DEVELOPMENT

(f) Lot Width

The minimum lot width shall be the required minimum lot width for the Land Use District within which the site is located.

(g) Lot Depth

A minimum of 30.4 metres.

(h) Lot Area

A minimum of 228 square metres for single-detached dwellings and a minimum of 456 square metres for semi-detached and duplex dwellings.

(i) Lot Coverage**(i) Total Site Coverage**

A maximum of 45 percent.

(ii) Principal Building Coverage**(A) Subject to Section 20.1(3)(i)(i), (iii) and (iv), for single-detached dwellings**

(I) on a lot with a width less than or equal to 9.2 metres, lot coverage for the principal building shall not exceed:

(lot area - 41 square metres) x 33 percent.

(II) *deleted*

2P99

(II) on a lot with a width greater than 9.2 metres the lot coverage for the principal building shall not exceed:

2P99

- for a single storey building:

(lot area - 41 square metres) x 33 percent.

2P99

- for a building with any portion more than one storey:

(lot area - 41 square metres) x 25 percent.

(B) Subject to Section 20.1(3)(i)(i), (iii) and (iv) for semi-detached and duplex dwellings, the principal building lot coverage shall not exceed:

(site area - 82 square metres) x 30 percent + 18.6 square metres.

(iii) When calculating lot coverage for the principal building under (ii)(A) and (ii)(B) above, where a site area exceeds 697 square metres, the maximum lot area or site area used shall be 697 square metres.

(iv) For the purpose of complying with lot coverage for the principal building in (ii)(A),(ii)(B) and (iii) above, the area of a porch or portion thereof which does not have any portion of principal building above, and has no portion exceeding 4.5 metres in height, shall not be included.

2P99

(j) Landscaping

Subject to Section 20(18)(a)(iv), (b)(iii) and (iv), trees shall be provided on site no later

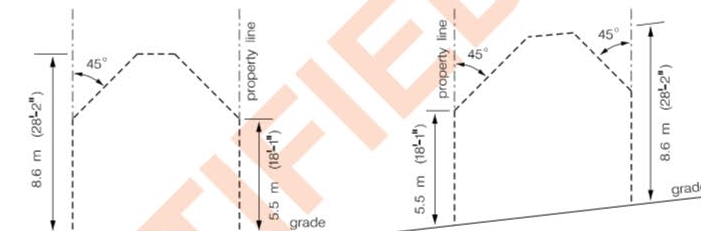
I RULES - MODEST RESIDENTIAL DEVELOPMENT

(c) Rear Yard

- (i) A minimum of 40 percent of the lot depth. *2P99*
- (ii) Notwithstanding Subsection (3)(c)(i), where an existing building has a minimum required front yard of 8 metres or greater a first storey addition may encroach into the minimum required rear yard a maximum depth of 2 metres and no greater than 5 square metres in area. *2P99*

(d) Building Height

- (i) The height of a principal building shall not exceed the maximum dimensions formed by
- (A) planes extending vertically above each side property line to a point 5.5 metres in height above grade, and
- (B) planes starting from 5.5 metres above grade at the property line then extending inward and upward at an angle of 45 degrees, and intersecting with
- (C) a plane parallel to and 8.6 metres above grade.



- (ii) Notwithstanding (i)(C) above, the maximum height for a building having a pitch less than 4:12 for its primary roof shall be 5.5 metres.
- (iii) No portion of a building facade shall be exposed below the grade line upon which building height is derived in Subsection (d)(i) above except for window wells that shall not exceed 3 metres in total length and 0.6 metres in width.
- (iv) Notwithstanding Section 20.1(3)(d)(i) a dormer may project outside the building height plane provided that *2P99*
- (A) there is no more than 1 dormer per side elevation, *2P99*
- (B) the dormer does not exceed 3 metres in length, *2P99*
- (C) the dormer does not project more than 1.2 metres higher than the building plane, and *2P99*

(D) the portion of the dormer exceeding the building height plane is no more than 2

- (i) On a lot having a width less than 12 metres, a minimum of two trees with a minimum of one tree located in the front yard; and
- (ii) On a lot having a width of 12 metres or greater, a minimum of four trees with a minimum of one tree located in the front yard.

(k) Floor Area

The second storey floor area, excluding the area of any projections on a side elevation, shall not exceed 100 per cent of the first storey floor area. *2P99*

(l) Building Features**(i) Building Entry**

- (A) The primary entry door shall be located on the front facade and shall be located no further than 2 metres back from the foremost portion of the front facade, excluding a porch.
- (B) Notwithstanding (A), where a building on a corner site has a primary entry door on the side facade facing a street, a primary entry door on the front facade shall not be required.
- (C) The landing for a door on a side elevation shall be no more than 0.3 metres above grade where located within a minimum required side yard except where the side elevation faces a public thoroughfare. *2P99*
- (D) A portion of the front facade shall project forward, or be recessed, a minimum of 0.6 metres in depth and a minimum of 2 metres in length. *2P99*

(ii) Windows

Where the lot abuts a lot designated RR-1, R-1, RS-1, RS-2, R-1A, R-2, R-2A or a lot where a single-detached, semi-detached or duplex dwelling exists, no part of a window above the first storey on a side elevation which *2P99*

- (A) is below 1.5 metres from the floor, and *2P99*
 - (B) contains transparent glazing *2P99*
- shall be located closer than 4.5 metres to the required rear yard. *2P99*

(iii) Finishing Materials

The finishing materials of an addition to an existing dwelling shall be visually the same as the finishing materials on the building to which it is added. *2P99*

(m) Right-of-Way Setbacks

See Section 17.

(n) Parking and Loading Regulations

- (i) See Section 18.

- (iii) Where an existing front-drive crossing provides access to a parking area to be removed, or a private garage to be demolished, the applicant shall remove the front drive crossing or contract its removal with the City prior to an application for modest residential development.

(o) Projections Over Yards

- (i) See Section 20(1) and (1.1). *2P99*
- (ii) Notwithstanding Section 20(1)(a) a porch, which does not have any portion of a principal building above, and has no portion exceeding 4.5 metres in height, may project a maximum of 1.5 metres into a required front yard or beyond a projection allowed in Section 20.1(3)(a)(ii). *2P99*
- (iii) Notwithstanding Section 20(1)(c) the maximum depth of a projection into a required rear yard shall be 0.6 metres, except 1.5 metres for a landing.
- (iv) Notwithstanding Section 20(1.1)(c) a balcony shall not be allowed on a rear or side elevation except where a balcony on a side elevation is part of a front facade and is not recessed more than 4.5 metres back from the front facade. *2P99*
- (v) Subject to Section 20(1)(a) and (c) a deck shall not be located within 1.2 metres of a side property line.

(p) Accessory Buildings

- (i) See Section 20(5).
- (ii) No portion of an accessory building or private garage, except accessory buildings which total in area less than 10 square metres, shall be located more than 8.5 metres forward of the rear lot line.

We hope you consider a similarly respectful approach for our low density-low format communities, in a form that is not overbearing like this one is on its adjacent bungalow neighbors, but can still allow for a second unit.



Thank you for considering this information.

Sharon and Peter Purvis.



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First name [required] Cheryl

Last name [required] Zack

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 comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] May 14, 2024

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

[required] - max 75 characters Please see below.

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Regarding re-zoning currently on the table, this would increase traffic, population in neighborhoods, noise, etc. As it would take a number of months to either build or renovate, could the City use some of its land and make neighborhoods on their own land for people? ie; purchased mobile park areas, etc., or on the outskirts creating brand new neighborhoods. The houses can be smaller for quicker build, then for quick sales. Also, as we're bursting at the seams, perhaps other cities can provide more housing options instead, as we currently don't have enough health care, infrastructure, teachers, etc., for population growth like this.