



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] Alkarim

Last name [required] Devani

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Letter of Support - KB - Land Use Redesignation.pdf

ATTACHMENT_02_FILENAME

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

August 19, 2024

City of Calgary
Land Use Redesignation
800 Macleod Trail SE
Calgary, AB
T2G 5E6

To The City of Calgary,

As a homeowner and resident of Inglewood at 1420 15 St SE, I want to express my strong support for the combined land use redesignation and road closure application at 45 New Street SE. This application proposes closing a portion of the adjacent road right-of-way/lane north of the intersection of St. Monica Avenue SE and 14 Street SE and redesignating this portion to the Housing - Grade - Oriented (H-GO) District.

As recognized by the City of Calgary Municipal Land Corporation, Calgarians need more housing options within the city, particularly in established neighborhoods that are predominantly developed with single-family homes. Given the current housing crisis and the urgent need to significantly increase the construction of homes for our growing population, Kayla's request to increase the number of units allowed at 45 New Street SE is a positive and necessary step.

As a resident living just down the street from this proposed land use redesignation, I fully support Kayla's application. Approving the land use redesignation would provide an opportunity to welcome a broader range of residents to the central neighborhood of Inglewood.

Kayla Browne's architecture practice is dedicated to producing high-quality builds that create vibrant, well-constructed spaces for residents while enhancing the surrounding urban environment. Her previous experience includes middle housing infill projects, such as the six-unit development, Confluence at Confed Park.

Please do not hesitate to contact me, should you have any questions.

Kind regards,

A solid black rectangular box used to redact the signature of Alkarim Devani.

Alkarim Devani



Public Submission

CC 968 (R2024-05)

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] Laura

Last name [required] Halvorsen

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] Jan 14, 2025

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

[required] - max 75 characters Land use redesignation - LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am firmly in support of this project. Understanding that it will add much needed density to our inner-city neighbourhood, this development can serve as a model for other lots of similar size to add much needed housing units in a scalable and contextually appropriate way. Given the housing crisis that we face in the city, having affordable units in a location that provides access to resources as well as beautiful neighbourhood amenities is an incredibly important offering. As are the market units, providing more inventory in the 'missing middle' category that is proving even more scarce in our neighbourhood.

We talk a lot about 'character' in Inglewood, often using different interpretations of the word. A commonly held belief that I share is that the character, and strength of our community, is the diversity of its people. If we continue to only support single family or duplex style housing that a small minority of the population can afford, the families, artists and community builders that created and maintain what Inglewood is will no longer be able to live here. A development like this provides access to families and children in need, provides options for seniors to age in place, and opportunities for those looking to invest in Inglewood's community that would never be able to afford a single-family home here. And contextually speaking, this neighbourhood is what it is because it is not 'cookie cutter', and that notion must apply to density of development as much as it does to architectural style.

I live across the street from another housing development by BOLD, and it is stunning. Incredibly well designed and built including a laneway suite; it does not look like the other houses. Just like every other house on the street does not look like one another. The "context" is a beautifully designed home that added invisible density in an intelligent way.

I know there will be people against this project. Unfortunately many of these individuals have lost sight that neighbourhoods must evolve to meet the needs of its people, and I imagine they are leaning into NIMBYism when it comes to affordable housing units. They must have forgotten that affordable housing, as well as domestic violence emergency housing, already exists in Inglewood, and they likely admire the incredible work that the YWCA does. I intend to continue to fully support this project and look forward to speaking at January's Council meeting.



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]	Steve
Last name [required]	Norris
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]	Jan 14, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Redesignation - LOC2024-0194
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0194 Support Letter - SNAP.pdf

ATTACHMENT_02_FILENAME

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



Steve Norris & Partners
BUILDING

To whom it may concern,

I would like to indicate my support for the land use redesignation LOC2024-0194. I have been working in the development and construction industry in Calgary for 18 years, focused on advancing sustainable building practices. I know that there are many reasons to support this project that will be touched on by other supporters, but I would like to draw attention to its merits based on my experience in the industry, and my experience with BOLD Architecture:

- increasing density is inherently more sustainable than sprawl and greenfield development. I believe it is critical for centrally located communities to allow for infill developments that bring more people to live in desirable, walkable, amenity rich spaces - particularly in the river valley which has its own unique value
- a resilient and sustainable community requires a diversity of housing form and typology that enables generations of people to live in proximity and interconnectedness throughout various life stages. Calgary is lacking in diversity of forms, and an underused lot with dual street access/frontage is a great opportunity which requires maximum bylaw flexibility
- sustainability is linked to quality design and construction. Architecturally driven projects display a higher level of thoughtfulness and attention to detail, and are preferable from a community development standpoint and should be encouraged when they do arise

Kayla Browne and Darren Polanski of BOLD Architecture are a positive force in the Calgary development community - contributing to affordable housing research, missing middle housing plans, and thoughtful design approach. ***Who better to lead an infill development on a unique site requiring thoughtful design in a historic Calgary neighborhood?***

Regards,

A handwritten signature in black ink, appearing to read 'Steve Norris', with a long, sweeping horizontal line extending to the right.

Steve Norris,
Owner & Project Manager - SNAP Building, Inc.



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] Paul

Last name [required] Mereau

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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)

Hello,

I just wanted to write in support of the LOC2024-0194 land use amendment and road closure application.

We purchased our house in Inglewood in 2022 from a principal behind Bold Workshop and we love it. The design and use of space was extremely thoughtful. They really created a wonderful place for our family to live. We currently have a tenant living in the legal laneway suite behind our house which is equally as thoughtful and beautiful. We had always loved Inglewood and some of the houses here but it wasn't until we saw the house that they had built that we were convinced to make the move.

To my view Bold Workshop are exactly the type of developers that we want building in Inglewood. They not only built a beautiful house for us and our tenant but did so while maintain excellent relations with the neighbours all around us (as we found out when we moved it). Their proposal addresses a real need in our city to build additional housing and does so in a thoughtful way that will allow the neighbourhood to retain its character.

I truly hope the application is approved as it would be wonderful to see this built and to have a number of new families come to Inglewood.



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]	Nick
Last name [required]	Tumu
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]	Jan 14, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0194
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This road closure and redesignation is the fiduciary responsibility of council to approve. Remenant parcels of land should all be sold for developent to raise capital for Calgary. Opportunities to increase density within the land use bylaw and increase the tax recoverable to the city should be approved. H-GO applicability is outlined in the bylaws and we should be increasing density within main street corridors. Inglewood specifically should increase density along these routes to take advantage of proximity to downtown via bike paths and public transit. The viability of the 9th street small businesses will depend on increasing density near these businesses.



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]	Erin
Last name [required]	Wescott
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]	Jan 14, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Redesignation - LOC2024-0194
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

RE: Support for Land Use Redesignation LOC2024-0194 – 45 New Street SE

Dear Members of Calgary City Council,

I am writing to express my strong support for the proposed land use redesignation at 45 New Street SE (LOC2024-0194). This rezoning initiative is a crucial step toward addressing Calgary's growing housing needs while promoting sustainable and efficient urban development.

The transition from R-CG (Residential Grade-Oriented Infill District) to H-GO (Housing-Grade Oriented District) offers an excellent opportunity to better utilize an oversized and underutilized parcel of land in the vibrant community of Inglewood. By consolidating the remnant road right-of-way with this property, this project will enable thoughtful, higher-density development that aligns with existing infrastructure, transit accessibility, and Calgary's vision for housing affordability and sustainability.

The flexibility provided by the H-GO zoning will support a diverse range of housing types, accommodating the evolving needs of Calgarians. Projects like this ensure the availability of affordable, high-quality homes for young professionals, families, and downsizing seniors, contributing to a balanced and inclusive community.

Moreover, this redesignation supports Calgary's economic resilience by expanding the tax base, fostering local businesses, and enhancing the vibrancy of established neighborhoods like Inglewood. The addition of new residents will invigorate the local economy, provide a larger customer base for small businesses, and reinforce the cultural and social fabric of this community.

I urge you to approve this land use redesignation to pave the way for a project that addresses critical housing challenges while respecting the unique character of Inglewood. This thoughtful approach to urban development will serve as a model for future initiatives in Calgary.

Thank you for your consideration of this important matter.

Erin Wescott
28 Cougarstone Common SW
Calgary, AB

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



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]

Cody

Last name [required]

Watson

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]

Jan 14, 2025

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

[required] - max 75 characters

Land Use Redesignation - LOC2024-0194

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear City Council Members,

I am writing to express my strong support for increasing multifamily density in our historic Inglewood neighborhood. As a resident of the community, I believe that thoughtful densification of our older neighborhoods is crucial for the sustainable growth and vitality of our City.

Increasing multifamily housing options in established neighborhoods offers numerous benefits:

Affordability: By creating more housing units, we can help address the rising cost of living and provide more affordable options for residents of various income levels.

Environmental sustainability: Higher density housing reduces urban sprawl, decreases car dependency, and makes better use of existing infrastructure.

Economic vitality: More residents in the area will support local businesses and contribute to a vibrant, walkable community.

Preservation of character: With careful planning and design guidelines, new multifamily developments can complement the existing architectural character of our historic neighborhood.

Diverse community: A mix of housing types attracts a diverse population, fostering a more inclusive and dynamic neighborhood.

Efficient use of resources: Multifamily housing makes better use of land and city services, reducing the per-capita cost of infrastructure maintenance.

I urge the council to consider zoning changes that would allow for thoughtful increases in density while respecting the unique character of our neighborhood. This could include allowing duplexes, triplexes, and small apartment buildings in areas currently zoned for single-family homes.

By embracing smart growth principles, we can ensure that Calgary and Inglewood Community remains a vibrant, inclusive, and sustainable place to live for generations to come.

Thank you for your consideration of this important matter.

Sincerely,

Cody Watson

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



Public Submission

CC 968 (R2024-05)

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] Andree

Last name [required] Roberts

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Support Letter - LOC2024-0194.docx

ATTACHMENT_02_FILENAME

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

I wish to offer my support of the proposed land use change for LOC2024-0194 and will be attending the meeting on January 14, 2025 via telephone.

January 2, 2025

RE: SUPPORT OF LOC2024-0194

Dear Council,

In regards to the proposal of LOC2024-0194, to change the existing parcel of land from R-CG (Residential Grade-Oriented Infill District) to H-GO (Housing-Grade Oriented District) and the closure of the remnant road Right of Way (ROW) at the south end to consolidate with 45 New Street SE into one oversized parcel with two-streets facing, I would like to show my enthusiastic support.

As a resident of Calgary, I see the need for more affordable housing in the inner city as well as density. I currently live in Altadore and enjoy the benefits of bustling amenities and a sense of community that comes with innovative development and inner-city density. Developments such as that proposed by BOLD Workshop Architecture enrich the communities they are in and enhance the living experience of the residents.

As a professional in the commercial real estate industry in Calgary, I believe that adding more population to the community of Inglewood only stands to broaden the retail landscape of the area and provide more incentive for business owners and residents to invest in their communities. Simply put, more costumers for small business owners in Inglewood creates positive economic growth and opportunity.

Vibrant world cities are open to evolution, Calgary should be among those cities that embrace change and progressive housing solutions like the one put forth in this proposal.

Sincerely

Andrée Roberts
Associate

JR Mercantile Real Estate Advisors Inc.

202 – 7710 5 Street SE • Calgary, Alberta • T2H 2L9
andree@jrmercantile.com | www.jrmercantile.com



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]	Matt
Last name [required]	Jakobfi
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]	Jan 14, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0194
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0194 Support Letter - signed.pdf

ATTACHMENT_02_FILENAME

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

City of Calgary Council
700 Macleod Trail SE
PO Box 2100, Postal Station M 8007
Calgary, AB, T2P 2M5

January 1, 2025

Dear Council,

I am writing this letter in support of the LOC application 2024-0194. As a born and raised Calgarian with a deep understanding of our municipal planning systems, I wholeheartedly believe that the City of Calgary, and the community of Inglewood, would benefit from the approval of this application.

Not only does is the application directly supported by the Land Use Bylaw and relevant ARP (as further discussed below), but it also provides the city and community with an opportunity to stand behind the goals they've worked years to put in place, as this brief letter will explain.

The City of Calgary Land Use Bylaw 1P2007 supports this application directly and explicitly. Section 1386, the purpose of H-GO Land Use Districts, has suggestions for parcels that should be designated as H-GO. The subject parcel of this application is described:

- The parcel is located within the Centre City or Inner-City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within:
 - 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan (9 Ave SE)

Additionally, the parcel is extremely close to the other transit-related identifiers in that section (both primary bus services and BRT stations).

The Inglewood ARP also provides direct support for this application in several areas.

1. In the analysis of Inglewood's existing conditions, increasing population is the prime objective. Utilizing a large parcel with a reasonable increase to density works directly toward this goal.
2. Secondary objectives for residential land use include:
 - a. Provide for a variety of accommodations recognizing differences in age, family size, and income
 - b. Encourage a high degree of home ownership

Indirect support is provided through the discussion of development policies in the ARP. Section 2.3.5 and 2.3.6 identify the desire for minor increases to density through careful design of family oriented townhousing and incorporating increased density in existing low-density land use districts.

The ARP also suggests that increases to density may be considered on parcels with unique site and edge conditions. There are very few parcels in Inglewood that have two full street frontages at the

front and rear. The subject parcel's proposed South frontage is also several metres further from the street than most nearby parcels and is immediately adjacent to a regional pathway system.

Furthermore, the SW edges of the parcel are situated where the street meets the lane, providing substantial open space at the location, and allowing for unique transitions between the lane, street, and softening impacts of increased density at this location.

The unique position of the subject parcel provides a tremendous opportunity for the community of Inglewood and the City of Calgary to deliver on the policies that Calgarians have put so much work into developing. These sites are within 200m of a main street, adjacent to two streets of their own, adjacent to a regional pathway system, and in the immediate vicinity of open spaces. The site context is perfect for moderately increased density, and the City and Community should support the need for flexibility in site design, which would be aided by approval of this application.

The application should also be recognized for its sensitivity toward the community and their goals. A careful approach to increased density has been made here, which includes identifying a parcel with unique conditions that help to alleviate some of the challenges that come from densification in the developed area.

Kind Regards,

Matt Jakobfi
2050 10 Avenue SW
Calgary, AB, T3C 0J9



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]	Reilly
Last name [required]	Cowan

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]	Jan 14, 2025

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

[required] - max 75 characters	LOC2024-0194
--------------------------------	--------------

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

City of Calgary LOC2024-0194 letter.docx

ATTACHMENT_02_FILENAME

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

I am in favour of approval of LOC2024-0194, please see the attached letter where I have expressed important points to consider when reviewing this application.

Reilly Cowan
613-222 Riverfront Ave SW
Calgary, Alberta T2P 0W3
January 2, 2025

City Clerk's Office
City Clerk's Legislative Coordinator
700 Macleod Trail S.E
Calgary, Alberta T2P 2M5

Dear City Clerk's Office:

I am writing to you in support of the Land Use Redesignation (LOC2024-0194) application that is to be discussed at the public hearing on January 14, 2025.

Over the last several years, housing affordability has been a major concern to many Canadians, and with current inventory in large cities such as Calgary shrinking in size, it is paramount that City Council ensure that policies are enacted to provide optionality for additional units to be added.

Referencing the City of Calgary's own webpage [Housing in Calgary](#), it is clear that the message being delivered to people of our city is that we need to keep pace with very high population growth, and that Calgary needs to increase and diversify housing options in all communities.

With regards to the Land Use Redesignation application LOC2024-0194 I believe the following points to be important for the City Clerk's Office to consider, and to move forward with approval of this application.

City Council has a responsibility to deliver on the following points:

- Expanding the tax base (single-family vs. HGO multifamily).
- Efficiently using remnant ROW land through consolidation and sale (fiduciary responsibility).
- Making use of an underutilized oversized inner-city lot, uniquely having access to two streets.
- Supporting development in areas with existing infrastructure, amenities, and transit.
- Calgary can set an example for getting housing built faster to restore affordability - by approving proposals such as this.

- Rejecting new housing means the cost of living rises for everyone and entrenches economic segregation.
- Successful projects like this proposal can inspire others to increase density on their lot, helping to restore affordability.

Furthermore, if the City of Calgary is intent on staying true to their own word with regards to the message statements on their own webpage, then the following issues with **Housing and Affordability** are pertinent in the review of the Land Use Redesignation proposal referenced above.

- Addressing the housing crisis by allowing to add more units at 45 New Street SE to help restore affordability.
- Creating housing options for existing residents to downsize and move into.
- Creating housing options for young professionals who do not want a single-family house or cannot afford one.
- Supporting gentle density to avoid high rise developments in existing low to mid density communities.
- Create more housing options and choices for Calgarians as our population evolves and needs change.
- Delivering high-quality, vibrant builds that enhance the community.
- Gentle density adds more units while maintaining the look and scale of single-family homes.

Please take time to review the above points and thank you for providing me with a platform to discuss my viewpoints on LOC2024-0194.

Reilly Cowan



Public Submission

CC 968 (R2024-05)

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]

Hillary

Last name [required]

Trumper

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]

Jan 14, 2025

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

[required] - max 75 characters

Land Use Redesignation - LOC2024-0194

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

In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0194.pdf

ATTACHMENT_02_FILENAME

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

I am writing to express my support for the proposed land use redesignation for the property located at 45 New Street SE. I believe this redesignation is a step toward addressing several critical issues facing our community, and I would like to offer my perspective as a resident of Inglewood.

My partner and I have lived in Inglewood for three years. We are in our early to mid-30s, without children, and both work as permanent government employees. Despite our stable careers, we struggle to find housing within our budget, a challenge that I know many Calgarians face today. This issue is part of a broader housing crisis in our city, one that urgently needs attention. We have chosen to live in Inglewood because of its vibrant community, access to amenities, its proximity to our offices, and the convenience of nearby pathways and outdoor spaces. These qualities make Inglewood a desirable neighborhood, but like many others, we have seen housing prices continue to rise. As Calgary's population evolves, it is crucial that we create more housing options and choices for residents. This will help ensure that our city remains inclusive, diverse, and affordable for people from all walks of life.

Developing housing near amenities and transit reduces the need for cars, which in turn lowers transportation-related emissions, a major contributor to urban carbon footprints. Infill development on underused lots helps prevent urban sprawl, preserving green spaces and reducing the environmental impact of expanding the city outward. Higher-density, well-located developments use resources more efficiently, promote walkability, and have a smaller per-capita environmental footprint. This approach aligns with the City of Calgary's sustainability goals, as outlined in initiatives like the Calgary Climate Strategy and Municipal Development Plan, which focus on reducing emissions, promoting sustainable transportation, and balancing growth with environmental preservation. By supporting development that meets these objectives, we can ensure Calgary grows in a way that respects both its urban and natural environments.

One of the things that is most important to my partner and me is addressing the housing affordability crisis in Calgary. Research consistently shows that providing a broader range of housing types such as multi-family units, mixed-use developments, and affordable housing options plays a critical role in improving housing affordability. By increasing the supply of diverse housing options, we can better meet the varying needs of our population, including vulnerable individuals who struggle to find stable housing. Furthermore, diverse housing options create more inclusive communities by attracting a wider demographic, fostering social integration, and preventing the concentration of wealth or socio-economic status in any one area. Cities with a mix of housing types tend to support greater economic mobility, ensure that people from different backgrounds can access opportunities, and build stronger, more resilient communities. Calgary's growth should reflect this broad range of needs, and expanding the diversity of housing types is key to meeting those needs while ensuring that the city remains inclusive and affordable for all.

Given the potential benefits this zoning change would bring to the neighborhood, I fully support the proposed redesignation and the development permit. I am confident that, should this proposal be approved, it will contribute to a stronger, more sustainable community that meets the needs of current and future Calgarians.



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] **Matthew**

Last name [required] **Kennedy**

How do you wish to attend? **Remotely**

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] **Jan 14, 2025**

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

[required] - max 75 characters **Land Use Amendment (LOC2024-0194) at 45 New St SE**

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)

I am writing to express my support for the proposed Land Use Amendment (LOC2024-0194) at 45 New St SE. I believe that BOLD Workshop Architecture and XYC Design are creating some of the most innovative and desirable housing in our city. As a business owner in Inglewood I support a land use change in order for them to provide more housing options in our community, which this LOC will no-doubt result in. Many of our staff members face long commutes, often taking three buses to get to work. More beautiful, dignified housing in our area is greatly needed and highly appreciated.

The proposed design I anticipate will be a thoughtful and sensitive addition to Inglewood's housing stock, making full use of an underutilized lot. The benefits of this project will resonate throughout the community. It will encourage other developers to invest in design and placemaking, help businesses thrive on the high street, and provide a variety of housing options for people and families at all stages of life.

Land use changes like this, from R-CG to H-GO, will facilitate developments that our city needs to clear the red tape for, support and see through to completion. Great designs that BOLD + XYC are producing will propel Calgary toward becoming a world-class, desirable and equitable place to live.



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] Jaime

Last name [required] Lawrence

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

To reiterate what I submitted not long ago, I am a resident of Inglewood myself and I am in favour of more residences in our neighborhood. Infills like this capitalize on folks living in the inner city and in turn, hopefully provide us with more infrastructure and amenities. As such, I am in favour of this development.



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] Jeff

Last name [required] Robson

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Letter of Support - LOC2024-019.pdf

ATTACHMENT_02_FILENAME

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



January 3, 2025

**City of Calgary Council
700 Macleod Trail SE
PO Box 2100, Postal Station M 8007
Calgary, AB, T2P 2M5**

RE: Letter of Support for Approval of Land Use Resignation LOC2024-0194

Dear Members of The City of Calgary Council,

Further to the above noted LOC2024-0194 I would like to share my support for the proposed land use amendment at 45 New Street SE, Calgary Alberta.

My professional experience with the applicant Kayla Browne is one that has spanned for nearly ten years. In that time I have been fortunate to be involved in many projects with her, all of which have garnered both professional and public admiration. She is recognized not only on a local level but internationally for her creative design skills and practical aptitude. Inglewood would be fortunate to have a project that she has envisioned not only as an architect but a well-respected community builder.

I have practiced my trade as a commercial leasing broker and real estate advisor in Calgary for over twenty-five years. In that time and in that capacity I have been involved in projects in neighbouring Victoria Park, Ramsay, East Village and in Inglewood proper. In Inglewood the retail has had its ups and downs, as the economy cycles from challenging times to better times. Regardless of the economy, one thing has stayed constant, Inglewood's population and its neighbour Ramsay have lacked the population to garner the interest of a full service grocer, critical mass of medical practitioners, additional financial institutions and other retail and personal services. The lack of population in the immediate vicinity of the main street in part is the reason why Inglewood as a retail district has one of the highest storefront turnover rates in the Calgary.

I support this proposal and others that are intelligently zoned and subsequently designed, that create housing opportunities for the owners and employees of the small business that in turn support the community and the consumers who in turn support the businesses. It's land use amendments like this that help create the fabric of a healthy and vibrant community.



Sincerely

JR Mercantile Real Estate Advisors Inc.

A blue ink handwritten signature, appearing to be 'JR', with a long horizontal line extending to the right.

Jeff Robson

President and Broker

202, 7710 5th Street SE, Calgary AB T2H 2L9
C 403 966 1329 | P 403 770 3071 ext 200
jeff@jrmercantile.com | www.jrmercantile.com



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] **Matthew**

Last name [required] **Browne**

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] **Jan 14, 2025**

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

[required] - max 75 characters **LOC2024-0194**

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)

My eldest daughter attends the YWCA on 17th Ave in Inglewood. My family and I used to live in Inglewood/Ramsay. We had a bug problem in the unit we were renting in Inglewood/Ramsay and had to find a new place to live. At the time, the only rental property we could find for a family of 4 (3 bedrooms) in the Inglewood/Ramsay area was around \$7,500/month. We could not afford to pay that amount of rent. We ended up moving to West Hillhurst. Our commute to daycare is now ~30 minutes, instead of ~5. We would have liked to stay in Inglewood/Ramsay, but it was not feasible at the time. We support this proposal because it will add family residences in a community that desperately needs them.



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] Clayton

Last name [required] Thompson

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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)

My biggest reason to support this land use change is the housing crisis we have in Calgary. I have lived in Calgary since 2008, initially in the beltline and recently to Arbour Lake. Commuting downtown every day, I see the unhoused population and hear the stories from colleagues about the challenges finding homes both to rent and purchase. These colleagues are across the spectrum of young professionals looking to live in the inner city to older parents looking to downsize. As my children get older I worry about them ever having the ability to own their own home. We should be completing all options to add housing in the city, including increasing density in the inner city where it's possible to commute without a vehicle. This is the ideal location and type of housing the city of Calgary should be promoting. I ask my councillor, Jennifer Wyness to support this application.



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] Brad

Last name [required] Alteman

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of this project as a whole. Housing in Calgary is getting more and more expensive largely due to elevated levels of immigration over the last several years. All Canadians & specifically Calgarians have the right to a place to call home. It is the Councils responsibility to ensure Calgarians have every opportunity to find an affordable, comfortable and fulfilling place to live. I believe additional housing close to downtown is extremely attractive to buyers/renters. I do not believe there will be a demand issue for a development like this. Inglewood is a vibrant community, full of potential - more residents mean a larger customer base and opportunities for new business growth in the community.



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] Lindsay

Last name [required] Cavers

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support this development proposal as it creates affordable housing options in areas with existing infrastructure, amenities, and transit which aligns with climate resilience goals. Creates housing options for young professionals who do not want a single-family house, or cannot afford one in a vibrant, well established inner city area. Adding density at 45 New Street SE helps small businesses thrive while addressing housing affordability while avoiding high rise development in the area. Neighborhoods must adapt to meet evolving needs of Calgarians.



Public Submission

CC 968 (R2024-05)

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] Jessica

Last name [required] Stollbert

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME New Street LOC Letter of Support_JS.docx

ATTACHMENT_02_FILENAME

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

January 5, 2025
Attention: City of Calgary Council
RE: Agenda item: Land Use Redesignation - LOC2024-0194

To whom it may concern,

I'm writing to express my support for the proposed land use change (LOC2024-0194) at 45 New Street to H-GO zoning.

The proposed development site presents a unique opportunity to provide additional density in an established inner-city community during a time where more housing is essential to address Calgary's housing crisis. While the blanket rezoning to R-CG on the site is an improvement over the previous single-family zoning, the size and shape of the site provides a perfect foundation for an H-GO development, which would align even more closely with the city's housing goals while maintaining a 'gentle density' approach that will ensure the surrounding neighbourhood and its residents are respected.

The proximity of 45 New Street to 9th Avenue in Inglewood means that it's located within Calgary's Main Streets area. As such, this zone should be targeted for greater density due to nearby public transportation, retail, and other amenities as per Calgary's Main Streets guidelines. Promoting a variety of housing typologies in this area, as with any inner-city or suburban neighbourhood, ensures more Calgarians can have their needs met without having to relocate out of the city as it evolves and becomes more unaffordable. This is critical to maintain thriving communities and businesses, especially in the inner-city.

Please vote to approve the land use change for 45 New Street to demonstrate your commitment to your own goals and guidelines as a City, as well as to Calgarians who deserve a future with housing choice, affordability, and vibrant, diverse communities.

Sincerely,

Jessica Stollbert



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] Taylor

Last name [required] Stollbert

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

New Street LOC Letter of Support_TS.docx

ATTACHMENT_02_FILENAME

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

January 5, 2025
Attention: City of Calgary Council
RE: Agenda item: Land Use Redesignation - LOC2024-0194

To whom it may concern,

I'm writing to express my support for the proposed land use change (LOC2024-0194) at 45 New Street to H-GO zoning.

The proposed development site presents a unique opportunity to provide additional density in an established inner-city community during a time where more housing is essential to address Calgary's housing crisis. While the blanket rezoning to R-CG on the site is an improvement over the previous single-family zoning, the size and shape of the site provides a perfect foundation for an H-GO development, which would align even more closely with the city's housing goals while maintaining a 'gentle density' approach that will ensure the surrounding neighbourhood and its residents are respected.

The proximity of 45 New Street to 9th Avenue in Inglewood means that it's located within Calgary's Main Streets area. As such, this zone should be targeted for greater density due to nearby public transportation, retail, and other amenities as per Calgary's Main Streets guidelines. Promoting a variety of housing typologies in this area, as with any inner-city or suburban neighbourhood, ensures more Calgarians can have their needs met without having to relocate out of the city as it evolves and becomes more unaffordable. This is critical to maintain thriving communities and businesses, especially in the inner-city.

Please vote to approve the land use change for 45 New Street to demonstrate your commitment to your own goals and guidelines as a City, as well as to Calgarians who deserve a future with housing choice, affordability, and vibrant, diverse communities.

Sincerely,

Taylor Stollbert



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] Maura

Last name [required] Graham

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194

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)

I am writing in support of the Land Use Redesignation (LOC2024-0194) of 45 New St SE from R-CG (Residential Grade-Oriented Infill District) to H-GO (Housing-Grade Oriented District) and the closure of the remnant road Right of Way (ROW) at the south end to consolidate 45 New Street SE into one oversized parcel with two-streets facing.

A multifamily development will be designed for this new parcel and re-zoning is being pursued because R-CG limits the flexibility for the new development. Re-zoning will address the housing crisis by allowing the addition of more units at 45 New Street SE while maintaining the community feel. The lot is oversized and is situated between two streets demanding a unique, interesting and functional design that meets the needs of a vibrant community. H-GO zoning offers greater flexibility in unit types and site layouts, making it ideal for anomaly lots, particularly near main streets and commuting corridors as this lot is.

Shopping, community services and transit is available 400 meters away on 9th ave SE. Let's continue to create gentle density in Inglewood where the bus can take you downtown in mere minutes, you can walk to city hall from 45 New Street in 33 minutes, or ride your bike in 10 minutes.

The owners have been residents of Inglewood for many years, and understand and love the community. This re-zoning request has been thought about very carefully, as has the design for the New Development. The very best homes will be built on this lot which will help more Calgarians make Inglewood their home, thereby helping the City of Calgary attain their planning and climate goals.



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]	Adam
Last name [required]	Casole Buchanan

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]	Jan 14, 2025
----------------------------	--------------

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

[required] - max 75 characters	LOC2024-0194
--------------------------------	--------------

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



ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Supporting Thoughtful Development in Inglewood for a Thriving Calgary

As Calgary continues to grow, it's essential that we embrace opportunities to create vibrant, sustainable communities that meet the evolving needs of our residents. A proposed development at 45 New Street SE exemplifies how smart planning can enhance neighbourhoods like Inglewood, while addressing critical challenges such as housing affordability and sustainability.

Expanding Opportunity and Affordability

This project offers a unique chance to add much-needed housing in one of Calgary's most vibrant inner-city neighbourhoods. By allowing gentle density, we can create diverse housing options for young professionals, families, and long-time residents looking to downsize, all while maintaining the character and scale of the community. Adding homes near existing amenities and transit ensures affordability and access for more Calgarians.

Building on Inglewood's Strengths

Inglewood is a model of success, already showcasing middle housing and mid-rise developments that enhance the neighborhood's charm and vibrancy. Adding thoughtful density will breathe new life into 9th Ave businesses, support local artists and creators, and ensure a diverse, inclusive community. With more residents, streets become more vibrant, amenities improve, and the area thrives as an inner-city hub.

Sustainability and Smart Growth

This proposal aligns with Calgary's climate resilience goals by making use of an oversized, under-utilized lot with access to two streets. Located near the Purple Max Line and the future Green Line, this development encourages sustainable living with reduced car reliance. By building in an established area with existing infrastructure, we minimize sprawl and protect Calgary's natural environment.

A Path Toward Affordability

Projects like this set the tone for Calgary's future. By approving thoughtful developments, we expand our tax base, reduce the cost of living, and ensure housing options for all Calgarians. Rejecting these opportunities only entrenches economic segregation and housing scarcity.

Let's lead by example. Supporting this proposal shows that Calgary is committed to building homes quickly and restoring affordability while enhancing the fabric of our cherished neighbourhoods like Inglewood.

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



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] Claudia

Last name [required] Honetschlaeger

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Building a Better Calgary: Supporting Growth and Vibrancy in Inglewood

As Calgary evolves, we must seize opportunities to create communities that are inclusive, sustainable, and dynamic. The proposed development at 45 New Street SE is an example of how we can address housing needs while enhancing one of Calgary's most iconic and historical neighbourhoods.

Creating More Housing Options

This project addresses a pressing need for diverse housing options, offering opportunities for families, young professionals, and downsizers alike. It provides gentle density that fits seamlessly into the neighbourhood, helping to avoid the need for larger high-rise developments. More homes mean greater affordability, ensuring that everyone can find a place in our city.

Strengthening Inglewood's Future

Inglewood thrives because of its diversity, both in its people and its businesses. Adding thoughtfully designed housing near Mainstreet strengthens small businesses, keeps artists and families in the community, and ensures the neighbourhood remains vibrant and dynamic. With more residents comes the energy and vitality that make inner-city living so desirable.

Smart and Sustainable Growth

This development makes efficient use of an oversized and underused lot, leveraging existing infrastructure to reduce urban sprawl. Its proximity to transit lines like the Purple Max and future Green Line reinforces sustainable transportation choices, while supporting Calgary's climate goals. Building within established neighborhoods keeps our city compact and resilient.

A Step Toward Affordability

Approving this project is about more than just one development—it's about setting a precedent for how Calgary can tackle the housing crisis. Rejecting new housing drives up costs for everyone and creates barriers to opportunity. Thoughtful projects like this demonstrate how we can build quickly and efficiently while fostering economic diversity and equity.

Inglewood's rich history is built on adaptability and growth. By supporting developments like this, we honour that legacy and ensure the neighbourhood continues to thrive for generations to come.

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



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] Paul

Last name [required] McCloy

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] Jan 14, 2025

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

[required] - max 75 characters Land use redesignation - LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LTR - Land Use Change Support - 05-Jan-25.pdf

ATTACHMENT_02_FILENAME

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

Please see attached.



PAUL MCCLOY
SENIOR PARTNER
DIRECT LINE: 403-206-2132
E-MAIL: PMCCLOY@TAURUSGROUP.COM

January 5, 2025

City Clerk
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Re: Land Use Redesignation LOC2024-0194 – 45 New Street SE

Dear Members of Calgary City Council,

As a Senior Partner at Taurus Property Group, I bring extensive expertise in retail leasing on behalf of landlords, including our successful work as the leasing agent for the University District—a prime example of how residential density and vibrant retail go hand in hand. I am writing to convey my unequivocal and enthusiastic support for the proposed land use redesignation at 45 New Street SE (LOC2024-0194). This initiative not only addresses Calgary's housing challenges but also plays a critical role in fostering vibrant retail environments, which are essential to the success of local businesses and the broader community. From my professional perspective, this redesignation is a cornerstone for advancing Calgary's goals of economic vitality, affordability, and urban sustainability. The proposal achieves several key objectives:

1. **Enhancing Calgary's Fiscal Health:** Transitioning from single-family to multifamily housing ensures a more efficient use of land, which broadens the municipal tax base and supports the city's financial stability.
2. **Optimizing Land Use:** The strategic consolidation and redevelopment of the adjacent Right-of-Way (ROW) transform underutilized parcels into productive assets that meet community needs while showcasing responsible land management.
3. **Providing Diverse Housing Opportunities:** This shortfall by enabling the development of varied and accessible housing options for Calgarians, fostering a dynamic and inclusive urban fabric.
4. **Energizing Retail and Local Economy:**
 - Increased residential density brings more foot traffic to retail areas, creating the bustling activity that anchors successful businesses and attracts further investment.
 - Providing accessible housing close to employment centers reduces commuting times for workers, supporting a stable and engaged workforce.
 - This project sets a benchmark for future developments, demonstrating the synergy between increased housing density and vibrant retail environments, as evidenced by successes like the University District.
5. **Promoting Sustainable Growth:** The project's integration with existing transit, infrastructure, and amenities ensures responsible urban development while minimizing environmental impacts and maximizing accessibility.

As someone deeply invested in the success of Calgary's retail and real estate sectors, I understand the critical role density plays in creating thriving communities. Higher residential density directly correlates with increased customer bases for businesses, improved local economies, and enriched community amenities. Approving LOC2024-0194 is not only a step toward addressing the housing crisis but also a

strategic move to energize Inglewood's Mainstreet corridor and enhance its position as a cultural and economic hub.

I strongly urge Council to approve LOC2024-0194 and seize this opportunity to foster a more dynamic, inclusive, and prosperous Calgary. Thank you for your leadership and for considering this critical matter.

Yours truly,

TAURUS PROPERTY GROUP INC.



Paul McCloy
Senior Partner



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] Chandra

Last name [required] Tumu

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please acknowledge this as my support for the proposed land changes and development for Land Use Redesignation - LOC2024-0194.



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] Suzanne

Last name [required] Stewart

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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)

I am writing in support of the proposed development for 45 New St SE in Inglewood. I strongly believe that there is a housing crisis occurring in Calgary, which has been confirmed by the City and its council members, and we are in dire need of more affordable housing. I also believe that inner city density is critical to maintaining a vibrant and thriving city that is attractive to both new business and new talent. This proposed development will be able to provide much needed housing for Calgarians, in a thriving neighbourhood that could otherwise be not within budget for many people.

I have followed BOLD Workshop Architecture for some time now and I believe they will be able to provide beautiful housing that fits into the current neighbourhood seamlessly. They have contributed a number of thoughtful designs throughout the city already and I have full confidence that they will add something beautiful to Inglewood. I currently live in a neighbouring area where there are several rowhouses and townhouses and they blend into the community with no issues. And I feel proud that I live in a neighbourhood that is able to provide multiple different types of housing at multiple different price points. This allows for varying demographics of people to live in the area and creates a vibrant and more community driven atmosphere. I sincerely hope that this BOLD project is approved and I can't wait to see what they will do with the land, for the neighbourhood and ultimately for the city of Calgary.



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]	Kyle
Last name [required]	Pickering
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]	Jan 14, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Redesignation - LOC2024-0194
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Public Comment on Land Use Redesignation and Road Closure
(LOC2024-0194)_01-05-24.pdf

ATTACHMENT_02_FILENAME

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

Public Comment on Land Use Redesignation and Road Closure (LOC2024-0194)

I strongly support the proposed Land Use Redesignation (LOC2024-0194) and the closure of the remnant road Right of Way (ROW) to consolidate the land parcel at 45 New Street SE. This thoughtful change represents a forward-looking approach to sustainable urban development and aligns with the goals of our Inglewood community. As a resident of East Village for three years, my family frequently visits the Inglewood area for its amenities, vibrant entertainment and food scene, for which it has become well known. The points below summarize our position and views on the redesignation:

1. Strengthening Sustainability for Inglewood Businesses and the Neighborhood

The proposed redesignation will enable the creation of more housing opportunities, directly supporting the sustainability of local businesses. By incrementally increasing the number of residents in the neighborhood, businesses will benefit from a growing customer base, ensuring their viability and strengthening the local economy without overburdening existing infrastructure.

2. Reducing Commuting for Local Business Owners

This redesignation will provide housing opportunities for local business owners and workers who contribute significantly to the vibrancy of Inglewood. By allowing them the opportunity to live closer to their businesses, we can reduce lengthy commutes, fostering a stronger sense of community while promoting environmentally friendly lifestyles.

3. Enhancing Affordability in the Inner City

The transition from R-CG to H-GO zoning is a vital step in restoring affordability to Inglewood and the broader inner-city area. This initiative will create options for young professionals and middle-class families who wish to enjoy the benefits of urban living without facing prohibitive costs, ensuring that our neighborhood remains diverse and inclusive.

4. Optimizing Land Use Near Amenities and Transit

This proposal maximizes the potential of the parcel, which is strategically located near commuting paths, essential amenities, and recreational activities. It ensures land is used efficiently to provide accessible housing while maintaining the character of Inglewood as a connected and walkable community.

The consolidation of this oversized parcel with dual street-facing opportunities demonstrates a commitment to smart urban planning that will benefit current and future residents. I commend the vision behind this proposal and urge its approval for the betterment of our neighborhood and its long-term prosperity. Thank you for considering this important step in creating a vibrant, sustainable, and inclusive Inglewood.



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] Patrick

Last name [required] Tumu

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly support the proposed land use change for 45 New Street SE, as it represents a responsible and forward-thinking approach to urban development. Approving this change will expand Calgary's tax base by transitioning from single-family to multi-family housing, maximizing the value of remnant right-of-way land through consolidation and sale. The site's unique dual-street access and its location within an established inner-city neighborhood make it an ideal candidate for gentle density. This proposal aligns with the city's commitment to climate resilience by utilizing existing infrastructure and proximity to amenities, transit, and the future Green Line to reduce car dependence. By fostering flexible zoning, this project will deliver a higher quality design with diverse housing options that meet the needs of our evolving population—offering affordable choices for downsizing residents and young professionals alike. Approving this change sets a precedent for innovative housing solutions that can restore affordability and inspire others to enhance density while preserving community character. Moreover, increased residential density in Inglewood's Mainstreet corridor will strengthen local businesses, sustain diverse demographics, and ensure a vibrant, sustainable future for one of Calgary's most dynamic neighborhoods.

Thank you
Patrick T



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] Jonathan

Last name [required] Tumu

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My family and i have been wanting to move to Inglewood since we relocated to Calgary, we have family in the area and we love the neighborhood unfortunately the lack of homes within our budget has left us to live elsewhere. We need more homes near good jobs and schools, and that give people access to the communities and amenities that enhance residents' quality of life.



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] Douglas

Last name [required] Fisher

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a member of the Inglewood community, I support development that increases density. Our community needs more affordable spaces to support the culture that makes Inglewood unique. Young individuals are eager to own in Inglewood, but the cost of owning a single family home is unaffordable. Diversity will only be achieved when there are diverse options of ownership. Our community will thrive when it can house our local business's customers and its workers. Increased density will bring added prosperity to our community. Our neighborhood's accommodations are aged and developing with increased density is pragmatic and necessary. We have great access to pathways, services, and transportation. This is the area to invest in sustainable growth. We need more housing in Calgary and Inglewood is poised to grow the right way.



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] Bryce

Last name [required] Baker

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0194 Support Letter.pdf

ATTACHMENT_02_FILENAME

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

Dear Members of the Calgary City Council,

I am writing to express my strong support for the Land Use Redesignation (LOC2024-0194) and the proposed closure and consolidation of the remnant road Right of Way with 45 New Street SE. This initiative represents a forward-thinking approach to urban development that aligns with Calgary's goals for affordability, sustainability, and community vibrancy.

Having lived in the community of Inglewood for a year, I experienced firsthand the neighborhood's unique vibrancy, its access to beautiful natural spaces, and the convenience of its proximity to both downtown as well as major routes like Deerfoot Trail. Inglewood's character and connectivity make it an ideal location for thoughtful, density-focused development that enhances the area without compromising its charm.

Approving this redesignation will:

1. **Expand Calgary's Tax Base:** Transitioning from single-family zoning to H-GO multifamily housing will enable more efficient land use, ultimately contributing to the city's financial health by increasing the density of tax-contributing households.
2. **Optimize Underutilized Land:** The oversized lot at 45 New Street SE, with unique access to two streets, is ideal for redevelopment. H-GO zoning provides the flexibility to design high-quality, livable housing that takes full advantage of the site's potential.
3. **Address the Housing Crisis:** By allowing more units, this redesignation directly tackles Calgary's housing affordability challenges. It creates options for existing residents to downsize, for young professionals who are priced out of single-family homes, and for diverse demographics seeking high-quality housing in established communities.
4. **Support Gentle Density:** The proposed multifamily development strikes a balance by adding more units while maintaining the look and scale of single-family homes. This gentle density approach prevents the need for high-rise developments while addressing the missing middle of Calgary's housing market.
5. **Promote Sustainability and Resilience:** Redeveloping inner-city areas with existing infrastructure and amenities reduces urban sprawl and aligns with Calgary's climate resilience goals. The proximity to transit corridors, such as the Purple Max Line and the future Green Line, ensures reduced car reliance for residents.
6. **Adapt to Evolving Community Needs:** Neighborhoods like Inglewood must evolve to meet changing demographic and economic realities. This project supports a thriving, diverse community by providing housing options for families, artists, and small business employees who contribute to Inglewood's unique cultural identity.

This proposal demonstrates an innovative and responsible use of land that benefits both the immediate community and Calgary as a whole. By supporting this redesignation, City Council has the opportunity to set a precedent for efficient and equitable urban growth that balances affordability, sustainability, and livability.

Thank you for your consideration.

Sincerely, Bryce Baker



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] Susan

Last name [required] Kneen

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194

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)

Dear Members of the Calgary Planning Commission,

I am writing in support of the rezoning application to transition from R-CG to H-GO zoning. As a mother of two and a working professional in the downtown area, I understand firsthand the importance of adapting our neighborhoods to meet the evolving needs of Calgary's residents. Inglewood, like many communities, must continue to evolve in a way that supports housing affordability, sustainability, and access to services and transit options.

I am deeply invested in housing affordability, which is a critical issue in our city. I have witnessed firsthand how the cost of single-family homes continues to rise, making it increasingly difficult for families like mine to find affordable housing options in the inner city. The proposed rezoning will help create a variety of housing options, which will allow for greater affordability and accessibility in the area, benefiting not only my family but many others in similar situations. It will also contribute to the overall health and vibrancy of Inglewood by supporting a diverse and sustainable community.

I fully support LOC2024-0194. It represents a progressive step towards meeting the housing needs of Calgary's growing population, while also ensuring that neighborhoods like Inglewood remain vibrant, accessible, and sustainable. Thank you for considering my views on this important matter.



Public Submission

CC 968 (R2024-05)

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]

Noel

Last name [required]

Heard

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]

Jan 14, 2025

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

[required] - max 75 characters

Land Use Redesignation 2024-0194

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

In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Land Use Redesignation 2024-0194 letter of Support Noel Heard.pdf

ATTACHMENT_02_FILENAME

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

Here is a Letter of support for Land Use Redesignation 2024-0194

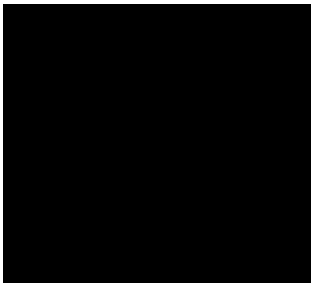
To whom it may concern.

I'm writing to express my support of Land Use Redesignation 2024-0194. It is my professional opinion as an architectural designer with over 15 years of experience that this designation is necessary to allow a very unique site to realize its potential. As a frequent user of Calgary's pathways I have often run or cycled through Nellie Breen Playground and wondered about the underdeveloped properties that back onto it. The huge lots in this corner could become a centre point of the community, and I think that Bold's proposal offers just that.

This area is a highly desirable part of the city. I think that the central advantage of the proposal under consideration is that it would allow a wide variety of people to call Saint Monica Avenue home while respecting the quality of the community. Neighborhoods like Inglewood need to find ways to develop that will let them maintain and build upon the charm that draws so many Calgarians to visit. So underdeveloped sites like the one under consideration are perfect candidates for a modest increase in density. Bringing more people to live in Inglewood can only help the area become the kind of place where local business and community can thrive.

Thanks for your time and consideration.

All the Best



Noel Heard



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] **Shane**

Last name [required] **Kidd**

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] **Jan 14, 2025**

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

[required] - max 75 characters **LOC2024-0194**

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)

No concerns with proposed development plan. Nice to see additional housing being built in the city in an efficient way. Appears to be room in the area for higher density of housing.



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] Rebecca

Last name [required] Drohan

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor and Members of Council,

I am writing in strong support of the proposed land use redesignation and development permit (DP) application for townhouses in Inglewood. This project represents an essential step forward in addressing the pressing housing crisis in our city. This neighbourhood, like many others, has been dominated by single-family homes—a form of housing increasingly inaccessible to all but the most economically privileged. This lack of diversity in housing options perpetuates inequality, prevents community growth, and excludes those who seek attainable and suitable housing. The proposed zoning change and development permit should be approved without delay. Council has the authority to directly approve the DP, enabling this much-needed project to move forward immediately. At a time when housing shortages affect so many, swift and decisive action is not just commendable—it is imperative. Criticism of this project often takes the form of distractions and debates that mask a broader resistance to change. Such resistance fails to acknowledge that cities are dynamic and must evolve to meet the needs of their residents. The details of this project align with the city's housing strategy and should not be derailed by arguments aimed at preserving the status quo. Approving this project signals a commitment to a more inclusive and sustainable future for our city. It sets an example for how we can create housing opportunities for all, regardless of income or timing of entry into the housing market. I urge council to approve both the land use redesignation and the development permit today. The applicant is ready to start building, and the city desperately needs this type of housing to address the growing demand. Thank you for your leadership and for prioritizing the needs of all residents. Sincerely,
Rebecca Drohan



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] Jimmy

Last name [required] Hoang

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Hi, I am a young-ish professional, and I lived in a laneway house in Inglewood for about 3 years starting in 2019. While I don't reside in Inglewood anymore, it's a time and place that I remember fondly.

Part of the reason I enjoyed it so much is, firstly, because Inglewood itself is a great neighbourhood to begin with; it's very walkable and offers a variety of good shops, restaurants, and parks. But another important aspect to my experience was the living situation. There weren't many rental options available at the time, mostly a handful of apartments along 9 Ave, or shared rentals in detached or semi-detached houses. These options weren't very appealing to me for various reasons, such as the size and functionality of the apartment, or having to share a household with other tenants. The laneway house offered the perfect balance for me; it was a reasonable size for reasonable rent, and although it may be considered on the "smaller" side (roughly 540 sf), the thoughtfulness in the design and layout created a very functional living space; it also offered a level of independence/privacy that apartment buildings and shared houses can't provide. I had lived in a number of apartments buildings prior to the laneway house, and not having to share walls or a floor/ceiling with other units was a welcomed change.

While there of course isn't anything wrong with apartment buildings or sharing a house, I just felt that I was at a stage in my life where I wanted something a bit different. Unfortunately, ownership of the laneway house changed and I had to find other living accommodations. I would have loved to have stayed in Inglewood, but I wasn't able to find a place that suited what I was looking for.

My experience in the laneway house gave me an appreciation not only for that particular type of housing, but for the idea of offering a variety of housing types in general, whether it's a laneway house, basement suite in a detached house, or row housing with basement suites. It gives people in different life stages and situations an opportunity to find meaningful and enjoyable living accommodations.



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]	Joel
Last name [required]	Tiedemann

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]	Jan 14, 2025
----------------------------	--------------

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

[required] - max 75 characters	LOC2024-0194
--------------------------------	--------------

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor Gondek and members of council,

I am writing today to express my full support for the application submitted under LOC2024-0194 and the subsequent development permit (DP2024-05493). The proposed land use amendment from R-CG to H-GO will help to facilitate the eventual delivery of 16 new dwelling units on a parcel where only 1 currently exists. With the influx of new Calgarians we have seen in the last 24 months, adding sensitive density to our established areas is a key way of satisfying the growing demand for housing in our city. Established communities like Inglewood are well serviced by community and city amenities and are a phenomenal place for anyone who calls Calgary home to live. This site in particular is within walking distance of 3 schools, ample public green space adjacent to the bow river and is only steps from the plethora of amenities offered along 9th Ave. The maximum building heights and lot coverages between H-GO and R-CG are very similar however, the H-GO district allows more flexibility for designers to deliver creative and much needed housing solutions. This type of minor land use adjustment in an amenity rich area is an easy way for us to add gentle density within one of the city's most desirable inner-city communities. I hope that council is able to recognize the reasonableness of this land use amendment and can support the opportunity for additional housing for Calgarians in one of our great established communities.



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] **Ronnie**

Last name [required] **Sagenes**

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] **Jan 14, 2025**

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

[required] - max 75 characters **LOC2024-0194**

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)



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] **Jamie**

Last name [required] **Petrovic**

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] **Jan 14, 2025**

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

[required] - max 75 characters **LOC2024-0194**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to voice my support for initiatives aimed at increasing housing density in our community. As our population grows, it is essential that we adapt our housing policies to meet the demand for affordable and accessible homes.

Increasing housing density can provide numerous benefits, including:

More affordable housing options: Higher density can lead to the development of more affordable housing units, making it easier for people of all income levels to find a place to live.

Efficient use of land: By building up rather than out, we can make better use of available land and reduce urban sprawl.

Enhanced public transportation: Higher density areas are often better served by public transportation, reducing traffic congestion and lowering carbon emissions.

Vibrant communities: Increased density can lead to more diverse and vibrant neighborhoods, with a mix of residential, commercial, and recreational spaces.

I believe that by embracing higher housing density, we can create a more sustainable, inclusive, and thriving community. I urge you to support policies that promote increased housing density and help address our housing needs.

Thank you for your consideration.

Sincerely,
Jamie Petrovic



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] KEVIN

Last name [required] BAXTER

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] Jan 14, 2025

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

[required] - max 75 characters Land Use Redesignation - LOC2024-0194 45 New Street SE, Calgary AB T2G 3X

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LOC20240194 Baxter K and NM Support Letter.docx

ATTACHMENT_02_FILENAME

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

Kevin Baxter and Nancy Munn-Baxter

In support of the land use redesignation LOC2024-0194 at 45 New Street SE, Calgary AB T2G 3X8.

To City Council,

The City of Calgary has an affordable housing crisis that needs your action, courage and insight to solve.

The proposed redesignation LOC2024-0194 at 45 New Street SE helps address the housing crisis by adding more affordable units to the existing oversized property and will conveniently and esthetically allow for two points of entry to ease pedestrian and vehicle access. Something that is rarely an option with most lots.

For those opposed to the number of units we offer this. Basement suites and laneway homes help to ease the housing crisis, but these are rental options for most people and row housing is simply out of reach for most folks wanting to buy a new home or downsize in an inner-city community. The land is simply too expensive.

If the City and residents of Inglewood want to maintain the diversity and charm of the neighborhood and businesses, then they need to support diverse and creative housing solutions to prevent large scale high-density developments from taking over the community. Inglewood already has successful examples of gentle middle housing and mid-rise multi-family developments. This proposed development simply adds to that success and maximises the use of this over sized lot and its prime location.

It is our belief that city council should support and contribute to new and creative housing options for Calgarians as our population evolves and its needs change. This includes supporting redesignations and donating land.

Sincerely,

Kevin Baxter and Nancy Munn-Baxter

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]

Alex

Last name [required]

Williams

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]

Jan 14, 2025

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

[required] - max 75 characters

LOC2024-0194

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

In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The H-GO land-use allows for more diverse housing types and configurations permitting better accessibility and slightly more density. With proximity to downtown and especially 9th Ave, this property makes sense for this use. Please vote yes on this.



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] Michelle

Last name [required] Davies

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194 We have a serious housing crisis and affordability problem

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We have a serious housing crisis and affordability problem in Calgary, which this project, even though it is a small project, it will help out with creating more much needed homes for Calgarians.



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]

Cam

Last name [required]

Schultz

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]

Jan 14, 2025

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

[required] - max 75 characters

LOC2024-0194

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

In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in full support of this re-development and feel this is a positive step forward for helping out our housing crisis.

**Public Submission**

CC 968 (R2024-05)

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] **Natasha**

Last name [required] **Levinski**

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] **Jan 14, 2025**

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

[required] - max 75 characters **LOC2024-0194**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LOC2024-0194 Letter of Support_Levinski.pdf

ATTACHMENT_02_FILENAME

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

January 5, 2025

Re: Support for Land Use Redesignation (LOC2024-0194) from R-CG to H-GO

Dear Members of the City Council,

I am writing to express my strong support for the proposed Land Use Redesignation (LOC2024-0194) of our parcel located at 45 New Street SE from R-CG (Residential Grade-Oriented Infill District) to H-GO (Housing-Grade Oriented District). This redesignation represents an important step towards addressing Calgary's growing housing needs and fostering a more inclusive and sustainable urban environment.

The following points illustrate why I believe this redesignation beneficial for the community:

Developments like this proposal, which seek to add additional housing units on a parcel, directly contribute to alleviating Calgary's housing crisis. There is a lack of market-affordable housing in this city. I believe that increasing the availability of homes will help restore affordability and provide more options for residents at various income levels. By increasing density in inner-city neighbourhoods like Inglewood, developers can contribute to making housing more affordable. Rejecting opportunities to develop new housing perpetuates the rise in living costs and deepens economic divisions. By approving this redesignation, Calgary can lead by example, showing how thoughtful urban planning can mitigate these issues and create more equitable living conditions.

This proposal supports the concept of gentle density, which adds more housing units while maintaining the character and scale of single-family neighbourhoods. Inglewood already has many examples of gentle density and missing middle housing; therefore, this project will seamlessly match the neighbourhood. Gentle density helps to avoid the need for high-rise developments in low to mid-density communities. I believe that inner-city neighbourhoods like Inglewood, with access to amenities and transit, are perfect hubs for gentle density.

As a young professional who struggled to find housing in this city, I believe that the proposed redesignation will create much-needed housing options for young professionals, students, and families who may not afford or desire traditional single-family homes. We need more diverse housing to ensure a vibrant community that welcomes many different demographics and lifestyles that don't conform to existing housing typologies.

In conclusion, I wholeheartedly support the Land Use Redesignation (LOC2024-0194) and urge the City Council to approve this proposal. It represents a thoughtful and forward-thinking approach to urban development that will benefit our communities now and into the future.

Thank you for considering my perspective. I am confident that this redesignation will serve as a positive example for Calgary and inspire further initiatives to address housing challenges in our city.

Sincerely,

Natasha Levinski



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] **Matthew**

Last name [required] **Kennedy**

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] **Jan 14, 2025**

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

[required] - max 75 characters **Land Use Amendment (LOC2024-0194)**

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)

I am writing to express my support for the proposed Land Use Amendment (LOC2024-0194) at 45 New St SE. I believe that BOLD Workshop Architecture and XYC Design are creating some of the most innovative and desirable housing in our city. As a business owner in Inglewood I support a land use change in order for them to provide more housing options in our community, which this LOC will no-doubt result in. Many of our staff members face long commutes, often taking three buses to get to work. More beautiful, dignified housing in our area is greatly needed and highly appreciated.

The proposed design I anticipate will be a thoughtful and sensitive addition to Inglewood's housing stock, making full use of an underutilized lot. The benefits of this project will resonate throughout the community. It will encourage other developers to invest in design and placemaking, help businesses thrive on the high street, and provide a variety of housing options for people and families at all stages of life.

Land use changes like this, from R-CG to H-GO, will facilitate developments that our city needs to clear the red tape for, support and see through to completion. Great designs that BOLD + XYC are producing will propel Calgary toward becoming a world-class, desirable and equitable place to live.



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] John

Last name [required] Kelly

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Letter Re LOC2024-0194.pdf

ATTACHMENT_02_FILENAME

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

January 6, 2025

Re: LOC2024-0194

Hello,

I am writing in support of LOC2024-0194 to redevelop an underutilized parcel of land at 45 New Street SE to increase the housing options and affordability in Calgary. As a resident of Calgary, my family and I enjoy the Inglewood neighbourhood for its unique character and style of development. The proposed redevelopment of the land in question would contribute to the sustainability of the businesses in Inglewood without the dramatic impact that high-rise buildings would create.

The development that would occur under the proposed land use redesignation is the type that Calgary needs for vibrant, sustainable, and livable neighbourhoods.

Sincerely,

John Kelly

Calgary, AB



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] John

Last name [required] Sallis

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to support this proposal to increase housing density in this area. This is one of the many ways Calgarians can help contribute to the effort to solve the current housing crisis.



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] **Shane**

Last name [required] **Chaloner**

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] **Jan 14, 2025**

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

[required] - max 75 characters **LOC2024-0194**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As an area resident, I'm in support of this application. Sustainable development projects such as this will allow Calgary to increase housing density without compromising the charm of our heritage neighborhoods. Additionally, this project's oversized lot and location make it ideal for redevelopment.



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] Nancy

Last name [required] Malsbury

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] Jan 14, 2025

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

[required] - max 75 characters I wish to comment on item LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of Land Use Redesignation in inner city lots. It's important to provide reasonably priced homes to the growing numbers of people in our city. In order to have high volume and appealing residential areas close to inner city where many jobs are; it's important to rezone and allow groups to have the flexibility to build appropriate housing for such. Not only is increasing the zoning to allow for rezoning for proper higher density dwelling important for people buying homes; it's also important for the community growth and sustainability. Small businesses will thrive off having more people living locally. It's necessary to the future of Calgary to open up our neighbourhoods for well planned high density living. Please pass this request and help our city grow properly.



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] **Danielle**

Last name [required] **Caffaro**

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] **Jan 14, 2025**

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

[required] - max 75 characters **Land Use Redesignation - LOC2024-0194**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

RE_ Land Use Redesignation_ LOC2024-0194.pdf

ATTACHMENT_02_FILENAME

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

Letter to Council attached

RE: Land Use Redesignation: LOC2024-0194
Location: 45 New Street SE, Calgary, AB
T2G 3X8

January 6, 2025

Dear Council

I am writing in support of a Land Use Redesignation LOC2024-0194 from R-CG to H-GO at the address of: 45 New Street SE, Calgary AB, T2G 3X8. H-GO offers great flexibility for this parcel so it can accommodate a growing city and the community of Inglewood.

Some important considerations for council to consider are listed below:

- Multifamily lots are able to broaden the tax base which is critical in a growing city. Calgary's low-income population, homeless population and lack of housing is a growing concern. With multifamily lots we can offer more affordable homes to individuals and families while drawing in more taxes to provide essential services and care to our vulnerable population.
- Rezoning a lot such as this allows us to use underutilized lots that have access to two streets. This is an effort to ensure land use is being optimized for our population and city needs.
- There is a growing demand to provide affordable housing throughout our city. With a city core that employs a large population of Calgary, we should be able to provide affordable housing to this group. Having multifamily lots such as this allows families and individuals to live close to where they work and reduces the barriers of transportation and logistics. This Land Use Redesignation LOC2024-0194 helps address this issue and allows Calgary as a city to support its labour force.
- This is an opportunity for Calgary to set an example of how it can support dense living and the evolution of housing to meet the needs of a growing city, a dynamic workforce and to fill the gap of unaffordable housing so everyone has access.
- As Calgary provides multifamily lots and flexible development it is also committing to a more sustainable future by reducing transportation, allowing families to live affordably in smaller spaces, by supporting outdoor use such as walking paths for people and reducing construction footprints to accommodate an expanding population.

We ask that Council consider the Land Use Redesignation LOC2024-0194 and its long-term impact on Inglewood, our city, family units, individual lives, housing and affordability, sustainability and being a city leader for flexible housing in our country.

Regards

Danielle Caffaro
Giono Studio Interior Design



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] William

Last name [required] Bonar

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] Jan 14, 2025

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

[required] - max 75 characters Land use redesignation - LOC2024-0194

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)

As a business owner in Inglewood I am strongly in favour of this land use redesignation. When we signed our lease it was with the expectation of increased density coming to Inglewood, in a desirable inner city neighborhood like this, more growth is and should be a forgone conclusion. We planned on, and continue to hope for this growth, but also understand the importance of doing things properly as to not sacrifice what makes the neighborhood special.

In the midst of a housing crisis where the city still needs all the spaces it can get, an exciting designer like Bold Workshop Architecture working on midsize density units seems like a perfect opportunity for reasonable growth. Small changes like this allow for increased density with low impact to the character of the neighborhood and maintain neighborhood desirability.



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] jasmine

Last name [required] palardy

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194 Land Use Redesignation at Public Hearing

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)

I wish to add my support to the Land Use Redesignation - LOC2024-0194. This parcel can be an example of innovation and well-designed solutions to our city's housing crisis. This is a unique and creative way of accomplishing family housing while keeping design, character and community connectivity at top of mind. Adding density to Inglewood's Mainstreet corridor will helps small businesses thrive (and main streets need our love). Diverse housing options can help keep artists and creators and young families in the neighbourhood (who are priced out by single-family options). The character of the neighbourhood can actually be protected by approving projects like this. Additionally, Inglewood already has successful examples of middle housing and mid-rise multi-family developments. I hope this is approved.



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] Jeff

Last name [required] Rose

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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] **Heather**

Last name [required] **Newby**

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] **Jan 14, 2025**

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

[required] - max 75 characters **Land use redesignation - LOC2024-0194**

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

ATTACHMENT_01_FILENAME

Letter of support.pdf

ATTACHMENT_02_FILENAME

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

Dear City Council: □□

Re: Letter of support for Land Use Redesignation LOC2024-0194

As Calgary grows, so must its housing options. Increasing density in an inner-city neighbourhood like Inglewood is a critical step to providing additional options so that more artists, families and entrepreneurs can live in a vibrant and thriving neighbourhood.

The proposed land redesignation at 45 New Street SE provides an option that is strongly suited to the neighbourhood of Inglewood, because of its access to transit (including rapid transit), a main street corridor with multiple small businesses, critical amenities like schools, commuting paths and natural assets.

I hope to see more of these kinds of quality proposals for inner city neighbourhoods so we can stop sprawling outwards and encourage gentle density.

Monday January 6, 2025

Calgary City Council
The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Dear City Council:

Re: Letter of support for Land Use Redesignation LOC2024-0194

As Calgary grows, so must its housing options. Increasing density in an inner-city neighbourhood like Inglewood is a critical step to providing additional options so that more artists, families and entrepreneurs can live in a vibrant and thriving neighbourhood.

The proposed land redesignation at 45 New Street SE provides an option that is strongly suited to the neighbourhood of Inglewood, because of its access to transit (including rapid transit), a main street corridor with multiple small businesses, critical amenities like schools, commuting paths and natural assets.

I hope to see more of these kinds of quality proposals for inner city neighbourhoods so we can stop sprawling outwards and encourage gentle density.

Thank you for your time and consideration.

Heather Newby
Resident of Calgary



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] Dean
Last name [required] Symonds

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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)

I have been a resident of Calgary for almost 20 years and a resident of the Inglewood/Ramsay community for over 10 years. I owned a restaurant on 9th Avenue in Inglewood for 4 years, which was sold in 2022, and have several friends and colleagues who also have, or have had, businesses in the community.

Though we all love living in the community, and many of us loved or do love having businesses in the community, there was often talk amongst business owners that it was often a bit of a struggle, that what was needed to help the area really thrive would be a higher density of population in the Inglewood and Ramsay communities.

Obviously this growth would need to be a well managed and in keeping with the feel and aesthetic that the area is known for, but I do believe very strongly that that growth is necessary for the high street to continue to thrive.

Though my partners and I have other restaurants in neighbouring and other areas of the city, we have been hesitant of the leasing opportunities that have come up in the area with concerns regarding the local base and its ability to sustain, given that these rates in the community are quite high given the demographics.

To help small businesses thrive, we need more residents and a critical mass of people in the area. This land use proposal facilitates missing middle housing, which I prefer over high-rises in our neighborhood. It will also expand the rental stock for the exact demographic my business and many others served.

I fully support this land use redesignation and urge Council to recognize its merits and give it their approval. Particularly amidst a housing crisis, a redesignation like this one, particularly involving a quality designer/builder, could make a meaningful difference to the community.



Public Submission

CC 968 (R2024-05)

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]

Craig

Last name [required]

Collins

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]

Jan 8, 2025

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

[required] - max 75 characters

LOC2024-0194

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

In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Calgary desperately needs more housing as prices are inflating , so this proposal meets a need



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]	Donna
Last name [required]	Bowles

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]	Jan 14, 2025

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

[required] - max 75 characters	LOC2024-0194
--------------------------------	--------------

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0194-DB.pdf

ATTACHMENT_02_FILENAME

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

January 6, 2025

Honorable Mayor Jyoti Gondek
Members of City Council

Re: LOC2024-0194 (13D2-2025)
Land Use Redesignation: R-CG to H-GO
45 New Street SE

I am writing to strongly oppose the proposed land use redesignation of the property located at 45 New Street SE (Application LOC2024-0194). This proposal stands in contrast to the collaborative efforts that the Inglewood Community and the City of Calgary have undertaken to foster population growth while preserving the unique character and scale of our neighborhood.

Inglewood as you are aware, is one of the oldest settled areas in Calgary, and our community has made significant strides in working together with the City to encourage moderate intensification. This approach aims to enhance our neighborhood with a variety of housing types that respect its historic scale and character. The spirit of this collaboration is rooted in the desire to balance growth with the preservation of the qualities that make Inglewood unique and preserve Calgary's only historic gem.

The proposed redesignation to H-GO for 45 New Street SE, however, does not align with these established goals. Higher density projects like the one being proposed should be considered but on a limited basis and situated where site and edge conditions are suited to handle such increased density. This proposed location, situated in the middle of a residential block with limited back lane access and on a narrow, congested residential street, is an inappropriate choice for this type of development. The alley access to this property intersects a sidewalk, a regional bike path, entrance to a children's playground (Nellie Breen Park) and Saint Monica Avenue. Further obstruction to this property includes a fire hydrant and several guywires which block half of the access to the property.



Facing North from Nellie Breen Park shows rear entrance limited access, guywires and hydrant

Moreover, the frontage is on New Street, one of Calgary's narrowest streets. New Street's unique design and narrow width makes a congested street but also doubles as a bike lane. Increasing density in this area would exacerbate the parking congestion and pose safety risks to cyclists and pedestrians alike. The narrowness of the street and lack of sufficient access underscore the inappropriateness of this location for the proposed redesignation.

Considering these concerns, I urge City Council to deny the application. More suitable locations for higher density development have been identified in the Inglewood Area Development Plan.

Thank you for considering my objection. I trust that City Council will give due regard to the community and neighboring properties concerns and the implications of this proposal.

Regards,

Donna Bowles



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]	Blake
Last name [required]	Costley

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]	Jan 14, 2025
----------------------------	--------------

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

[required] - max 75 characters	Land use amendment and road closure application (LOC2024-0194)
--------------------------------	--

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Inglewood Development.pdf

ATTACHMENT_02_FILENAME

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

Dear Members of the Calgary Planning Commission,

I am writing to express my strong support for the proposed Land Use Redesignation (LOC2024-0194) at 45 New Street SE in Inglewood. This application seeks to change the zoning from R-CG (Residential Grade-Oriented Infill District) to H-GO (Housing-Grade Oriented District) and consolidate the remnant road Right of Way, creating a larger parcel suitable for a multi-family development. I believe this redesignation is a crucial step towards addressing Calgary's housing needs, promoting sustainable urban development, and enhancing the vibrancy of the Inglewood community.

My support for this application stems from its potential to significantly improve housing variety and affordability, specifically by contributing to the "Missing Middle" housing typology. The current R-CG zoning designation limits the types of housing that can be built on this uniquely sized lot, hindering the creation of much-needed diverse housing options. The proposed H-GO zoning, on the other hand, offers greater flexibility in unit types and site layouts, making it ideally suited for this anomaly lot, especially given its proximity to main streets and commuting corridors. This flexibility is essential for creating a development that effectively addresses the diverse housing needs of Calgarians.

One of the most pressing challenges facing Calgary is the lack of affordable housing options. This redesignation offers a tangible opportunity to increase the supply of housing units in an established inner-city neighbourhood. By allowing for greater density through multi-family development, we can create housing options for a wider range of residents, including young professionals who may not be able to afford or desire a single-family home, and existing residents looking to downsize within their community. This gentle increase in density helps avoid the need for high-rise developments in established low to mid-density areas, preserving the character of the neighbourhood while addressing critical housing needs.

The proposed redesignation also aligns with the principles of sustainable urban development. By encouraging development in established inner-city areas with existing infrastructure, we can reduce urban sprawl and promote efficient land use. Utilizing this underused, oversized lot to create more housing is a responsible and sustainable approach to urban growth.

Furthermore, increasing density along Inglewood's Main Street corridor will have positive economic impacts on local businesses. More residents living in the area will translate to increased foot traffic and support for local shops, restaurants, and services. This will contribute to the vitality and economic health of Inglewood, further enhancing its appeal as a desirable place to live and work. A diverse housing stock also helps

maintain a diverse community, ensuring that artists, makers, and families can continue to call Inglewood home.

For these reasons, I urge the Calgary Planning Commission to approve Land Use Redesignation LOC2024-0194. This is a crucial step towards creating a more sustainable, affordable, and vibrant city for all Calgarians.



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] **Trinh**

Last name [required] **Nguyen**

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] **Jan 14, 2025**

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

[required] - max 75 characters **LOC2024-0194**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to see increased housing density in this area to support local businesses



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]	Kelly
Last name [required]	Hume

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]	Jan 14, 2025

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

[required] - max 75 characters	LOC2024-0194
--------------------------------	--------------

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This application makes use of an underutilized oversized inner-city lot, uniquely having access to two streets. I support development in areas with existing infrastructure, amenities, and transit. Calgary can set an example for getting housing built faster to restore affordability - by approving proposals such as this. Gentle density adds more units while maintaining the look and scale of single-family homes. I support this application



Public Submission

CC 968 (R2024-05)

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]

Susan

Last name [required]

Tumback

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]

Jan 14, 2025

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

[required] - max 75 characters

ROAD CLOSURE (Ward 9) LOC2024-0194 45 New Street SE Inglewood

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

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME 45 New Street 6Jan2025Final.pdf

ATTACHMENT_02_FILENAME

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

January 6, 2025

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Station "M"
Calgary, Alberta, T2P 2M5

Dear Mayor and Members of City Council,

RE: File Number: LOC 2024-0194
Road Closure and Land Use Amendment
Location: 45 New Street SE
Land Use Redesignation: R-CG to H-GO Housing-Grade Oriented

We are writing this letter to provide the City of Calgary Planning Commission with our concerns regarding the application to redesignate the land use for the property listed above:

From: R-CG Zoning
To: H-GO Zoning

We have lived in Inglewood for over 30 years, with the last 25 on New Street SE ("New Street"). In recent years we have become very concerned about housing developments challenging the character and safety of Inglewood. Changing any property in Inglewood to H-GO zoning would grossly degenerate the character and safety of Inglewood.

BOLD Workshop Architecture ("BOLD") is marketing development LOC2024-0194 as sensitive to the scale and character of the community. In actuality, the proposed height and footprint of the development is an affront to the character of Inglewood.

In addition to not supporting the scale and character of the Inglewood, BOLD's proposal to increase density at 45 New Street SE will only add to the pressure of water and other infrastructure, by adding a possible 32 or more residents to small, historic New Street.

As New Street has developed over recent years, we have experienced an increase in safety concerns; especially after multifamily homes have been built on both New Street and connecting streets. There has been a significant increase to road traffic, which makes it very unsafe for everyone, especially for our aging residents and those with small children. It has become very difficult and unsafe to drive along 8th Avenue SE, which is the main ingress and egress to St. Monica Avenue and New Street, not only for residents but for emergency vehicles as well. In addition to impacting the residents of St. Monica Avenue, New Street, and surrounding streets.

It appears that the proposed development will include 16 dwelling units on the property with only 8 onsite parking stalls. If each unit had only one resident and that resident had one vehicle, this development would add an additional 8 vehicles to the already narrow streets and street parking availability. Although every unit may not have a motor vehicle, other units may have multiple residents with multiple vehicles.

This does not even address the need for visitor parking and related street traffic, nor the placement for waste bins, for each of the 16 units. These will only exacerbate the traffic and parking concerns, and safety issues relating to the same.

Most dwellings on New Street do not have garages or a back alley to park in. With most current dwellings already having 2 or more vehicles per household, and those vehicles tend to be large vehicles ((SUVs, trucks, cube vans etc.), parking near a resident's home is becoming more difficult. With an increase of criminal activity in the area, safety is a huge concern, especially when it is dark.

New Street is also used by non-residents to park their vehicles while visiting friends and family, enjoying restaurants, bars, and shopping on 9th Avenue SE, and even visiting Harvey passage. In addition to vehicle traffic, New Street is also used as an extension of the bike path. Cyclists ride up and down New Street, many side by side and taking the entire street. We are also seeing an increase in scooters on the street; however, motor vehicles and bicycles are the most common forms of road traffic.

I have attached photos of the parking on both New Street and 8th Ave. SE, that takes place on most days.

We would like to thank the Calgary Planning Commission for considering our concerns and we respectfully and strongly request that this proposal for land use H-GO not be approved for the proposed development.

Regards,

Susan and Michael Tumback

cc. [Calgary.ca/developmentmap](https://calgary.ca/developmentmap)

Attachments

I am submitting the following pictures to support my opposition to allow the road closure as requested under LOC 2024-0194; to amend the Land Use Designation (zoning) for 45 New Street SE ("45 New Street").

These pictures show the current state of daily parking on both New Street SE ("New Street") and 8th Ave SE ("8th Ave"), on either side of the traffic circle to enter or leave New Street. I did not include pictures of the traffic (vehicles, cyclists, pets, and pedestrians) as these can ebb and flow based on the seasons. What doesn't change significantly is the minimum number of vehicles that park on New Street or 8th Ave, daily.

As you can see from the pictures, there is very little room to park a vehicle, and this becomes even worse during spring, summer and fall or when there are events in the area. With other properties on New Street already under construction, the need for parking will only increase. This does not include the development proposed for 45 New Street.

It appears that the proposed development will allow for 16 dwelling units on the property with only 8 onsite parking stalls. If every unit had only one resident and that resident had one vehicle, this development would add a minimum of 8 additional vehicles to New Street or surrounding streets, adding to the already over-crowded streets. Although every unit may not have a motor vehicle, other units may have multiple residents with multiple vehicles. There will also be street parking required for visitors to the residents.

Thank you for your review of this matter.



1) Looking south onto 9th Ave SE, from the traffic circle intersecting 8th Ave and New Street.



2) Looking east on 8th Ave at the traffic circle that takes you onto New Street or to 9th Ave SE.



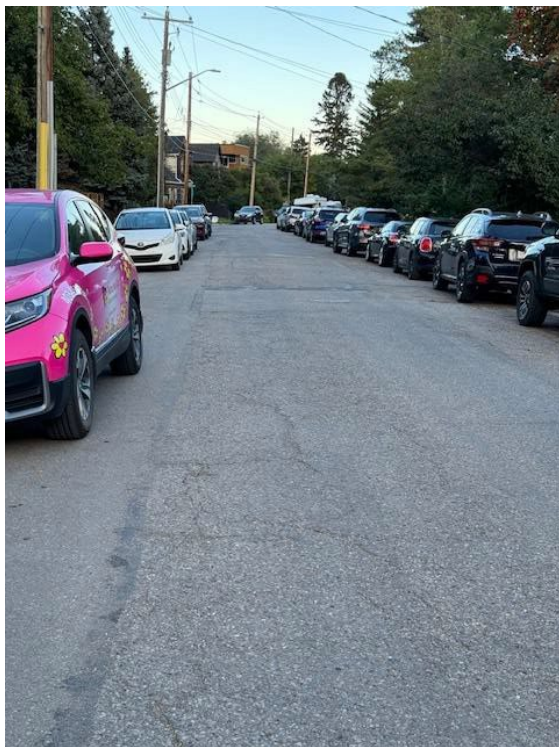
3) Looking west onto 8th Ave from the traffic circle at 8th Ave and New Street.



4) Looking east on New Street turning from 8th Ave.



5) Looking east on New Street showing cars parked all along both sides of New Street.



6) Another look at parked vehicles on both sides of New Street, just west of 45 New Street.



7) Another view of parking on both sides of New Street.



8) South side of New Street, just west of 45 New Street.



9) Looking west up New Street across from 45 New Street. This is the end of the day and waste bins are often blocking parking spaces or roads throughout the day.



10) Truck and trailer are an example of what homeowners drive and park on New Street.



5 Vehicle and parked cars in front of 45 New Street.



12) Parking on both sides of New Street. The RV is almost across from 45 New Street.



6 Closer view of current parking in front of 45 New Street (across from RV).



7 Parking, driveway and waste bins across from 45 New Street. Note: The street named "New Place" is not a through street and is the only egress and ingress for at least 4 properties, with more currently under development.



8 Looking west up New Street, with 45 New Street on the lower left of the picture.



16) Types of vehicles that park across the street from 45 New Street.



9 Current parking on New Street across from 45 New Street (see city planning sign on middle/left of page). Note that parked vehicles are current residents, excluding 45 New Street and visitors.



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] Dawn

Last name [required] Byford

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] Jan 14, 2025

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

[required] - max 75 characters Loc2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We, the owners of 37 New St SE, strongly oppose the proposed land use change to H-GO and the 16-unit development at 45 New St SE. This development is inappropriate for our community, and we urge you to reconsider for the following reasons: The development is mid-block, surrounded by single-family homes, and 300 meters from 9th Avenue SE. It contradicts the Inglewood Area Redevelopment Plan's policies of compatibility, disrupting the neighborhood's low-density, residential character. Approval would set a precedent for similar high-density projects throughout Inglewood, eroding the area's historic charm and leading to further overdevelopment that changes its character. The H-GO zoning is incompatible with the existing community, potentially overcrowding the area. It would reduce the quality of life for future residents and devalue properties for current homeowners. This lack of integration would negatively affect the neighborhood's well-being. The H-GO designation reduces opportunities for meaningful public engagement. It favors developer flexibility over community involvement, undermining the voices of residents who are deeply invested in Inglewood's future. Increased traffic from 16 new units would jeopardize the safety of pedestrians, cyclists, and children. The area is already a busy route for commuting, recreation, and accessing the TransCanada Trail, and additional congestion would make it more dangerous. The development would negatively affect Nellie Breen Park, a beloved community space. The proximity of a large development would reduce its appeal and safety. Additionally, the loss of mature trees would diminish environmental benefits like shade and habitat for wildlife. The development lacks adequate parking, relying on already limited street parking, which will exacerbate congestion and safety concerns. A traffic study should be conducted before approval. Inglewood is a historic neighborhood with a unique community atmosphere. This proposal threatens the character that makes it special, disrupting walkability, safety, and connection to nature. We urge City Council to reject this land use amendment. The zoning change does not account for the neighborhood's unique historical, physical, and community context, and would harm the future of Inglewood.

Thank you for your consideration.



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] Lindsay

Last name [required] Andreas

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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)

I am writing to express my strong support for the Land Use Redesignation proposal (LOC2024-0194) for the property located at 45 New Street SE. This proposal is a critical step in addressing Calgary's housing affordability crisis, and I fully endorse the shift from R-CG (Residential-Grade Oriented Infill District) to H-GO (Housing-Grade Oriented District) zoning.

The current R-CG zoning on this oversized lot limits the potential for a truly efficient and flexible development, particularly given its unique access to two streets and its proximity to essential infrastructure. The proposed H-GO zoning offers the flexibility needed to optimize the use of this land, supporting a higher density and a more diverse range of housing options that are crucial for the growth and sustainability of our city. This redevelopment represents an opportunity to deliver vibrant, affordable housing that meets the needs of a diverse population while preserving the character of the surrounding community.

Expanding the housing options in Inglewood and along its mainstreet corridor will not only help alleviate the housing crisis but also support the thriving local economy. More residents in the area will increase demand for small businesses, create a more dynamic community, and contribute to the vibrancy of Inglewood as an inner-city hub. The proposed development aligns perfectly with Calgary's broader sustainability goals, reducing car reliance by offering housing in a well-connected area near transit, services, and amenities.

I am particularly supportive of this project because it promotes gentle density—adding more housing options without overwhelming the existing character of the neighborhood. It helps create housing for young professionals, families, and individuals looking to downsize, all of whom will contribute to the fabric of the community. In addition, supporting developments like this is a step towards restoring housing affordability, which is increasingly out of reach for many Calgarians.

In conclusion, I strongly urge the City Council to approve the Land Use Redesignation for 45 New Street SE. This project is an essential piece of the puzzle in tackling Calgary's housing crisis, fostering community growth, and supporting sustainable, vibrant neighborhoods.



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] Taylor

Last name [required] Andreas

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in support of LOC2024-0194, and any similar applications. We are amidst a housing crisis and need more housing in inner city neighbourhoods near existing amenities, commuting paths, jobs, schools and where the infrastructure is already in place. This application seems very resonable.



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] Christy

Last name [required] Horan

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly supportive of this land use amendment and road closure application. As a city we declared a housing crisis, in my mind this is a step in the right direction to help restore housing affordability - a goal of the City's.



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] **Hayden**

Last name [required] **Pattullo**

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] **Jan 14, 2025**

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

[required] - max 75 characters **Land Use Redesignation - LOC2024-0194**

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Land Use Redesignation - LOC2024-0194_Letter of Support_Pattullo.jpg

ATTACHMENT_02_FILENAME

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

To whom it may concern,

In regards to the proposed Land Use Re designation LOC2024-0194, I am writing to show my support for this proposal. This proposed Land Use Re designation has strong alignment with Calgary's Municipal Development Plan by providing new modalities of housing, increasing gentle density in our inner city neighbourhoods where there is existing access to transit infrastructure and amenities, and also promoting well-designed projects that fit within the character of these existing communities.

I believe that the most sustainable and long-term solution to both our housing crisis and to Calgary's urban strategy is to facilitate more projects such as this which will increase affordable housing supply and intensify our tax base. Specifically in the community of Inglewood, there is existing precedent for missing middle development and the addition of more gentle density will maintain the neighbourhood character while also helping to improve the quality of amenities and infrastructure.

I look forward to the success of this project and to more in the future!

To whom it may concern,

In regards to the proposed Land Use Re designation LOC2024-0194, I am writing to show my support for this proposal. This proposed Land Use Re designation has strong alignment with Calgary's Municipal Development Plan by providing new modalities of housing, increasing gentle density in our inner city neighbourhoods where there is existing access to transit infrastructure and amenities, and also promoting well-designed projects that fit within the character of these existing communities.

I believe that the most sustainable and long-term solution to both our housing crisis and to Calgary's urban strategy is to facilitate more projects such as this which will increase affordable housing supply and intensify our tax base. Specifically in the community of Inglewood, there is existing precedent for missing middle development and the addition of more gentle density will maintain the neighbourhood character while also helping to improve the quality of amenities and infrastructure.

I look forward to the success of this project and to more in the future!

Sincerely,

Hayden Pattullo



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] Connie

Last name [required] Horan

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in strong support of the land use redesignation LOC2024-0194 at 45 New Street SE. I urge Council to approve this application so the applicant can move onto the next step in the approvals process. We need more housing and tax revenue for a long term sustainable and equitable future.



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] Susan

Last name [required] Penley

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-1094

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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] Aman

Last name [required] Adatia

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Letter of Support - LOC2024-0194.pdf

ATTACHMENT_02_FILENAME

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

Please see letter attached



LETTER OF SUPPORT

Re: Land Use Redesignation & Road Closure - LOC2024-0194

January 6, 2025

The City of Calgary
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

Dear Mayor Gondek and Members of City Council:

I express my full support for the proposed Land Use Redesignation and road closure application (LOC2024-0194) concerning the parcel at 45 New Street SE, Calgary, AB. As a resident of Calgary, a real estate development executive, and someone who values the growth and vitality of our communities, I believe this application represents a meaningful step toward addressing housing affordability and promoting sustainable urban development in our city.

The proposed redesignation from R-CG (Residential Grade-Oriented Infill District) to H-GO (Housing-Grade Oriented District) is both timely and necessary. This change will allow for greater flexibility in housing forms and site layouts, making better use of this oversized inner-city lot with unique two-street access. By consolidating the remnant road Right of Way (ROW) into the parcel, the application demonstrates an efficient and thoughtful use of underutilized land, aligning with Calgary's climate resilience goals and urban planning principles.

KEY BENEFITS OF LOC2024-0194

Addressing Housing Affordability: The proposed redesignation allows for the creation of more housing units, contributing to the city's efforts to restore affordability. It enables diverse housing options for young professionals, downsizing residents, and families who seek alternatives to single-family homes.

Supporting Inglewood's Growth and Vibrancy: Adding gentle density to Inglewood's Mainstreet corridor will bolster local businesses and enhance the vibrancy of the neighbourhood. More residents will lead to vibrant streets, thriving small businesses, and a stronger customer base for the community's cultural and commercial hubs.

Promoting Sustainability: This development aligns with sustainable urban planning by leveraging existing infrastructure, transit options, and community amenities. Its proximity



to the Purple Max Line and future Green Line further supports reduced car reliance and fosters walkable urban living.

Enhancing Urban Design: The flexibility of H-GO zoning ensures the site's design can meet its highest and best use. This results in a higher-quality development that is well-integrated into the neighbourhood's character while accommodating evolving housing needs.

Your leadership in supporting this redesignation will set a precedent for addressing Calgary's housing crisis through practical, community-oriented solutions. Approving LOC2024-0194 affirms the City's commitment to fostering inclusive, sustainable, and economically vibrant neighbourhoods.

I encourage you to approve this application which embodies the values of thoughtful urban growth, community resilience, and housing accessibility—all of which are essential to Calgary's future success.

Thank you for your consideration of this important matter.

Towards better,

A handwritten signature in black ink, appearing to read "Aman Adatia", is written over a horizontal line.

Aman Adatia (he/him)
President
Striped Antler Group



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] Kayla

Last name [required] Browne

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME KB LOC2024-0194 Hearing (1).pdf

ATTACHMENT_02_FILENAME

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

Please see letter attached.

City of Calgary Council
700 Macleod Trail SE
PO Box 2100, Postal Station M 8007
Calgary, AB, T2P 2M5

Dear Mayor Gondek and City of Calgary Council,

Re: Land Use Redesignation LOC2024-0194 at 45 New Street SE, Inglewood

I would like to express my strong support for the Land Use Redesignation and ROW road closure application at 45 New Street SE in Inglewood. As the homeowner and a member of the architecture and development team behind this proposal, I am deeply committed to the community and this project's success. Amidst the ongoing housing crisis, this redesignation, road closure, and subsequent DP application will create inclusive housing options in an established, amenity rich community, utilize land more efficiently, generate valuable tax dollars, strengthen the local economy and align with multiple City policies and initiatives.

About Me

I am the founder and principal of BOLD Workshop Architecture, an unconventional studio that self-develops projects. Our proposal for 45 New Street SE, which will include CMHC affordable units, embodies our commitment to creating meaningful community impact. It pushes the boundaries of design and reflects our dedication to purpose-driven architecture. In 2023 I taught a Work Integrated Learning Studio as a sessional instructor at the University of Calgary's School of Architecture, Planning and Landscape with XYC Design where we researched and explored the future of market-driven affordable housing. The affordable housing component of our New Street proposal was conceived during this studio, reflecting our commitment to inclusive and sustainable housing options. Recently, I was honored to be nominated to the 2025 Council Advisory Committee on Housing, where I look forward to supporting Council's efforts to advance equitable housing outcomes for Calgarians.

I became part of the Inglewood community in 2017, when my husband and I transformed the lot of a long-vacant, uninhabitable house into a new single-family home with a laneway suite. We enjoyed living there throughout COVID, and the house is now a home to a family who loves being part of Inglewood as much as we do. Since 2022, my husband and I have lived at 45 New Street SE, a small single-family home on an oversized, double-frontage lot that is nearing the end of its useful life. Over the past two years, we have been designing, researching, debating, and collaborating with XYC Design to develop a proposal that reflects our values and passion for advancing housing affordability while maintaining high-quality design for both future residents and the broader Inglewood community.

Our Commitment to Inglewood

We have a lot of support for our proposal, including both of our adjacent neighbours on New Street. Some residents, however, feel projects such as ours are a detriment to Inglewood's character. After considering community feedback and collaborating with our planner and the safety codes team, we believe the H-GO zoning flexibility has helped address many of the built form concerns expressed by those opposed. H-GO zoning allows us to:

- Preserve many mature trees on-site. Under R-CG, these will be removed.

- Increase side setbacks for enhanced privacy. Under R-CG, setbacks will be 1.2m; under H-GO, design flexibility means we can increase them to between
- Include enclosed on-site parking. Both R-CG and H-GO require the same number of stalls. Under H-GO, half of them will be provided in enclosed garages, improving the presence of the development on St. Monica Ave.
- Offer a variety of unit sizes and types.
- Create variety in massing and built form.
- Offer private entrances and front porches for each unit.
- Incorporate through-units with dual light exposure.
- Limit lot coverage to 50% (below the 60% maximum).
- Limit max height to 10.0m (below the 12.0m maximum).
- Limit FAR to 1.0 (below the district maximum of 1.5).

Much of that feedback reflects apprehension about change—change particularly regarding the built form. Change in any community is constantly happening around us. A family two doors down welcomes a new baby, or an elderly parent moves in two streets over—two new residents in the neighborhood, yet the single-family house remains unchanged. That typology is great for those who desire it, but many others have different priorities, lifestyles, and means.

Consider a different scenario: if someone's partner loses their job and they can no longer afford the mortgage on their single-family home, and no affordable housing options are available, that family is forced to leave the neighborhood. If a retired couple no longer wants the complexity of maintaining a house, yard and sidewalk, they have no options if all that is available is single-family houses. If a young professional wants to return to their childhood neighbourhood after they graduate from University, but can't yet afford the down payment on a house of their own, they must find a different neighbourhood to live in. That represents a significant change and loss in the community. This type of change demands a different form of housing beyond a single-family home— we must ensure we can support our neighbours as their lives evolve. Otherwise, we risk losing the very individuals who give our community its vibrancy.

Regardless of whether a person supports or opposes this application, I believe that everyone commenting on it will agree that Inglewood's charm lies in its vibrancy—a quality shaped by the people who live, work, and spend time here, including my husband and I, not by the type of residence we live in. This vibrancy is something we are deeply committed to nurturing as Inglewood enters its third planning life cycle. Welcoming new neighbors and supporting long-time residents enriches this vibrancy, creating a more dynamic and inclusive community for everyone.

Conclusion

When we purchased our lot in summer 2022, it was zoned R-C2 and later included in the blanket upzoning. We exhausted the feasibility of R-CG and found it too restrictive to serve our oversized, dual-frontage parcel. This prompted us to explore the H-GO district, which offers greater flexibility in unit types and supports a high-quality, context-responsive design. H-GO allows us to provide a variety of unit types and sizes to meet Inglewood's diverse population needs, and we are confident this zoning will greatly benefit the community.

This application aligns with numerous City policies and initiatives, complies with the LUB, and utilizes remnant ROW land to generate valuable tax revenue for the City. Approving this LOC and remnant ROW closure will enable a gentle increase in density, moving beyond the limitations of single-family homes—a housing type that remains

inaccessible to many Calgarians. Thank you for your time and commitment to building a more prosperous and equitable future for all.

Kind Regards,
Kayla Browne



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]	Kate
Last name [required]	MacGregor

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]	Jan 14, 2025
----------------------------	--------------

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

[required] - max 75 characters	LOC 2024-0194
--------------------------------	---------------

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0194 - Letter of Support Kate MacGregor1.pdf

ATTACHMENT_02_FILENAME

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

Re: Application for Land Use Change LOC2024-0194 for 45 New Street SE, Inglewood

Dear Mayor Gondek and Members of Council,

I am writing to express my support and reasoning for our proposed land use change and road closure for 45 New Street in Inglewood. This project, which my company XYZ Design is designing and developing in collaboration with Bold Workshop Architecture, represents an opportunity to deliver a contextually appropriate, and community-enhancing, purpose-built rental development. Our goal is to provide future residents with thoughtfully designed apartments in a walkable inner-city neighbourhood with excellent transit options, while making use of the H-GO district's flexibility to be considerate of neighbours' concerns. We feel strongly about the power of gentle density in established neighbourhoods to assist in solving the current housing affordability crisis our city is facing; many of the apartments we build will meet CMHCs guidelines for affordability, and the project will be financed through the MLI Select program, which requires compliance with affordability guidelines.

About XYZ Design

I am the President of XYZ Design, a Calgary-based company that operates at the intersection of real estate development and design. My journey began with a Bachelor's degree in Civil Engineering from the University of Calgary, followed by a Master of Architecture from Columbia University's GSAPP. I returned to Calgary in 2016 to construct my first building in East Village, where I now live, work, and continue to develop projects that reflect my commitment to high-quality, community-oriented design. I feel that this is an important consideration; I stand by my projects and consider them long term investments in the community I want to be a part of, much like the landowners at 45 New St intend to live in their project once it is complete.

At XYZ, we seek out unique, complex, and challenging projects where our interdisciplinary understanding of buildings and cities can enhance the character, culture, and livability of Calgary's neighborhoods. This philosophy is at the core of the 45 New Street project.

Project Overview

Over the past two years, XYZ Design and Bold Workshop Architecture have collaborated on the proposal for a 16-unit purpose-built rental project tailored to the unique characteristics of the 66' x 170' site at 45 New Street. This atypical lot, featuring mature trees and dual street frontages, offers a rare opportunity to deliver an innovative design that balances the needs and desires of future residents and the broader community.

We are proposing to rezone the site to H-GO to provide the flexibility required to achieve a high-quality, context-sensitive outcome.

Eligibility for H-GO Zoning

The site meets the requirements for H-GO zoning under the City of Calgary Land Use Bylaw 1P2007:

- **Proximity to Main Street:** 45 New Street is located approximately 110m from the Main Street Polygon identified on the Urban Structure Map of the Calgary Municipal Development Plan, well within the 200m maximum distance for H-GO eligibility.
- **Commuting Options:** Located immediately adjacent to the Regional Pathway System, the site is less than a 10 minute bike ride from downtown Calgary. The site is 450m from the closest bus stop, and 650m from the closest Purple Max stop.
- **Walkable Community:** The project is situated three blocks from 9th Avenue in Inglewood, providing easy access to amenities, services, and recreational and cultural institutions.

Key Features of the Proposal

- Located in an established community with existing infrastructure (that can support the development), amenities, and transit access. Adds housing-type and -cost diversity into an inner-city neighbourhood.
- Designed as a modest two-storey building to complement the surrounding streetscape. The proposal is lower than the tallest single family house on the block, and the footprint of each building is smaller than the largest single family house on the block.
- Utilizes an unneeded, undevelopable ROW parcel to generate tax revenue for the city.
- **FAR:** 1.0 (below the district maximum of 1.5).
- **Lot Coverage:** 50% (below the 60% maximum).
- **Height:** 10.0m (below the 12.0m maximum).
- **Density:** 16 units (NO INCREASE: 8 units, with 8 secondary suites, essentially the same number of apartments that could be developed under R-CG zoning)
- Fully compliant with H-GO land use bylaw requirements, with no relaxations requested.

Key Benefits of H-GO Zoning

1. Flexibility in Unit Types:

- Over-garage units facing St. Monica Avenue, enhancing street character and activity.
- A mix of unit sizes and orientations to accommodate diverse resident needs.
- Through-units with dual exposure for increased natural light.
- Dual-sided entry units with porches to foster community and ownership.

2. Flexibility in Site Planning:

- Retention of mature trees, preserving the site's natural character.
- Large shared outdoor courtyards as functional amenities for residents.
- Greater side setbacks for enhanced privacy.
- Enclosed parking to improve aesthetics and green space.

Alignment with Broader Initiatives

This project includes a strong affordable housing component, with seven one-bedroom units (exceeding 25% of total units) designed to meet MLI Select Financing affordability criteria. In a time when Calgary faces critical housing challenges, this initiative reflects our dedication to creating equitable and sustainable housing options.

In addition to this project, I have contributed to housing research and education as an Adjunct Assistant Professor at the University of Calgary's School of Architecture, Planning, and Landscape. In 2023, my co-applicant, Kayla Browne, and I led a Work Integrated Learning studio focused on market-driven affordable housing. The concept for 45 New Street was among the design projects we focused on as a practical, innovative, and, most importantly, achievable contribution to mitigating Calgary's housing crisis.

Conclusion

- **Compared to R-CG zoning,** H-GO allows for a tailored, site-sensitive design approach that:
 - Preserves mature trees by allowing a more flexible site strategy.
 - Enhances green space and privacy.
 - Design flexibility allows for larger setbacks from neighbouring properties.
 - Supports a wider variety of unit sizes and types.
- **H-GO fosters innovation,** enabling developments that respect neighborhood character while addressing the city's housing needs.

The flexibility offered by H-GO zoning is essential to unlocking the full potential of this unique site, and the redesignation will not increase density from what could already be built under R-CG. The redesignation will instead allow the flexibility to create more contextually-sensitive and thoughtfully designed housing. This project reflects a thoughtful balance between community integration, innovative design, and affordable housing, and I am confident it will be a valuable addition to Inglewood.

Thank you for considering this application. I welcome the opportunity to discuss the project further or provide additional information.



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] **Bruce**

Last name [required] **Byford**

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] **Jan 14, 2025**

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

[required] - max 75 characters **LOC2024-194**

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

As an owner of 37 New St SE, I strongly oppose the proposed land use change and the development of a 16-unit building for the following reasons:

The development is mid-block (versus corner), surrounded by detached and duplex homes, and 300 meters from 9th Avenue SE. This does not align with the policies of compatibility and sensitivity and is contrary to the Inglewood Area Redevelopment Plan. This large-scale higher density housing project disrupts the street's established character.

Approval of this project could set a precedent for large, high-density developments blanketing historic New Street and Inglewood. This could irreversibly change the neighborhood's historic character and charm.

The H-GO designation is incompatible with New Street's existing development, potentially resulting in overcrowded conditions for future residents and diminished quality of life and property values for current homeowners. The lack of integration with the neighborhood would affect the community's overall well-being.

The H-GO land use designation reduces our ability to engage meaningfully in the planning process. This zoning prioritizes developer flexibility and profitability over community involvement, undermining the voices of long-term residents.

Increased traffic from 16 new units would jeopardize the safety of pedestrians, cyclists, and children. The area is already a key route for commuting, recreation, and accessing the TransCanada Trail. Increased congestion would make it more dangerous for local residents.

The development would negatively affect Nellie Breen Park, a cherished community space. A large development nearby would reduce its appeal and safety. Additionally, the loss of mature trees would impact the environment, reducing shade, cooling, and wildlife habitat.

The proposed development lacks sufficient parking, relying on already limited street parking, which will exacerbate congestion and safety concerns. A traffic study should be conducted to assess the impact on this unique neighborhood.

Inglewood, and New Street in particular, is a historic neighborhood with a unique community atmosphere. This proposed development threatens the very character that makes the area special, disrupting walkability, safety, and connection to nature.

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



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] Tyler

Last name [required] Henderson

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] Jan 14, 2025

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

[required] - max 75 characters LOC2024-0194

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing in enthusiastic support of the application for the proposed development at 45 New Street. As a relative newcomer to Calgary, having moved here in 2016 and earned Canadian citizenship in 2022, I have grown to deeply appreciate the city and the unique character of its neighborhoods. For the past five years, I have lived in Calgary's East Village, just a 15-minute walk from the proposed site, and I am particularly excited about this project because it aligns with the lifestyle and values that I and many others share.

By choice, I do not own a car and rely on alternative modes of transportation for my daily life. Walking is my primary way of getting around, supplemented by biking during the summer months and occasional use of Calgary's transit system. While I currently live in the East Village, I find myself in Inglewood almost daily. I walk my dog to Tail Blazers for pet food and often visit the off-leash park west of 45 New Street. I spend warm afternoons on the patios of Inglewood's many breweries and restaurants, and my family regularly dines at all the great spots along 9 Ave SE. Weekly trips to Spolumbos for sausage, Silk Road for spices, and Lina's for Italian specialties are part of my routine, as is my wife's Thursday morning coffee walk with her father to Analog on 9th Avenue.

The proposed development represents exactly the kind of thoughtfully designed housing I would choose if I weren't already settled in my current apartment. As someone who prioritizes proximity to amenities, access to transit and pedestrian-friendly routes, and prioritizing outdoor spaces over parking or car-centric features, I recognize the value of developments like this in fostering vibrant, connected communities. This project—a gentle density initiative on an underutilized lot close to 9th Avenue—perfectly aligns with the vision behind Calgary's H-GO district. It exemplifies how we can accommodate growth while maintaining the character of established neighborhoods.

I believe this development will appeal to people like me: 30-something professionals who value a small footprint in exchange for the convenience and vibrancy of living near daily amenities. Its location and design will undoubtedly attract those who seek sustainable, community-focused living. This is precisely the kind of project that contributes to Calgary's future as a livable, walkable city.

Thank you for considering my perspective as a resident who cares deeply about the growth of Calgary.



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]	glen
Last name [required]	Kerr
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	no
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Jan 14, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0194, Bylaw13D-2025
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 are opposed to the land use amendment, LOC2024-0194, to redesignate 45 New Street SE to H-GO on the following grounds. A more detailed writeup exceeding the 3 MB size limit will be submitted via the public submissions email.

- The notion of having a large-scale higher density housing form located mid-block surrounded by smaller scale original housing is not upholding the policies of compatibility and sensitivity and is contrary to the Inglewood Area Redevelopment Plan.
- The arbitrary definition of main street and defined extents of HGO redesignation blanket the neighbourhood without local consideration of historic use of the lands, the lotting patterns, road network, and the existing housing stock. If approved the Proposed development will set a precedent for large scale development in an assault of the historic areas and character of the neighbourhood.
- Inglewood has 11 Land Use Changes in progress for high density developments that will almost double the population. These projects are aligned along 9th Ave and in strategic locations, i.e. The Brewery Lands etc, which more conform with the ARP.
- The impact of having 6 vehicles navigating over a sidewalk and entrance to a popular park have not been considered.
- The H-GO land use district without an associated LAP will intentionally be limiting our ability to comment on the development as it is engrained into the land use district.

We request City Council refuse this land use amendment. Using a formula to apply a land use district is not appropriate for our community. There are physical constraints that limit the depth of our residential community on either side of 9th Avenue SE. It is completely unreasonable to apply arbitrary distances to without considering the context and historic patterns of development within our established historic community

January 6, 2025

Mayor Jyoti Gondek and
Members of City Council
800 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, Alberta, T2P 2M5

Dear Mayor and Members of City Council,

RE: File Number: LOC 2024-0194
Road Closure and Land Use Amendment
Location: 45 New Street SE
Land Use Redesignation: R-CG to H-GO Housing-Grade Oriented

The Inglewood Community Association is opposed to the Land Use Amendment LOC2024-0194 to redesignate the parcel located at 45 New Street SE to H-GO Housing-Grade Oriented land use district. It is our understanding that a subsequent amendment to the Inglewood Area Redevelopment Plan (ARP) will accompany the proposed land use application. The Community Association is opposed to this amendment to the ARP, as the ARP does not support large mass, higher density H-GO applications on isolated parcels located mid-block surrounded by smaller scale, lower density dwellings. The Inglewood ARP stipulates that these types of applications are to be strategically located on end of block locations.

We note comments in the Planning Committee Report dated November 28, 2024, on this subject, that Proposed HGO district building forms are considered compatible with low density residential development and therefore aligned with the ARP. The ARP states that applications of up to 79 units/ha will be considered on end of block locations, Appendix A. The associated Development Permit, DP2024-05493, indicates that 16 dwellings will be replacing the existing bungalow and is increasing the existing density of 11 units/ha up to 144 units/ha mid-block. This we submit is beyond compatible.

The Inglewood Area Redevelopment Plan approved in 1993 is still relevant and has served our community well with the revitalization of 9th Avenue and the implementation of new residential development. The policies noted in Section 2.4 6 are relevant and should be followed, see attached Appendix B.

In the absence of a Local Area Plan, the locational criteria for the H-GO land use district are found in the Purpose Statement, Section 1386(d) of Land Use Bylaw 1P2007. Basically, those lands within 200 metres from a Main Street may be appropriate for the H-GO land use designation, see attached Appendix C.

The locational criteria of the H-GO land use district is arbitrary and based on a formula using the Municipal Development Plan Main Street as a guide. In the absence of an approved Local Area Plan, the broad interpretation of the 9th Avenue Main Street is given a width of 300 metres centred in the middle of the road. 150 meters is measured on either side of 9th Avenue. It is from that point, that the H-GO land use district is measured extending 200 metres into our residential area. This is just a formula applied without consideration of the historic use of the lands, the lotting patterns, road network, and the existing housing stock. Appendix D shows that this definition of Main Street blankets almost the entire neighbourhood. As detailed in Inglewood's paused LAP, which includes the map in Appendix D, this includes 5 Historic areas where the LAP states in section 2.15.1 that 'Land use redesignations for higher density development are discouraged until heritage policy tools have been explored in the plan area.'

Background – Inglewood

The residential portion of the community of Inglewood radiates out from our commercial main street on 9th Avenue SE. The western portion of our community is bound by the Bow River to the north and by the railway to the south. The distance from 9th Avenue to the Bow River varies from 340 metres to 425 metres and the distance from 9th Avenue south to the railway varies from 100 metres to 233 metres.

A formula approach for land use districts which is based on distances measured from a City wide map in the Municipal Development Plan does not take into consideration the complexity and variety of development we have today. Nor does it begin to provide direction on how and why increases in density should be allowed. The formula approach is an extremely broad brush to be applied throughout our community. We need a micro-level of land use planning that will preserve the essence of our residential housing form while ensuring compatibility and sensitive intensification.

Within our community, we have 11 approved land use amendments proposing residential towers that are 12-20 storeys in height with approximately 3100 dwelling units. Within the ARP, these higher density areas have been accommodated with amendments to building height.

This parcel plus the parcels on either side of New Street and 9th Avenue SE will be considered to be part of the Heritage - East Calgary guidelines in the draft Local Area Plan.

Background – 9th Avenue Commercial Area

Inglewood Main Street is located along 9th Avenue starting from the west at 8th Street along 9th Avenue to 15th Street SE. In this location, the Inglewood Main Street is 7 blocks long. Some buildings are new construction but the majority of the buildings along 9th Avenue are original. The commercial retail and restaurant use are concentrated between 8th and mid-block between 13th and 14th Streets. Located at the intersection of 14th Street and 9th Avenue on the north side is an automotive use and a Mills Park, and on the south side there is an office and automotive use. The Mills Park will remain as a vital open space and playground within our community.

The further east you go on 9th Avenue SE, immediately east of the park, there is only one apartment building with a child care facility on the main floor.

In conclusion, the retail, restaurant and mixed-use (apartment units above retail) does not occur beyond mid-block between 13th and 14th Streets and the typology of a Main Street should not apply to any lands east of 14th Street. To characterize, 9th Avenue past 14th Street with the width of a typical Main Street is not appropriate. To apply a measurement of 150 metres on either side of 9th Avenue is arbitrary and not based on the actual pattern of development nor the existing land use designations.

Background – Residential

Upon careful examination of the lands just north of the 9th Avenue rear lane and further into the community on the north side of 9th Avenue, you will see residential, single detached, semi-detached housing forms constructed on narrow lots with extensive tree coverage. There is the recent redevelopment of the Stewart Livery Stable located at the corner of 8th Avenue and 14 Street SE. There are no higher density forms beyond the north side of 8th Street.

Inglewood is not a traditional grid designed community. The residential streets north of 9th Avenue do not follow the same block pattern as the area south of 9th Avenue. Within the residential area north of 9th Avenue, the block / lot pattern shifts to north/south from west/east and there is no through roads to either Saint Monica Avenue or to New Street. When driving or walking it is not easy to access Saint Monica Avenue or New Street. Attached is a map of the area, Appendix F.

The parcel that is the subject of the land use amendment is located mid-block with frontage on New Street and backing onto the alley, Appendix E. The alley is located at a busy intersection joining the regional bike path, the entrance to Nellie Breen Park and Saint Monica Avenue. This is a unique parcel within our community. The surrounding development to the east is a more traditional lane less lots fronting onto both streets: the existing houses front onto both streets, no intervening lane and open space rear

amenity space mid-block. The pattern of development to the west of the subject parcel consists of lots with houses that front onto New Street. This is not a traditional grid type block. To change the built form and fill the parcel with a massive building extending from both the street and the laneway is not appropriate nor sensitive.

The H-GO land use district allows dwelling units, arranged in any form, as a permitted use, section 1387. The developer will design the proposed development so that it complies with the minimum and maximum development standards.

As a community, we will not have any say in the overall design, the building height, overlooking from windows, parking access, landscaping, shadowing, or anything related to the development. The neighbours will not be able to comment on the overall building design.

Conclusion

We are opposed to the land use amendment, LOC2024-0194, to redesignate 45 New Street SE to H-GO on the following grounds:

- The notion of having a large-scale higher density housing form located mid-block surrounded by smaller scale original housing is not upholding the policies of compatibility and sensitivity and is contrary to the Inglewood Area Redevelopment Plan.
- The arbitrary definition of main street and defined extents of HGO redesignation blanket the neighbourhood without local consideration of historic use of the lands, the lotting patterns, road network, and the existing housing stock. If approved the Proposed development will set a precedent for large scale development in an assault of the historic areas and character of the neighbourhood.
- Inglewood has 11 Land Use Changes in progress for high density developments that will almost double the population. These projects are aligned along 9th Ave and in strategic locations, i.e. The Brewery Lands etc, which more conform with the ARP.
- The impact of having 6 vehicles navigating over a sidewalk and entrance to a popular park have not been considered.
- The H-GO land use district without an associated LAP will intentionally be limiting our ability to comment on the development as it is engrained into the land use district.

We request City Council refuse this land use amendment. Using a formula to apply a land use district is not appropriate for our community. There are physical constraints that limit the depth of our residential community on either side of 9th Avenue SE. It is completely unreasonable to apply arbitrary distances to without considering the context and historic patterns of development within our established historic community.

We will be attending City Council meeting to elaborate on our concerns.

Respectfully submitted,

Glen Kerr

Planning Chair

Inglewood Community Association

Appendix B - Extract of Inglewood Area Redevelopment Plan

2.4 IMPLEMENTATION

- 2.4.1 The Province of Alberta and CMHC should continue to be urged to take the action necessary to expand eligibility and increase funding for the Residential Rehabilitation Assistance Program (RRAP). Provisions to extend eligibility to houses which have already received RRAP support should be included in the program.
- 2.4.2 CP Rail will be requested to conduct operations of its yard facilities in such a way as to minimize odour and noise impacts on Inglewood, and other affected communities.
- 2.4.3 All City owned land not required for road utility or park purposes should be made available for sale to the public. City Departments will cooperate by defining their future needs as precisely as possible and releasing any lands possible for redevelopment.
- 2.4.4 A cost sharing program with area industries will be funded to buffer residential areas from adjacent industrial areas through fence construction, tree planting, etc. Such a program should be designed to cost the City no more than \$10,000 per year and to be reviewed in five years. The City would contribute fifty percent of the cost of any improvements. The community association will coordinate the program in conjunction with the Planning & Building Department and the Engineering Department.

2.4.5 The disposition of small remnant, otherwise undevelopable parcels of City owned land to adjacent owners should be expedited if surplus to City needs.

2.4.6 The redesignation of privately-owned lands in the community from R-2/R-2A (low density detached housing) to RM-1 or RM-2 (low density/family oriented townhousing) for small sites (.4 ha+ or less) is supported in principle on a limited basis. The following conditions should be met in any such redesignation:

- a. Area residents must be fully involved in the redesignation and development permit process.
- b. The site is either currently vacant, substantially underdeveloped or developed with housing which has substantially deteriorated and the site is not completely surrounded by lower density housing. Generally sites on the edges of lower density areas are most appropriate for this type of redesignation.
- c. Traffic and other impacts have been thoroughly analyzed and can be minimized.
- d. The appearance of new developments should be compatible with existing nearby development. The edges of new developments are very important and should be attractively designed or screened to enhance to the area.

Appendix C - Extract of H-GO Land Use District

PART 15: HOUSING DISTRICTS

56P2022

Division 1: Housing – Grade Oriented (H-GO) District

56P2022

Purpose

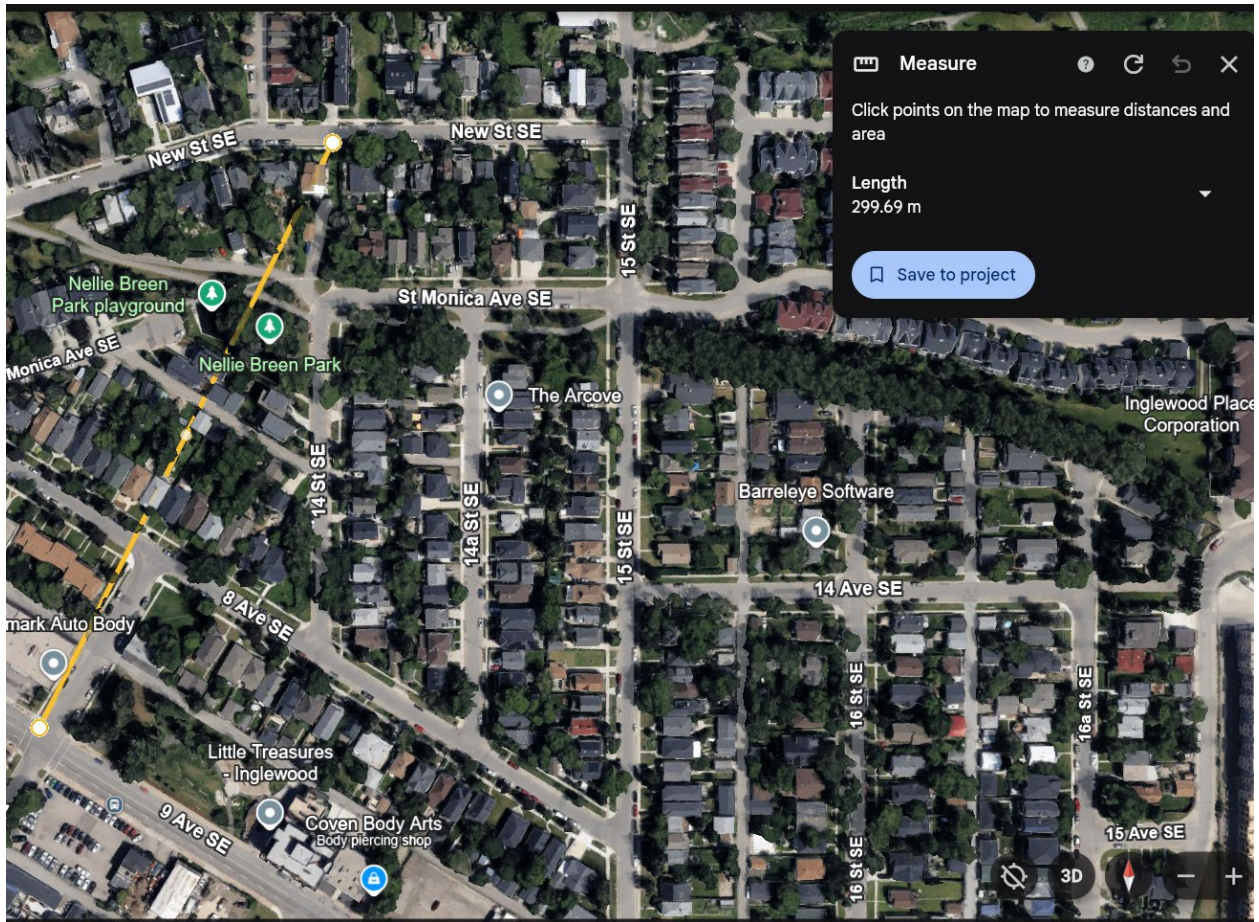
56P2022

1386 The Housing – Grade Oriented (H-GO) District:

- (a) accommodates grade-oriented development in a range of housing forms where the **Dwelling Units** may be attached or stacked within a shared **building** or cluster of **buildings** in a form and at a scale that is consistent with **low density residential districts**;
- (b) provides flexible **parcel** dimensions and **building setbacks** that allow a diversity of grade-oriented housing;
- (c) accommodates site and **building** design that is adaptable to evolving housing needs;
- (d) should only be designated on **parcels** located within:
 - (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
 - (ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - (A) **200 metres** of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - (B) **600 metres** of an existing or capital-funded **LRT platform**;
 - (C) **400 metres** of an existing or capital-funded **BRT station**; or
 - (D) **200 metres** of **primary transit service**.

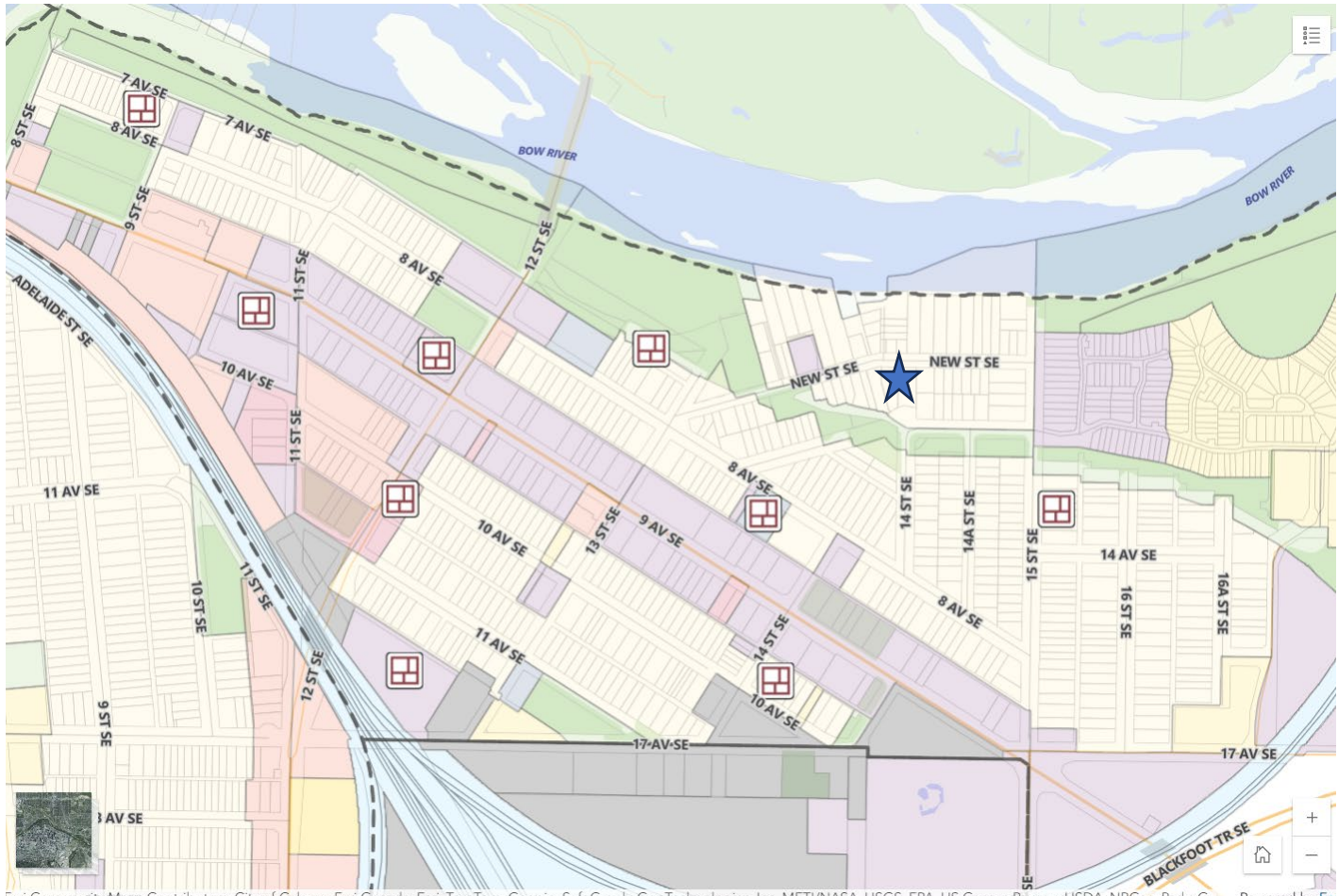
Appendix C. HGO Polygon as per 1P2007

Appendix E – Map of Inglewood 9th Avenue SE to 45 New Street SE



Source Google Earth

Appendix F - Map of West portion of Inglewood



Esri Community Maps Contributors, City of Calgary, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCAN, Parks C... Powered by Esri

Location of 45 New Street 

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] Garnik

Last name [required] Smbatyan

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] Jan 14, 2025

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

[required] - max 75 characters Taking inner-city oversized single family lot and build row houses.

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



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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