



Public Submission

CC 968 (R2026-03)

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

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First name [required] Grant

Last name [required] Wiens

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Apr 21, 2026



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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

LOC2025-0217

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

In opposition

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

There are already many multi-family units in the vicinity (117 19 Ave NE, 1905 Centre Street NW, Rose Manor Retirement Home, 264 19 Ave NE, 2005 1st NE, 124 19 Ave NE). I think it is unfair to go ahead with rezoning and with a development this size without addressing the needs of those that are ALREADY doing their part by living in a high density area of the city.

1. Parking. There is not enough parking planned in the proposed development. Our building (117 19 Ave) has a ratio of 1 stall per unit. I expect a similar ratio in the proposed development. Why do they get to move in and be worse neighbors?

I also want the street parking directly to the north of 117 19 Ave NE to be reserved for residents of 117 19 Ave NE. All of the detached housing on our street already has reserved parking spaces. The building I live in should have its limited street parking protected as well.

2. Property value. I want to pay significantly less property tax. This development will influence the value of my unit, and the amount of rent I could collect. The proposed development is multi-family housing, and I own multi-family housing directly beside it. It is in direct competition. The detached home owning nimby suburbanites moan and complain about multi-family housing and rezoning, but the proposed development is actually the same class of housing as my unit, and is likely to affect my property value.

3. Back lane paving and access. This lane is inappropriately designed for the additional commercial and residential load. Our building already empties into it.

4. Unit count and height of the proposed development. I think 67 units is too big and 6 stories is insane given the amount of multi-family housing already in the area, and the small size of 19 Ave and 18 Ave. 19 Ave and 18 Ave will become very congested with the proposed size. Go have a look at 264 19 Ave NE. It is an absolute gong show, and there wasn't already multi-family family housing in that area.

5. Location of the pedestrian entrance. The entrance is currently planned on the north



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side (19 Ave). This is right next to the entrance of 117 19 Ave NE. Having the two entrances right next to each other will turn this area of 19 Ave into a cluster. Move the pedestrian entrance to the west side or south side of the proposed development.

I am extremely displeased that we weren't mailed updates. It seems like this has been attempted to be slipped in under the radar.



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First name [required]

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Last name [required]

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If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid-

Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026"

Apr 21, 2026



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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Land use designation change of Tuxedo Park LOC2025-0217

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

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Public Submission

CC 968 (R2024-05)

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First name [required] Derek

Last name [required] Donald

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 21, 2026

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

[required] - max 75 characters CPC2026-0162; Land Use Amendment in Tuxedo Park at 1914 and 1918 Center St.



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

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The Land Use Amendment in Tuxedo Park (Ward 7) at 1914 and 1918 Centre Street NE, LOC2025-0217, should be rejected. Considering the successful repeal of the City wide blanket rezoning, this type of inappropriately rapid densification is not what they City or it's residents want. Maintaining the current zoning, and context of the area, is preferred to rapid, non-contextual development. The development being proposed is taller and larger than any building in the area, and is non-contextual. As a resident of this neighbourhood, please reject this proposal. Thank you.