



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Elvine

Last name [required] Wong

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The rezoning for housing project

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

ATTACHMENT\_01\_FILENAME  
(hidden) Opposition to City Wide Blanket Rezoning in Calgary.pdf



## Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 5, 2024

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

***Re: Opposition to City Wide Blanket Rezoning in Calgary***

Dear City of Calgary's Mayor and Councillors,

I am STRONGLY AGAINST the proposed blanket rezoning for the following reasons:

1. I spent my lifetime savings to purchase a house in the beautiful and quiet R1 zone to raise my family. I spent a premium price to buy into the R1 zone.
2. The harmony of the community we worked hard to establish with our neighbours will be destroyed.
3. My house value will depreciate.
4. More rental units will be created, leading to more strangers and less privacy in the neighbourhood.
5. Increased noise level will be a big problem, disrupting the peace residents have enjoyed for years.
6. Traffic will increase dramatically with high congestion in residential areas.
7. Parking will become a chaos with fierce on-street parking competition.
8. Rapid developments and density will increase infrastructure strain for utilities, schools, and public facilities, resulting in resource and service deficiencies.
9. Natural areas and tree canopies that have once made neighbourhoods vibrant will be reduced, adversely impacting residents' quality of life.
10. I believe that a blanket rezoning will have no appreciable impact on housing affordability. For example, older properties in inner city communities were purchased for re-development into R-CG with much higher per-unit prices than the original properties sold for.

For these reasons leading to detrimental impacts on our communities, I STRONGLY OPPOSE the proposed blanket rezoning.

Thank you.



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First name [required] Kathy

Last name [required] Tost

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on April 22, 2024 - Re: Change to Zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Re: Calgary rezoning:

We are opposed to this rezoning plan. A relatively recent study of a residential community in Vancouver discovered that increased densification is associated with a neighborhood which is more "crowded, noisier, less welcoming, and of slightly lower quality overall" ("The Impact of Residential Densification on Perceptions of Public Space", Honey-Rosés, J., & Zapata, O. 2021, <https://doi.org/10.1080/01944363.2020.1846597>). In addition, constructing larger buildings on these relatively small lots would seem to unnecessarily increase the risk of fires spreading to adjacent buildings. There is already very little space between the properties in our area.

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

The whole plan would cause increased density in our area. Currently there is very little parking spaces in our neighborhood. In fact, a few months ago we came home to find that someone had parked in front of our drive way. We contacted the Calgary Parking Authority, but they just took our information and did nothing. We had to wait for the person who parked in front of our driveway to move their vehicle. When you have more people living in an area, the number of parking issues can be expected to increase. (We fear the natural consequence of this rezoning will almost certainly require the imposition of paid parking throughout almost the entire city of Calgary). Currently, we have neighbors who operate some sort of limousine service and they were allowed to add an unapproved front driveway to their property that doesn't have a corresponding garage. They had applied for a permit and started construction all within the same week - despite neighbors registering complaints with the city. It seems the City of Calgary doesn't care about neighborhoods, since they don't ever seem to respond to the complaints which are registered in this area. The city seems to prefer to legislate a free-for-all approach to neighborhoods.



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First name [required] Ronald

Last name [required] Kim

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Land Use Designation amendment proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden) Land Use Designation Opposal Letter.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As taxpayers and residents in good standing in Calgary, we firmly oppose the proposed Land Use Designation amendment to redesignate our parcel to the Residential Grade Oriented Infill (R(CG)) District. To reiterate, we firmly oppose. We are against changing our current zoning of R1.

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. box 2100

Re: Land Use Designation (zoning) amendment – **firmly opposed**

Dear City Clerk,

We are writing this letter to **firmly oppose** the Land Use Designation (zoning) amendment. **We are against** the proposed Land Use Designation amendment that proposes to redesignate our parcel to the Residential – Grade-Oriented Infill (R(CG) District.

We purchased our home in good faith under the current R1 designation and believe the proposed redesignation proposal is unfair and does not consider the interest of current homeowners. Further, the proposed redesignation reflects a poorly run democratic process since a city-wide plebiscite was voted down by a split vote at city council.

For the sake of good process and the required good faith to Calgary residents and taxpayers, no redesignation proposal should even be considered by city council without a full plebiscite. Only then and only if the majority of Calgary residents support such proposal, should the proposal be considered by city council. Further, the ultimate decision of whether the proposal applies to each community should be left to the discretion and vote by each community either in favor or against redesignation in their own neighbourhood. Any process that does not include both a city-wide plebiscite and then a community vote, lacks the good faith and democratic due process.

To reiterate, **we firmly oppose** the proposed Land Use Designation amendment for the reasons noted above.

Yours truly,

Ronald and Karen Kim

3402 – 8A Street SW

Calgary, Alberta

T2T 3B2



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First name [required]

Carol

Last name [required]

McDougall

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Proposed Blanket City Upzoning to R-CG for Varsity

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly disagree with proposal.



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First name [required] Mike

Last name [required] Bunch

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Planning Matters

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the proposed change to Calgary's zoning strategy. Notwithstanding the impact on existing R-1 neighbourhoods, this "one size fits all" approach fails to address many of the issues that are negatively impacting the supply of affordable housing. Why are you not addressing the systemic issues before making such a drastic change to the essence of Calgary neighbourhoods?

For instance, I do not see any effort to control the corporations that are gobbling up houses for either investment purposes or vacation rental income. You are allowing a significant change to zoning in our city without even ensuring that the new housing supply will be available to "regular" homebuyers i.e. the citizens you are supposed to be representing. These companies must be licking their chops waiting for this new supply. There are many other strategies to promote increased density without fundamentally destroying neighbourhoods. For instance, the City should be working with neighbourhoods to strategically add increased density on main transportation arteries while maintaining the aspects of the neighbourhood that are attractive to city dwellers. Further, I know personally from my own situation, as well as those of neighbours who would put in a basement suite to support lowcost housing, except the cost of meeting the rules/regulations made it cost prohibitive. Easing of some regulations or offering tax breaks/incentives would vastly increase the supply of affordable inner city accommodation. The expensive high density inner city townhouse/condo market is NOT where the shortage of housing options is occurring.

Please deny this high density zoning approach and pursue one that is more strategically focused on the needs of all Calgarians new and old. It is possible to address the housing shortage without recklessly throwing open the doors to developers with abandon.



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First name [required] Harold

Last name [required] Grieb

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters proposed rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are concerned about the possibility of a 11 meter high rowhouse or townhouse being built adjacent to our property. Our concerns would encompass how the rezone could change the character of our local area, possibly leading to more people, traffic, noise, safety issues, and parking problems, as well as a reduction in property values.



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First name [required] Miles

Last name [required] Williams

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Notice for a public hearing meeting of council

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

### Rezoning for Housing

I oppose this proposed because of the following reasons:

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

Residential R1C Property values will decline due to increased density. Parking could increase 4 fold due to increased demand. The average property can accommodate 2 cars and most working families have at least 2 cars. road maintenance will also increase incrementally. Our City seems to be incapable of maintaining our roads as it is. I personally have experienced over \$2000 dollars in front wheel and suspension damage due to potholes that have grown in size over many months of inattention. This is comparable to the road maintenance of third world countries. Considering the constant rise in our taxes this is inexcusable, If this rezoning is completed we will have an increase in Crime like they have in Mexico and our present police force is also incapable of addressing this matter. Safety for small children who wander in the streets will be dire due to site lines being blocked by 3 to 4 times the number of cars parked on the street.



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First name [required] Kerrie

Last name [required] Logan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Planning Commission Report CPC2024-0213 Land Use Amendment Citywide

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

ATTACHMENT\_01\_FILENAME  
(hidden) Rezoning Letter v.5.docx

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have attached my letter to the Mayor and City Council on Calgary Planning Commission Report CPC2024-0213 Calgary's Housing Strategy 2024-2030- Land Use Amendment Citywide as it was easier to format and spell check the document in Word and then attach it.

To The Mayor and Council of the City of Calgary

April 14, 2024

I applaud the City of Calgary for attempting to take steps to address the problem of the lack of affordable housing in the city. It is a very serious and complex problem, one that is being faced by many other cities in Canada and around the world. However, I do not believe that the proposed blanket rezoning is the answer to this problem. As a result, I am not in favour of the blanket rezoning proposed by the City for three primary reasons:

1. Zoning to allow for greater density does not necessarily create more affordable housing as suggested by the City.
2. I am concerned that the existing infrastructure which has been designed based upon a certain population density in each community will not be able to support the significantly higher density created by the rezoning of R-C1 and R-C2 to RCG and the rezoning of RCG to HGO; and
3. Blanket rezoning will result in a significant reduction in trees, green space and permeable surfaces thereby exacerbating the urban heat island effect and increasing the risk of flooding. This is inconsistent with the City's Declaration of a Climate Emergency and the City's own policies regarding flood prevention and drought resiliency.

### **THE QUESTION OF AFFORDABLE HOUSING**

There are a number of examples of cities which have implemented a policy of replacing single family zoning with multi-unit zoning. Unfortunately, in most of these cases, the goal of creating affordable housing has not been achieved.

In the Oakridge Park development in Vancouver, for example, land was upzoned to allow increased density featuring multi-family units covering over 3 million square feet of space. However, 87% of the units built were not affordable for most of the people in Vancouver seeking to buy a home. In fact, the price of a 1,000 square foot condo in the development was over \$1 million.<sup>i</sup> Similarly, in Toronto, Victoria and Portland, Oregon where multi-unit zoning has replaced single unit zoning, the cost of housing is still unaffordable for most families.<sup>ii</sup>. In Victoria, the federal government's condition requiring that fossil fuels not be used for heating has ramped up building costs thereby curbing the construction of housing. In Portland, where the rezoning occurred in 2019, it has been calculated that only 200-300 extra homes were built during the first year because of the change in zoning. Portland has now initiated \$650 million of funding to create housing which is actually affordable.<sup>iii</sup>

The B.C. government has also come to the conclusion that affordable housing cannot be achieved by upzoning alone and that significant government funding is required. On February 23, 2024, the Premier of B.C., David Eby, stated "We know that the private sector has not been able to deliver the middle-income housing that we need".<sup>iv</sup> The B.C. government has since announced \$2 billion in low cost government financing and \$950 million in direct funding.

To create affordable housing in Paris, the city built more public housing, renovated old buildings into apartments, made public land from all levels of government available for housing and provided financial

incentives to builders.<sup>v</sup> In Singapore, about 80% of its population live in housing built by the government.<sup>vi</sup> In London and other cities in England, local councils have successfully built and funded affordable housing for essential workers such as nurses, teachers and policeman.<sup>vii</sup>

The key element in each of these success stories is the substantial funding from governments at all levels. Developers and builders are in business to make a profit. As a result, they will prioritize building luxury or market rate housing and in the process often reduce the inventory of older, more affordable housing. It seems that government funding is a necessary ingredient to creating affordable housing.

### **THE STRAIN ON EXISITING INFRASTRUCTURE**

Blanket rezoning will not be appropriate in all Calgary communities. In some communities, infrastructure, such as schools and recreational facilities, are already operating at full capacity. For example, schools such as Elboya and Western Canada have had to institute a lottery system for enrolment. As a result, children living in the same neighborhood as the school is located are not guaranteed a place in that school.

In addition, Calgarians are concerned that the City has not adequately analyzed the impact of the proposed densification on existing infrastructure, including water and sewer systems, parks and roads. With respect to established communities, the City has suggested that upgrades to infrastructure will not be required since the population in some of those communities has declined leaving some excess capacity. However, the significant increase in population density anticipated by blanket rezoning will undoubtedly eliminate any surplus capacity and upgrades will need to be made to provide adequate service.

With respect to sewer systems, the upgrades will not only be required in the neighborhood in which the densification is occurring. Upgrades will also be required to downstream gathering basins in which the effluent is gathered from each upstream neighborhood all the way to the water treatment facilities. The same analysis applies to roads where upgrades will be required to the more major roads as smaller roadways carrying greater volumes of traffic feed into the larger traffic arteries. All of these items will have a direct effect on all taxpayers as the cost of these improvements will have to be paid for on a citywide basis.

There will also be additional costs to upgrade the electrical distribution and communication systems. The costs to dig up pavement in the existing parts of the City to accommodate these upgrades will be extraordinarily expensive. While these services are not tax payer supported, they are rate payer supported and will result in increased utility costs which can only be recovered through increased utility rates for Calgarians.

More broadly, issues such as the location of hospitals have not been fully addressed. Hospitals have been removed from the inner city and the land has been redeveloped. There is really no place to build a new hospital in the inner city without incurring substantial costs.

In view of the foregoing, a more thorough analysis of these issues should be undertaken before upzoning is approved by Council and instituted throughout the city.

#### **REDUCTION OF TREES AND GREENSPACE AND NEGATIVE ENVIRONMENTAL IMPACT**

The higher density housing proposed in the blanket rezoning and the increase in lot coverage from 45-60% will lead to a reduction in greenspace, the tree canopy and permeable surfaces. I have lived in Calgary for more than 50 years and we are now experiencing much heavier rain storms in the summers. As you know, green spaces and trees play a critical role in absorbing rainfall. Studies in London, Ontario and the Don Valley in Toronto have shown that impermeable surfaces are a major factor in the magnitude and frequency of flooding. Similarly, two serious flash floods in London, England in 2021 have been attributed to the significant increase in impermeable surfaces in the city since 2012. (Residents were paving over their front gardens to park their car).<sup>viii</sup>

The reduction of green infrastructure which will accompany the blanket rezoning is inconsistent with the City's stated goals in its Flood Resiliency and Mitigation Plan and Natural Infrastructure Blueprint for the City of Calgary, 2019. This suggests that the City has not thoroughly considered some of the impacts of the proposed blanket rezoning on its other important objectives.<sup>ix</sup>

Finally, the reduction in the urban tree canopy will have a detrimental impact on the environment. Trees and green spaces improve air quality, moderate urban heat effects and are vital in the preservation of wildlife habitat and biodiversity. The natural CO<sub>2</sub> sequestration provided by trees is vital in the battle against climate change.

The Statistics Canada Study: "Urban Greenness" released in August of 2021, showed that Calgary scored second last among the largest Canadian cities in terms of green infrastructure. Calgary had 42% green coverage while Montreal, Vancouver and Toronto had 65-70% and Edmonton, another prairie city, had 60%. Calgary is already behind other major Canadian cities and cannot afford to further reduce its green infrastructure. This deficiency is recognized by the City's own Climate Dashboard which states "Canopy: Needs Attention". It also states that green spaces and natural infrastructure should be increased. The reduction in trees and green spaces resulting from blanket rezoning is also contrary to the City's Climate Resiliency Strategy, 2018 and the City Declaration of a Climate Emergency. The fact that the effects of the proposed blanket rezoning is at odds with the City's environmental policies will lead its citizens to wonder whether the City is truly committed to protecting the environment.

## ALTERNATIVES TO BLANKET REZONING

1. Make unused city owned land available to non-profit housing organizations to build affordable housing. The City of Calgary's 2016 summary indicates that there is sufficient vacant land for approximately 28,000 housing units without the need for rezoning;<sup>x</sup>
2. Increase funding to non-profit housing organizations, including City owned housing organizations;
3. Encourage the building of affordable housing in areas where the existing infrastructure will support increased population density thereby removing the need for upgrades to infrastructure;
4. Build more public housing directly or in partnership with other entities such as the federal and provincial governments and builders;
5. Negotiate with the federal government to obtain more funding for housing with fewer conditions attached; and
6. Focus the building of affordable housing on lands close to LRT stations and major corridors, such as Macleod Trail and 17<sup>th</sup> Ave SE, and on lands available from school closures.

Kind regards,

Kerrie Logan

[kjlogan1@shaw.ca](mailto:kjlogan1@shaw.ca)

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<sup>i</sup> Gregor Craigie, "Our Crumbling Foundation: How We Solve Canada's Housing Crisis", 2024, p 15.

<sup>ii</sup> Craigie, pp. 141, 145, and 168.

<sup>iii</sup> Craigie, p.178

<sup>iv</sup> Vancouver Sun, February 13, 2024

<sup>v</sup> Yonah Freemark, "Doubling Housing Production in Paris Region: A Multi-Policy, Multi-Jurisdictional Response," International Journal of Public Policy, December 19, 2019

<sup>vi</sup> Craigie, p. 130

<sup>vii</sup> Craigie, pp. 155-158

<sup>viii</sup> Jessie Sloan, "Blanket R-CG Zoning: Urban Hydrology and Natural Infrastructure", March 15, 2024, p. 12

<sup>ix</sup> Jessie Sloan, p.10



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Claudia

Last name [required] Di Maio

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters April 22 meeting regarding blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am OPPOSED to the current re-zoning initiative by the city. What we need to do is strike the right balance between zoning for housing growth and flexibility for individual communities to have the discretion to determine how that growth happens - THIS SHOULD NOT BE A ONE SIZE FITS ALL SOLUTION. Going forward we need a much more consultative process that recognizes the unique character of each community and is a true reflection of the desires of the residences of those communities on an individual community by community basis. Not the blunt instrument, lazy approach currently being forced on all communities by the Mayor and many of the current city councillors.



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First name [required]

Les

Last name [required] Szentner

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like to express my disappointment in this administration for forcing this proposal on the citizens of Calgary. I bought my home in the "Hidden Gem" neighbourhood of McKenzie Lake. It is a beautiful area and neighbourhood where everyone takes pride in their property. I can see the mountains, downtown, have access to a lake (just to name a few of the benefits) and I paid top dollar for my home and am paying high taxes to have this. I do not want to see duplexes, townhouses this does not fit into our community. We are a cul-de-sac, cul-de-sac, cul-de-sac community (with mostly pie shaped lots) with no emergency exits and limited parking - this is dangerous! As it is right now, if we did have an emergency and had to leave, our only way would be on foot using the small back paths, adding more people would be even more of a safety concern. Adding extra cars to the community is a recipe for potential disaster for emergency vehicles to access. As it is right now, our community lake is always busy and sometimes not easy to access. The ridge (which I understand is a public space) is very busy now with bikes, scooters, rollerbladers, skateboarders, etc, and there have been many accidents, adding more people is more occurrences of accidents. If I wanted to live in an area of multi-family dwellings, a lot of traffic and a lot of people, I would not have bought in my area. I do not believe that a blanket rezoning of all existing housing is the solution. I do not oppose this rezoning for new communities where all the infrastructure issues can be addressed prior to building. Thank you for your time.



## Public Submission

CC 968 (R2023-10)

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First name [required] Karen

Last name [required] Smith

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Meeting Hearing of council - City Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to city wide rezoning and I feel that as this matter affects citizens of Calgary, where we live and the impact this change will potentially have on our lives, we should have been given the opportunity to vote on this matter. While I do realize that housing is currently an issue that needs to be addressed I do not feel that citywide rezoning effectively addresses this issue as I believe it will create many other issues going forward. Each community differs and therefore each community should have been given the consideration required. Many older communities were developed to house and support a certain population/density and the increase in population & vehicles will negatively impact the balance of these established communities. The issues that I feel affect my community specifically would be community access, there are only 2 entrances/ exits which already are stressed. As a lake community with limitations on membership, increasing occupants on properties with lake access will create issues with membership as well as overwhelming the facility. Parking is already an issue as many owners have more vehicles per home than were planned for 40 years ago not to mention the additional stress on water, electrical, sewer and public services such as garbage collection, snow removal and recycling, increasing occupancy of our/many communities will exacerbate these issues. Our electrical system citywide is already taxed as was displayed with this winters blackout and the need to purchase electricity from other provinces. with the introduction of electric cars and added homes I am afraid the older communities are not capable of handling this burden. I have worked hard to earn and save so that i had the ability to purchase a single home dwelling, to which end i also paid a premium to live in said community. I feel that rezoning will negatively impact not only the quality of life that i have worked hard to achieve but the landscape and feel of the community as a whole. Many newer communities are planned and built with the considerations of services, access and aesthetics in mind so it can be a more cohesive looking an functioning community going forward and I believe this is a more realistic approach. I do not feel that this current approach will actually create more affordable housing in the majority of areas, but more likely make developers a little richer.



## Public Submission

CC 968 (R2023-10)

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First name [required] Cheryl

Last name [required] Sandercock

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket upzone; agenda available April 18; submission is due April 15.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Thank you for serving. I vehemently oppose blanket upzoning as proposed by the City. Instead I would support adhering to the approved Municipal Development Plan (MDP) which respects the established neighbourhoods, allows for neighbour input and consideration of the specific situation rather than a "one size should fit all but actually fits none" approach. Concerns include that this plan will not address affordability at all, since the upzoning does not require an affordability test; that it promotes disjointed development harming neighbourhoods; and that our model is based in part on Auckland, who in April rescinded its blanket upzoning policy calling it a "national embarrassment". From Demographia: Demographia ranks cities not just on how much house prices cost, but how much locals earn. The calculation gives each city a score, called the median multiple - the median price of a home divided by the annual household income. Anything above three is considered 'moderately unaffordable', above four 'seriously unaffordable' and above five, 'severely unaffordable'. It's not hard to guess which category Auckland fits into. Its median multiple is 10 - behind only Hong Kong (20.7), Vancouver (13) and Sydney (11.8). Auckland's score leapt a massive 1.4 in 2020 - meaning the price of a median house went up 40 percent more than the median household earned that year, faster than any of the other 92 markets analysed. Let's not be Auckland, Calgary - stop the blanket upzoning now before we repeat the same mistake. Perhaps to address affordable and attainable housing, the City could partner with developers, affordable housing providers & others to increase affordable units; the City has land, could waive development-related costs, could waive or reduce property taxes or I'm sure other levers. Lots of innovative people working for the City as well as in our community - there are solutions that don't involve disenfranchising all the current property owners and tax payers with blanket upzoning. Respectfully, I ask you to consider the facts and adopt a more nuanced approach that respects neighbourhoods and existing homeowners. Thank you.



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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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First name [required] **Heather**

Heather

Last name [required] Moore

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Calgarians do not want blanket rezoning in Calgary. A beautiful city is made up of a mix of communities, some with multiple housing options and some without, not a blanket mish mash of whatever developers can squish in to maximize their profits. The point of requiring permits and not allowing some kinds of developments in some places is to preserve the culture and sense of community. Blanket rezoning has made Calgarians very upset for these reasons, among many others. It is a huge contributor to why Calgarians feel our city is going downhill.



## Public Submission

CC 968 (R2023-10)

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First name [required] Ray

Last name [required] Jones

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters I am opposed to the Proposed RCG Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This bylaw goes against public opinion and is going to create parking chaos in the communities.



## Public Submission

CC 968 (R2023-10)

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First name [required] Jerome

Last name [required] Ybema

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters ReZoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am completely IN FAVOUR of re-zoning to RC-G. My young adult children have left Alberta to go to school. They are looking at their housing options in Calgary (and other places) and it is a grim outlook. Though it is not the silver bullet, removing Exclusionary zoning in established neighborhoods and changing it to RC-G is a necessary first step. Council cannot kick this down the road to future councils. This will make it a political football. Please, approve the re-zoning of Calgary to RC-G. Thank you for taking the time to consider my opinion.



## Public Submission

CC 968 (R2023-10)

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First name [required] Frank

Last name [required] Johnston

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden) Public Hearing-upzoning.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Comments on the Public Hearing: Rezoning for Housing

Submitted by: Frank Johnston.

12 April 2024

## **Appreciation**

I wish to thank the members of council for this opportunity to speak and, as well, to thank the many Calgarians who are contributing their thoughts to this important process.

My comments today draw on the experiences my family and I have had from our 34 years as residents in West Hillhurst. I will speak on how the rebuilding of our community has affected its character and its impacts on housing crisis, including homelessness.

## **The Research is In**

The data is in. Upzoning generates improves housing affordability. The research is persuasive and has shaped my understanding of what is possible in Calgary. Approval of the proposed bylaw will trigger benefits for my family, and I believe for our community and the whole of our city. Other jurisdictions with widely diverse politics such as Edmonton to the north and Montana to the south believe this too. Upzoning is a public response that frees up entrepreneurs to respond creatively to market demand while achieving important social goals.

## **Change is Hard but Essential**

The construction of new housing has transformed our neighborhood and has been the biggest negative impact of redevelopment. But this impact has been transitory. The offset has been an influx of young families and a revitalized community: local businesses have flourished, the public tree canopy has largely been maintained, and in contrast to fears expressed by others, the value of our property has increased by many multiples. Although the look of our street has changed dramatically over the years, we find the claim that the new bylaw would mean the loss of the essential character of our neighborhood to be overstated. To us, there is little difference between a row of massive single family houses and row housing. Our community's physical character has never been fixed; it has evolved ever since the first backhoes arrived to dig up the cow pasture for the original bungalows.

The change in my neighborhood that does concern me is the composition of the residents. Its rebuilding has favored the well-to-do. My wife and I were able to purchase a '50s bungalow even though we earned no more than an average income. But today we would be excluded and so would many of our original neighbors—these are folks with less income: the single parent, the maintenance worker, the young couple, the student, and seniors like my wife and I who might require different accommodations if we are to age in place. A greater mix of housing types would help restore a balance in our community of people from different walks of life and different economic status.

## **Homelessness is a part of my Community**

Yvonne, a middle-aged women, brought us face-to-face as property owners with the direct connection we have to homelessness. We found her one bitterly cold night sheltering between our garage and the neighbor's. She said she had no choice than to sleep where she did. Her story is only one of many that occur across the inner city each day. Homelessness exerts a terrible burden on its victims and it imposes costs on communities like West Hillhurst as well.

The research demonstrates that allowing housing alternatives cheaper than single-family units triggers a series of moves whereby households can step up the affordability ladder. People in inadequate housing can trade up to something better while people at the bottom may able to find safe and stable accommodation.

For too long we have collectively accepted homelessness to be just be a part of the background to big city life. It's convenient to pretend we have no responsibility to relieve the burden of homelessness so we can argue in favour of preserving a residential form that no longer fits present day realities.

## **Time to Build Optimism**

Current zoning disadvantages many Calgarians and contributes to homelessness. And I would add, abets the deep cynicism found among young Canadians. They point to those who have it made—people like me and other long-term home owners—and our unwillingness to give young people the same chances we had in securing a promising future. As one young man said to me, “Your generation got their tree fort and now you are pulling up the ladder.” My hope is my neighbors and all Calgarians can look beyond their property line, and past the end of their block, to see the benefits that will flow from upzoning.



## Public Submission

CC 968 (R2023-10)

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Karen

Last name [required] Storwick

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Council Hearing on Up-Zoning (Densification)

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

ATTACHMENT\_01\_FILENAME  
(hidden) Letter of Objection.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a Mount Royal resident. I would like to share my thoughts on why I oppose the blanket rezoning policy. If the de-zoning program is ultimately approved and implemented there is no "off-ramp" or finish line. From what I understand, there is no quantification of when economic change, demographics and the de-zoning program has done enough to improve the housing situation and the de-zoning program will stop. If there is no pre-determined off-ramp, Calgarians will be left with an entrenched long-term de-zoning policy. However, the policy is being sold to Calgarians as a measure to fight possibly short to medium term housing affordability issues. The de-zoning program should be open to future challenge and termination, and not instantly become Calgary's long-term policy. With this message I am registering my opposition to the proposed plan. In my view there are unexplored and preferable alternatives. Do not adopt de-zoning and retain the status quo to respect the lifestyle and allocation of resource decision that Calgary citizens have made over the last century. I believe the current proposal demonstrates considerable overreach and deception and entrenches adverse consequences that have not been adequately communicated to Calgary citizens. Blanket rezoning is a political decision and should be an election issue and not one that City Council should arbitrarily sweep into place with so many Calgarians opposed to the new policy.

April 14, 2024

The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Station M  
T2P 2M5

Attention: Office of the City Clerk  
Subject: Public Hearing on Planning Matters (Proposed Land Use Designation Amendment)  
Copy to: Office of the Mayor, All City Councillors

Dear Sir:

We write as 25 year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

1. **Have significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighbourhoods in Calgary have evolved over many decades to reflect unique attributes of history, culture, geography and commerce. This natural evolution is what creates the diverse character of our neighbourhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family. Implementation of Blanket Rezoning would throw all of this away, for what are best described as ideological reasons, and in an unexplained effort to homogenize our neighbourhoods. The obvious question is, who asked for any of this?
2. **Not address the housing issues the City claims it is seeking to solve.** We hear incessantly about a lack of affordable housing supply and high housing prices. By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their objectives. Examples abound in cities like Victoria and Toronto, where policies aimed at the “missing middle” have either failed or led to still-unaffordable housing units being squeezed into inner-city lots. In Calgary, one need look no further than the ongoing debacle in Marda Loop, where instead of affordable housing units, developers are constructing rows of tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in under direct control zoning (which may be the best indicator of what is in store for us under Blanket Rezoning) have price tags that hardly qualify as affordable housing.
3. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? Wasn’t “Main Streets” the plan to achieve it? If major corridors are sensibly developed in step with transit capacity, we can accommodate the

needs of Calgary's growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an "existential climate crisis." R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** "Missing middle" housing strategies are being widely touted across North America. We hear too often that we should "trust the science" and that the "evidence is clear" as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. This is an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

For the above reasons, we urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,

Karen Storwick

Jason Magnan



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]

Chance

Last name [required] Davies

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

I support the proposed zoning reform and encourage the City Council to exercise wisdom on the issue. We are in the midst of a housing crisis that, if unaddressed, will continue to undermine the economic security of our citizens. The City Council can counter the high cost of housing by rolling back our current exclusionary zoning strategy and following through with the recommendation to implement citywide R-CG zoning. Though I understand the concerns some residents may feel about the proposed zoning reform, this is common sense zoning reform that is practical and gradual in its very nature. Through its implementation we can expect the construction of denser - but still human-scale - housing units in neighbourhoods. In doing so, Calgarians will benefit in three main ways:

First, our current zoning strategy is geared towards low-density residential development that incentivizes outward expansion to the edges of our city limits. This strategy is fiscally irresponsible because it requires the city to spend tax dollars to expand urban infrastructure and city services to increasingly further out neighbourhoods. By building more housing in established neighbourhoods, those currently underutilising their existing infrastructure, we can save taxpayer money.

Secondly, this zoning reform represents a tangible step towards taking action on the climate by reducing air pollution and waste. Dense neighbourhoods require less GHG emissions to operate. In caring for our green spaces, dense neighbourhoods also protect the ecosystems on the peripheries of the city, allowing us to preserve our local biodiversity and natural inheritance.

Thirdly, by increasing Calgary's housing supply we are reducing the economic burden caused by the simultaneous cost-of-living and housing crisis. More people than ever are at risk of homelessness. Many still are unable to achieve important life milestones, like pursuing educational opportunities, having kids, or purchasing their first home, due to the high economic pressure created under our current zoning system. By acting on zoning reform, we would create a better economic future for every Calgarian.

It is our duty to meet this moment with bravery and embrace a bold reform towards a better city for all. Thank you for your consideration and good luck in your deliberations.

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



## Public Submission

CC 968 (R2023-10)

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First name [required] Bevin & Pamela

Last name [required] Bart

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are against the rezoning proposal. This very important issue should be put to a plebiscite as it affects 87% of low-density residential properties, according to the City's latest mail out. City Council does not have the right to unilaterally negatively affect the value of home owners' largest asset. City Councils' job is to listen to the majority of their constituents. One's home is usually the most expensive asset they own. Blanket rezoning will most definitely decrease the value of single-family homes. Not everyone chooses to live in a multi-family zoned area. We purchased our home because it was not along side multi-family dwellings. We love our area of the city because it is not multi-family zoned, and we should be able to have the choice to purchase a single-family dwelling if we like. There are areas of the city which are very conducive to this type of rezoning - close to shopping, easy access to LRT, etc. Perhaps the City should look more aggressively into already-existing multi-family zones and expand those areas. It seems little thought has been put into how existing infrastructure will be able to cope with the increased demand this blanket policy will create. The majority of home owners do not want this rezoning. We urge you to listen to the majority.



## Public Submission

CC 968 (R2023-10)

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First name [required] Kristina

Last name [required] Brache

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to council to add my name to the many home owners in Calgary that do not approve of city wide rezoning for many reasons including reducing my property value, that I specifically bought and paid more for to be in a lower density street, that we would like to have feedback in our communities about developments, that we do not want to live in more dense communities, and that this council did not run on rezoning the whole city and this should go to plebiscite or council should have to re-run on this mandate. I am greatly opposed to this.



## Public Submission

CC 968 (R2023-10)

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First name [required] David

Last name [required] Mackie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the blanket rezoning proposal. It will have an enormous negative impact on my neighbourhood for all of the following reasons:  
Traffic - Increased congestion - my neighbourhood has one single ingress-egress for all traffic.  
Parking - Multi-family units will result in a parking nightmare. There are no back alleys and back garages, so vehicles will be parked all over the streets.  
Property value - If a multistory complex is constructed this will decrease my property value by reducing privacy, obstructing views, blocking light and increasing traffic/congestion in the neighbourhood.  
Utilities and infrastructure - Construction of multi-family dwellings would require massive, expensive upgrades to the utilities in our older neighbourhood. Also, the impact of all the construction vehicles and workers would be enormous.  
Neighbourhood character - I have chosen to live in a neighborhood that has character, lots of trees, and peace and quiet. City Council should not be taking actions to destroy that.  
Best interest of current residents - Council should be supporting and representing the best interests of current residents (the voters, their constituents) rather than the interests of big developers and non-residents who are complaining about availability and affordability. Council owes their loyalty to their constituents. There is clearly overwhelming opposition to this terrible proposal. I would never have voted for my current Councilor if I had known that this would be the result!



## Public Submission

CC 968 (R2023-10)

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First name [required] Mervin

Last name [required] Helmle

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning Bylaw Amendment

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

I consent to making my comments public at the hearing being held on April 22, 2024 with respect to the Blanket Rezoning Bylaw amendments.

My name is Mervin Helmle and I am an affected land owner in Ward 12. I am extremely opposed to the City moving towards a Blanket Rezoning Bylaw amendment.

The move towards accelerating so called “affordable housing” is not well thought out, and is not representative of the majority of Calgarians. The City is hastily considering the acceptance of what essentially amounts to an inappropriate bribe by the Federal Government, and is brushing aside the concern, the autonomy, values and voices of the majority of Calgarians.

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

The myriad of negative impacts that will ultimately occur such as inadequate infrastructure, privacy and parking issues, shade issues, fire hazard and insurance problems have not been considered in full or at all, and will ultimately affect us, the residents and taxpayers of existing communities. It will affect us financially with increased taxes and with respect to our autonomy in lifestyle choices.

There are more viable options available to the City of Calgary such as building modern homes on purpose designed new communities on land outside of existing neighbourhoods.

I ask that you listen to the voices of Calgarians and vote NO to the Blanket Up-zoning plan so that we may preserve our very desirable city for years to come.

Sincerely,  
Mervin Helmle  
Ward 12



## Public Submission

CC 968 (R2023-10)

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First name [required] Romero

Last name [required] Pianalto

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land use zoning amendment

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

It will bring in more people and veichcles than what the neighborhood can support . I can't park in front of my own house because of all the tenants and their veichcles that are here already! Plus not safe for kids going to school near here because of undesirable tenants. Anyway that's my opposition to it. Respecfully yours Romero



## Public Submission

CC 968 (R2023-10)

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First name [required] Jean

Last name [required] LeSourd

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City of Calgary Blanket Rezoning-Items for Clarification

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

ATTACHMENT\_01\_FILENAME  
(hidden) City of Calgary Public Hearing Letter LeSourd & Boardman\_000158.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a concerned Calgary I believe the Her Worship and Councillors need to address many items prior to simply blanket upzoning. We have identified a few and present a reasonable solution to help address the current crisis. Thank you for your consideration.

Jean LeSourd &  
Chris Boardman  
Address not provided based on your no personal information suggested on the city website.

April 14, 2024

### **City of Calgary Public Hearing**

Her Worship & Councillors:

We are deeply disappointed in and opposed to the proposed blanket RC-G rezoning. We hope that Her Worship and each councillor will approach the public hearing with open minds and realize that you have left much uncertainty on all property owners in the City. Blanket rezoning has numerous unforeseen and irreversible consequences. We ask the City Council to address the three items in the rezoning before approval: community safety, infrastructure strain, and financial burdens for existing residents.

Our first home purchase as a couple was in Bankview. This community features numerous examples of high density, like your blanket rezoning proposal. During our ten years in Bankview, we had our home broken into during broad daylight. During a neighbourhood dog walk, my husband was chased by a man carrying a machete. The final event that led to us leaving the high-density community came when I heard a woman calling for help at 3:00 PM. I called 911 and went to help the woman. Fortunately, the police made it in time. Following the arrest, we learned the multiplex housing next door to us was being used by drug dealers. I later had to appear in court as a witness.

After these events, we chose to leave the high-density community and build a new home in the community I grew up in. My family has owned a home in the community since 1965. Our community offers primarily single-family homes, adequate spacing of homes, and a great emphasis on incorporating mature trees and landscaping. A huge feature is safety. We experience some challenges, but nothing compared to our high-density community experience. With the additional proposed zoning, how does the council plan to ensure safety?

The next item for clarification is infrastructure strain. Living in a community built over 50 years ago, the existing infrastructure for utilities, roads, and schools cannot handle the additional capacity. The City must commit significant funds to improve aging infrastructure to accommodate the proposed capacity. In an older community, the utility services provided by the City traditionally resemble a band-aid solution. As for the need for more capacity with schools, our community is already part of the lottery school system. Councillor Walcott will quickly suggest this is the province's responsibility. However, the City is responsible for sharing and coordinating with the province on school capacity and requirements when the City creates the plan, which will significantly impact current communities and local schools. What plans and budget allocation does the City Council have to address the additional strain on the current infrastructure?

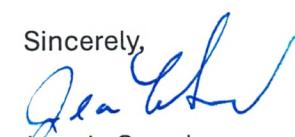
The final area that needs to be clarified is the unintended financial burden of your blanket upzoning proposal. Increased density will require significant funding. Will existing residents suddenly face a property tax increase of 30%? Are you planning to implement a new system of property assessments based on The City's upzone plan, and how many housing units could your property hold under your plan? By doing this, each existing homeowner in a mature community will pay

hold under your plan? By doing this, each existing homeowner in a mature community will pay significantly for your plan. Will we see a substantial increase as someone must pay to update the inadequate infrastructure? The additional burden placed on current homeowners will do nothing to help your affordability crisis. If anything, you will suddenly have more people struggling and not less. What plan does the City have for this?

I have identified only a few areas that need clarification and assurances for citizens to support the blanket upzoning. As an alternative to address the housing crisis as rapidly and efficiently as possible, the City should focus on the areas and properties which can easily accommodate development. This would include areas close to major institutions, Mount Royal and University and along transit corridors. The City owns numerous parcels of land that could quickly be developed. This should be the urgent focus of addressing the crisis. The communities have identified opportunities for community development through the LAP process. You spent millions of dollars doing the outreach and having a community plan, and you intend to throw that out the window in your blanket rezoning. What message does that send to citizens committed to helping in the process?

We greatly appreciate your consideration. We hope you will realize the proposed blanket rezoning has many unintended consequences. We have been proud Calgarians for 60 years and have welcomed and experienced changes in our City. This plan has many unintended consequences that will impact us and other Calgarians.

Sincerely,

  
Jean LeSourd  
Chris Boardman



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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

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First name [required] Dale

Last name [required] Renz

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters R-CG Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden) Council submission 2024.04.15.pdf



## Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 15, 2024

By online submission to: [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Re: Rezoning for Housing

To whom it may concern,

Thank you for this opportunity to submit into the public hearing process regarding the rezoning for housing proposal. I currently reside in Varsity (12 years) and prior to that 16 years in Collingwood and have discussed the proposal with many neighbors, both former (Collingwood) and current. In summary, I have yet to speak with anyone who supports the proposal in its current form, and most are strongly against it as am I. While recognizing that Calgary is a growing city and housing is a critical issue, I have three primary areas of concern with the blanket rezoning proposal – delegation of a key city council governance responsibility, the uncertainty over infrastructure, and social impacts of the proposed changes.

#### Governance and development control

The current development application and appeal process creates a process control whereby communities have opportunity to speak into significant changes affecting their property and community. I, as many, feel this is a very important governance feature. The rezoning proposal would appear to substantially eliminate this process control as it relates to residential properties and turn the development decision process largely over to the control of large and small-scale developers who are not elected officials nor charged with specific civic responsibilities. Moreover, it's not unreasonable to assume these developers would have little vested interest in community development save for profit maximization so it's difficult to envision how this could lead to lower housing costs in the near-term. On the other hand, a more targeted approach (rather than the "one size fits all") could accelerate specific forms of affordable housing while streamlining, and not abdicating, the current governance model.

#### Burden on existing infrastructure

I have been unable to find any comprehensive study of the potential impact of the higher population density proposal on older neighborhoods such as Varsity or Collingwood.

In addressing this issue on the Rezoning for Housing website page, the FAQ indicates "Most established area communities, especially those built prior to 1980, are below their historical peak population. Due to declining population in those areas, and higher efficiency houses being built, there is existing infrastructure capacity (roads, transit stops, water and wastewater management, etc.) to handle more types of housing."

Not disputed is that the average family composition has changed generationally; older neighborhoods were built when families typically had 2-3 children and a single vehicle so the comment of these being "below their peak population" is likely valid. However, I believe the root issue is not the lower number of occupants per home, but rather the impact of having more total households in the same geographic area. The conclusion implied in the FAQ response is that the same piece of land may support 2-4 times more households (or even 4-8 times when including secondary suites). However, with a high likelihood

of each new household having one or more vehicles plus increased utility demands (for example, many more computers and other electrical devices, more appliances and other home conveniences) compared to the pre-1980's model, the FAQ's conclusion appears simplistic in the absence of greater support. Moreover, the infrastructure issue has the potential to be further impacted if the timeline and/or take-up of electrification of vehicles, or the work-from-home trend, accelerate. From readings it appears that in older communities the costs of infrastructure development may be borne to some degree in higher general levies/taxes rather than by the developer which would appear to be punitive to existing homeowners.

From my readings it appears that the subject blanket rezoning proposal is a new concept in civic administration. With the uncertainty over infrastructure preparedness and cost I encourage Council to consider a staged approach to minimize negative impacts and better measure effectiveness.

Community character/personal enjoyment

I have a close friend who has been directly impacted by the trend to "larger and taller" in older neighborhoods, suffering loss of privacy in their backyard and other personal space. Other examples of this abound. It can be expected that the proposed height and density relaxation would lead to many more such instances of overshadowing and overlooking, thereby diminishing the enjoyment of private space for larger swaths of Calgarians. Combined with the inability to challenge such development (my first point above) the loss of privacy can significantly change one's personal enjoyment which some feel directly impacts personal mental health and social issues. It takes many years to build a community's character – we should not be in a rush to change this through a blanket change. Calgary's community character has been a large part of being recognized as a friendly, open city.

Thank you for considering my submission.

Respectfully submitted,

Dale Renz CPA CA

CC:

Hon. Ric McIver, Minister of Municipal Affairs [Calgary.Hays@assembly.ab.ca](mailto:Calgary.Hays@assembly.ab.ca).

MLA for Calgary-Varsity is Dr. Luanne Metz [Calgary.Varsity@assembly.ab.ca](mailto:Calgary.Varsity@assembly.ab.ca)).

Federal MP Len Webber [Webber.Len.Com@parl.gc.ca](mailto:Webber.Len.Com@parl.gc.ca)).

Director of Civic Affairs, Varsity Community Association at [joanneatkins@shaw.ca](mailto:joanneatkins@shaw.ca).



## Public Submission

CC 968 (R2023-10)

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First name [required]	Hugh
Last name [required]	Stewart
How do you wish to attend?	In-person
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing on Proposed Amendments to the Land Use Bylaw 1P2007
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Council Meeting - 2024 April 22 - Public Hearing on Citywide Rezoning - HRS submission on 15 April.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Over the past few years, Oakridge residents have supported and opposed various local planning changes. Generally, with caveats, they have supported road improvements and densification at the Co-op redevelopment. Recognizing there are a range of views, many residents were opposed to the BRT and its dedicated & separated bus lanes. More recently the impact of the Glenmore Landing redevelopment has raised many traffic and related facilities concerns. So in general, Oakridge residents are engaged with developments in and around our neighbourhood.

The Oakridge Community Association (OCA) did comment on the 'The Housing & Affordability Task Force' on 1 June. We had further communications with our Ward11 Councillor Kourtney Penner with regards to expediting a Local Area Plan to assist with controlled planning in and around our neighbourhood. We requested an Open House to address Q&As on the Rezoning but we were offered an online discussion on Monday 8 April that concluded with 'Facts and Feelings'. In parallel, the OCA Board discussed and voted to oppose the Blanket Rezoning and in favour of contributing to the 'Multi Community Letter opposing the 'Blanket Rezoning'.

Today, I want to speak out personally on my perspective. I find the logic between the urgency of the housing crisis and the blanket rezoning to be inconsistent. To target all 87% of low density residential properties with rezoning appears to be uncontrolled planning at odds with the City's prior engagement with LAPs. With respect, I find this shotgun rather than targeted approach to be totally inappropriate. You are losing our Trust and polarizing our communities. Please vote AGAINST this extremely divisive proposal to Rezone all single and semi detached homes.

# Council Meeting

2024 April 22

Rezoning for Housing  
5 minutes summary

## **Citywide Rezoning**

# Council Meeting - Public Hearing (PH) on Citywide Rezoning

## **Contents in 5 mins**

- Background
- Personal Perspectives
- One of Many Concerns
- Request

## Background

- Over the past few years, Oakridge residents have supported and opposed various local planning changes. Generally, with caveats, they have supported road improvements and densification at the Co-op redevelopment.
- Recognizing there are a range of views, many residents were opposed to the BRT and its dedicated & separated bus lanes. More recently the impact of the Glenmore Landing redevelopment has raised many traffic and related facilities concerns.
- So in general, Oakridge residents are engaged with developments in and around our neighbourhood.
- The Oakridge Community Association (OCA) did comment on the 'The Housing & Affordability Task Force' on 1 June. We had further communications with our Ward11 Councillor Kourtney Penner with regards to expediting a Local Area Plan (LAPs) to assist with controlled planning in and around our neighbourhood.
- We then requested an Open House to address Q&As on the Rezoning but we were only offered an online discussion on Monday 8 April that concluded with 'Facts and Feelings'.
- In parallel, the OCA Board discussed and voted to oppose the Blanket Rezoning and in favour of contributing to the 'Multi Community Letter opposing the 'Blanket Rezoning'.
- You will have heard a lot of technical arguments in this PH – so I want to share with you my personal perspectives

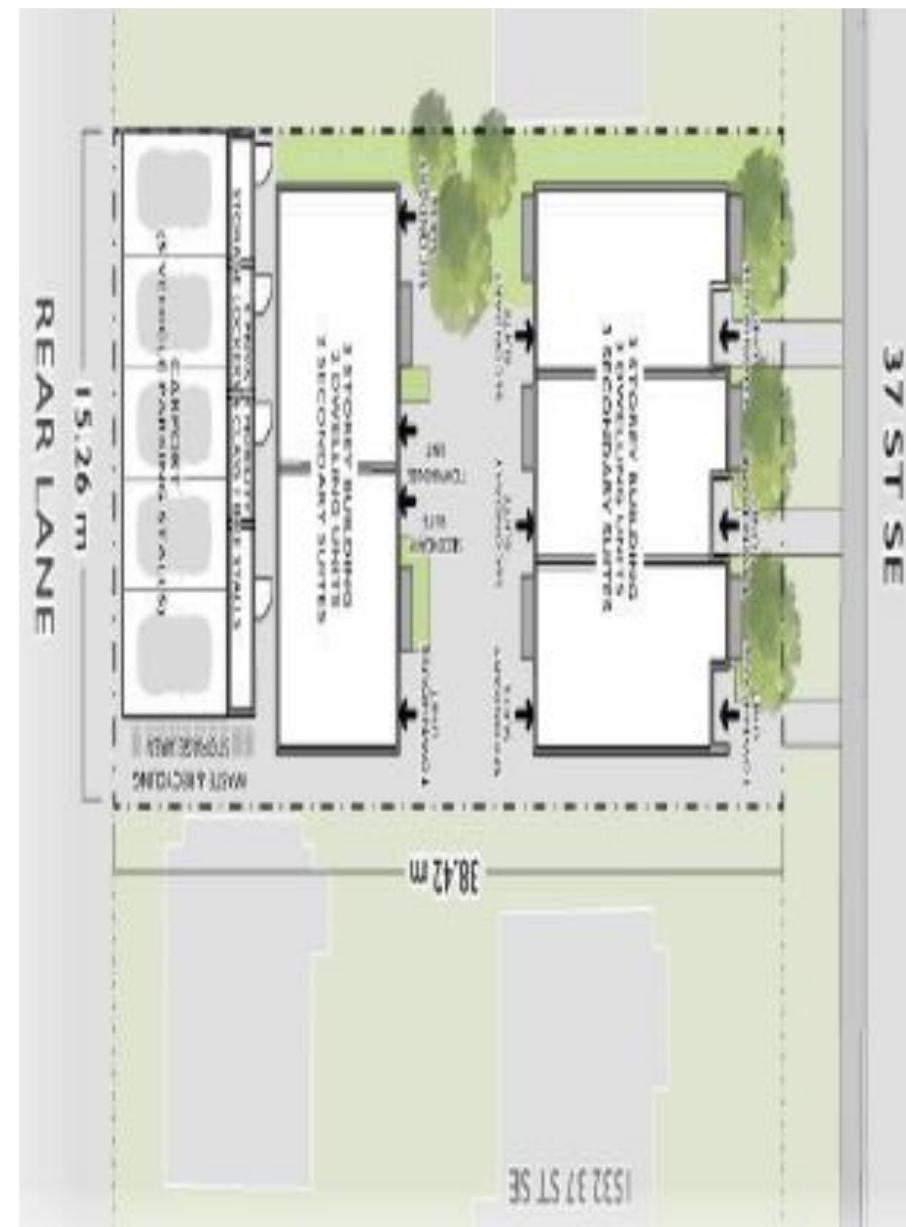
## **Personal Perspectives**

- Today, I want to speak out personally on my perspective – facts, logic and feelings.
- To target all 87% of low density residential properties with rezoning appears to be uncontrolled planning at odds with the City's prior engagement with LAPs.
- I find the logic between the urgency of the housing crisis and the blanket rezoning to be inconsistent.
- Stating that the contextual nature and appropriateness of developments will be assessed in the Development Permit process gives very little comfort based on experience.
- With respect, I find this shotgun to rezoning rather than a targeted approach to be totally inappropriate

## One of Many Concerns

The ‘Proposed Rezoning’ brochure recently provided by the City states under Scenario 1: “An R-CG could have a maximum of 4 dwelling units on a typical 50 ft lot, with the potential for each unit to have a secondary suite and a backyard suite”. This means that on both sides of my property, I could have up to 12 dwelling units for a total of **24 new neighbours versus my current 2 neighbours**. Parking spaces, even with the new 0.5 cars per unit excluding any allowance for the backyard suites, will become very challenging, multiple garbage bins numbering 63 bins (OK I can start sharing with combined larger bins), many power cables across sidewalks, **exacerbated in the near future with HV EV charging cables**, even less space for snow clearing, loss of ‘relative’ privacy in my garden as well as loss of sunlight for growing plants and edibles, etc

**Assuming this is correct, does the City of Calgary (COC) and Councillors really believe that this is desirable and reasonable?**



## **Conclusion and Request**

- I believe that “You are losing our Trust” and polarizing our communities.
- The logic provided by the City that this Citywide Rezoning will address the Affordable Housing Crisis in the time frame needed is illogical and feels like a SPIN.
- We know you have pressure from the Feds (\$) and developers.
- Please have the City focus on using lands and areas where densification is easily and quickly implementable. We know you have listened appropriately to non-profits and concerned citizens. We want our Citizens to have homes that they can afford.
- Please also listen to the many residents who have spent years building up their homes and neighbourhoods to meet their life objectives.
- Please vote AGAINST this extremely divisive proposal to Rezone all single and semi-detached homes.



## Public Submission

CC 968 (R2023-10)

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First name [required] Reg

Last name [required] Hiebert

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

After speaking with many Temple residents regarding this issue, the large majority of these residents are opposed to the blanket rezoning. In addition to the obvious issues of parking, infrastructure requirements and aesthetics, the majority of residents of Temple purchased their homes as R1 zoning with the expectation it would remain as such. Perhaps any new homes being built should be multi complex homes. Please leave our existing homes as they are!



## Public Submission

CC 968 (R2023-10)

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First name [required] Monique

Last name [required] Tambay-Roest

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning Proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We fully support the rezoning proposal and think it's an important first step to making communities livable across the spectrum of age, socio-economic status, or ability/ disability. Sprawl in Calgary has long ago passed sustainability and as a City, we need to move in a greener, more accessible direction, however, it is imperative that with increased density, services such as transit, utilities, and local shopping areas grow with the population. Aging in Place will continue to be a challenge facing many Calgarians in the coming years, as well as affordability, removing this barrier to higher density buildings within most communities will help, if transit, school, services, and utilities are properly supported to grow with population increases in less densely populated areas. We recognize there is a lot of opposition to the proposed changes, but believe Council should vote in favour. There is a lot of misinformation, or lack of understanding of what the changes mean, and there are times or situations in which government should act for the benefit of the larger community/ city/ jurisdiction and I believe this is one of those times. In private discussions with friends and family, we have heard many uninformed or inaccurate interpretations of the proposed changes, and fear mongering by certain groups in opposition have not helped, and decisions/ opinions based on assumptions and hypothetical future situations. There are times we need our elected officials to implement changes, even if not popular, in order for the necessary changes to occur. Many residents may be opposed because of fears that their street, neighbourhood will be impacted and we are used to large lots, etc., but are not thinking of the benefits to the community/ City at large. How the City moves forward with implementation will be important in assuring concerns many opponents may have.



## Public Submission

CC 968 (R2023-10)

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First name [required] Nancy

Last name [required] Bozek

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land use designation amendment

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

ATTACHMENT\_01\_FILENAME  
(hidden) Land use amendment April 22 2024 Public Hearing.pdf



## Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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

April 15, 2024

Re: Public Hearing on Planning Matters, Blanket Rezoning

As an owner of an affected property, I oppose the change to the zoning of my property.

The following reasons apply:

1. The City has not presented any plans to protect the existing mature trees, tree canopy and green spaces that are integral to the neighborhood, provide shade, and protect against climate change. Developers are tearing down mature trees on the lots with abandon and permission from City. Example, 4 lots on 48<sup>th</sup> Ave and 16<sup>th</sup> Street held over 20 mature trees, now the lots have 16 rowhouses with 5 immature trees/sticks. Developers are also not required to take into account trees on neighbouring lots with tree roots that may be on both lots, resulting in the destruction of mature trees on the lot being developed AND the neighbouring lot. City needs to implement a 6m zone restricting development and impose a \$100,000 fine for destroying mature trees on the lots and neighbouring lots.
2. The City has not provided any plans to improve the existing roads to support additional use.
3. The City has not provided adequate plans to address parking in Altadore which is already under strain with new developments being built haphazardly by developers.
4. The City has provided no plans for the community's densification including condos, rowhouses, single family residences similar to the planning that was done for Garrison Woods,
5. The City is disregarding the existing Area Development Plan for Altadore which was developed with the engagement of the community.
6. The City is letting developers build whatever, wherever possible without listening to the homeowners concerns. This has resulted in angry homeowners, rich developers, and no affordable housing being built in Altadore.
7. The City has not planned new schools required in Altadore to accommodate additional kids.
8. The City has not planned to protect green spaces, or create new green spaces required for the new families and kids.

We bought the property because it was zoned R-C1 and had many mature trees on the lot, which we have preserved over the years, and had a planned and inclusive community. I oppose a zoning change as the City has not presented a knowledgeable or detailed plan to support a change.

Yours truly,

Nancy Bozek



## Public Submission

CC 968 (R2023-10)

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First name [required] Kerrie

Last name [required] Logan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Planning Commission Report CPC2024-0213 Land Use Amendment Citywide

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

ATTACHMENT\_01\_FILENAME  
(hidden) Rezoning Letter v.5.docx



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have attached my letter to the Mayor and City Council on Calgary Planning Commission Report CPC2024-0213 Calgary's Housing Strategy 2024-2030- Land Use Amendment Citywide as it was easier to format and spell check the document in Word and then attach it.

To The Mayor and Council of the City of Calgary

April 14, 2024

I applaud the City of Calgary for attempting to take steps to address the problem of the lack of affordable housing in the city. It is a very serious and complex problem, one that is being faced by many other cities in Canada and around the world. However, I do not believe that the proposed blanket rezoning is the answer to this problem. As a result, I am not in favour of the blanket rezoning proposed by the City for three primary reasons:

1. Zoning to allow for greater density does not necessarily create more affordable housing as suggested by the City.
2. I am concerned that the existing infrastructure which has been designed based upon a certain population density in each community will not be able to support the significantly higher density created by the rezoning of R-C1 and R-C2 to RCG and the rezoning of RCG to HGO; and
3. Blanket rezoning will result in a significant reduction in trees, green space and permeable surfaces thereby exacerbating the urban heat island effect and increasing the risk of flooding. This is inconsistent with the City's Declaration of a Climate Emergency and the City's own policies regarding flood prevention and drought resiliency.

### **THE QUESTION OF AFFORDABLE HOUSING**

There are a number of examples of cities which have implemented a policy of replacing single family zoning with multi-unit zoning. Unfortunately, in most of these cases, the goal of creating affordable housing has not been achieved.

In the Oakridge Park development in Vancouver, for example, land was upzoned to allow increased density featuring multi-family units covering over 3 million square feet of space. However, 87% of the units built were not affordable for most of the people in Vancouver seeking to buy a home. In fact, the price of a 1,000 square foot condo in the development was over \$1 million.<sup>i</sup> Similarly, in Toronto, Victoria and Portland, Oregon where multi-unit zoning has replaced single unit zoning, the cost of housing is still unaffordable for most families.<sup>ii</sup>. In Victoria, the federal government's condition requiring that fossil fuels not be used for heating has ramped up building costs thereby curbing the construction of housing. In Portland, where the rezoning occurred in 2019, it has been calculated that only 200-300 extra homes were built during the first year because of the change in zoning. Portland has now initiated \$650 million of funding to create housing which is actually affordable.<sup>iii</sup>

The B.C. government has also come to the conclusion that affordable housing cannot be achieved by upzoning alone and that significant government funding is required. On February 23, 2024, the Premier of B.C., David Eby, stated "We know that the private sector has not been able to deliver the middle-income housing that we need".<sup>iv</sup> The B.C. government has since announced \$2 billion in low cost government financing and \$950 million in direct funding.

To create affordable housing in Paris, the city built more public housing, renovated old buildings into apartments, made public land from all levels of government available for housing and provided financial

incentives to builders.<sup>v</sup> In Singapore, about 80% of its population live in housing built by the government.<sup>vi</sup> In London and other cities in England, local councils have successfully built and funded affordable housing for essential workers such as nurses, teachers and policeman.<sup>vii</sup>

The key element in each of these success stories is the substantial funding from governments at all levels. Developers and builders are in business to make a profit. As a result, they will prioritize building luxury or market rate housing and in the process often reduce the inventory of older, more affordable housing. It seems that government funding is a necessary ingredient to creating affordable housing.

### **THE STRAIN ON EXISITING INFRASTRUCTURE**

Blanket rezoning will not be appropriate in all Calgary communities. In some communities, infrastructure, such as schools and recreational facilities, are already operating at full capacity. For example, schools such as Elboya and Western Canada have had to institute a lottery system for enrolment. As a result, children living in the same neighborhood as the school is located are not guaranteed a place in that school.

In addition, Calgarians are concerned that the City has not adequately analyzed the impact of the proposed densification on existing infrastructure, including water and sewer systems, parks and roads. With respect to established communities, the City has suggested that upgrades to infrastructure will not be required since the population in some of those communities has declined leaving some excess capacity. However, the significant increase in population density anticipated by blanket rezoning will undoubtedly eliminate any surplus capacity and upgrades will need to be made to provide adequate service.

With respect to sewer systems, the upgrades will not only be required in the neighborhood in which the densification is occurring. Upgrades will also be required to downstream gathering basins in which the effluent is gathered from each upstream neighborhood all the way to the water treatment facilities. The same analysis applies to roads where upgrades will be required to the more major roads as smaller roadways carrying greater volumes of traffic feed into the larger traffic arteries. All of these items will have a direct effect on all taxpayers as the cost of these improvements will have to be paid for on a citywide basis.

There will also be additional costs to upgrade the electrical distribution and communication systems. The costs to dig up pavement in the existing parts of the City to accommodate these upgrades will be extraordinarily expensive. While these services are not tax payer supported, they are rate payer supported and will result in increased utility costs which can only be recovered through increased utility rates for Calgarians.

More broadly, issues such as the location of hospitals have not been fully addressed. Hospitals have been removed from the inner city and the land has been redeveloped. There is really no place to build a new hospital in the inner city without incurring substantial costs.

In view of the foregoing, a more thorough analysis of these issues should be undertaken before upzoning is approved by Council and instituted throughout the city.

#### **REDUCTION OF TREES AND GREENSPACE AND NEGATIVE ENVIRONMENTAL IMPACT**

The higher density housing proposed in the blanket rezoning and the increase in lot coverage from 45-60% will lead to a reduction in greenspace, the tree canopy and permeable surfaces. I have lived in Calgary for more than 50 years and we are now experiencing much heavier rain storms in the summers. As you know, green spaces and trees play a critical role in absorbing rainfall. Studies in London, Ontario and the Don Valley in Toronto have shown that impermeable surfaces are a major factor in the magnitude and frequency of flooding. Similarly, two serious flash floods in London, England in 2021 have been attributed to the significant increase in impermeable surfaces in the city since 2012. (Residents were paving over their front gardens to park their car).<sup>viii</sup>

The reduction of green infrastructure which will accompany the blanket rezoning is inconsistent with the City's stated goals in its Flood Resiliency and Mitigation Plan and Natural Infrastructure Blueprint for the City of Calgary, 2019. This suggests that the City has not thoroughly considered some of the impacts of the proposed blanket rezoning on its other important objectives.<sup>ix</sup>

Finally, the reduction in the urban tree canopy will have a detrimental impact on the environment. Trees and green spaces improve air quality, moderate urban heat effects and are vital in the preservation of wildlife habitat and biodiversity. The natural CO<sub>2</sub> sequestration provided by trees is vital in the battle against climate change.

The Statistics Canada Study: "Urban Greenness" released in August of 2021, showed that Calgary scored second last among the largest Canadian cities in terms of green infrastructure. Calgary had 42% green coverage while Montreal, Vancouver and Toronto had 65-70% and Edmonton, another prairie city, had 60%. Calgary is already behind other major Canadian cities and cannot afford to further reduce its green infrastructure. This deficiency is recognized by the City's own Climate Dashboard which states "Canopy: Needs Attention". It also states that green spaces and natural infrastructure should be increased. The reduction in trees and green spaces resulting from blanket rezoning is also contrary to the City's Climate Resiliency Strategy, 2018 and the City Declaration of a Climate Emergency. The fact that the effects of the proposed blanket rezoning is at odds with the City's environmental policies will lead its citizens to wonder whether the City is truly committed to protecting the environment.

## ALTERNATIVES TO BLANKET REZONING

1. Make unused city owned land available to non-profit housing organizations to build affordable housing. The City of Calgary's 2016 summary indicates that there is sufficient vacant land for approximately 28,000 housing units without the need for rezoning;<sup>x</sup>
2. Increase funding to non-profit housing organizations, including City owned housing organizations;
3. Encourage the building of affordable housing in areas where the existing infrastructure will support increased population density thereby removing the need for upgrades to infrastructure;
4. Build more public housing directly or in partnership with other entities such as the federal and provincial governments and builders;
5. Negotiate with the federal government to obtain more funding for housing with fewer conditions attached; and
6. Focus the building of affordable housing on lands close to LRT stations and major corridors, such as Macleod Trail and 17<sup>th</sup> Ave SE, and on lands available from school closures.

Kind regards,

Kerrie Logan

[kjlogan1@shaw.ca](mailto:kjlogan1@shaw.ca)

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<sup>i</sup> Gregor Craigie, "Our Crumbling Foundation: How We Solve Canada's Housing Crisis", 2024, p 15.

<sup>ii</sup> Craigie, pp. 141, 145, and 168.

<sup>iii</sup> Craigie, p.178

<sup>iv</sup> Vancouver Sun, February 13, 2024

<sup>v</sup> Yonah Freemark, "Doubling Housing Production in Paris Region: A Multi-Policy, Multi-Jurisdictional Response," International Journal of Public Policy, December 19, 2019

<sup>vi</sup> Craigie, p. 130

<sup>vii</sup> Craigie, pp. 155-158

<sup>viii</sup> Jessie Sloan, "Blanket R-CG Zoning: Urban Hydrology and Natural Infrastructure", March 15, 2024, p. 12

<sup>ix</sup> Jessie Sloan, p.10



## Public Submission

CC 968 (R2023-10)

### 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] Rongwang

Last name [required] Ren

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Land Use Designation amendment

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

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## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

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

April 13, 2024

Dear City Council Members:

The purpose of this letter is to submit comments in relation to the City of Calgary's Housing Strategy approved by City Council on September 16, 2023 with respect to the proposed Land Use Designation amendment proposes to redesignate my property located at 4028 Worcester Drive SW, Calgary, Alberta (the "**Property**") to the Residential – Grade-Oriented Infill (R-CG) District.

In accordance with the Westbrook Communities Local Area Plan (the "**Plan**") dated on April 25, 2023, it is my understanding that City Council had approved the Property as "Low-Modified (Up to 4 Storeys)" with respect to building scale<sup>1</sup>. Section 2.3 of the Plan defined "Low-Modified" building scale as:

- *Buildings of four storeys or less.*
- *Typically characterized by single-detached, semi-detached, duplex, rowhouse residential development, apartments, staked townhouses, stand-alone or mixed-use buildings.*  
(underline was added by the writer)

R-CG zoning is defined in Part 5 Division 11 of the *Land Use Bylaw 1P2007* (the "**Bylaw**"). In its definition, it has no reference to "mixed-use buildings". As such, it is unclear to me whether the Property should be designated as R-CG zoning. It would seem based on the language used in the Plan, the Property should be designated as a property listed under Part 6 – "Multi-Residential Districts" of the Bylaw, likely a M-CG zoning instead.

I would be greatly appreciated if the City Council could review the documents mentioned in this submission and reconsider the land use designation accordingly. My daughter, Baiwei (Christina) Ren and my son-in-law, Hui Li, will be attending the public hearing in person and hoping to have the opportunity to address the above mentioned issues for your considerations.

Yours sincerely,

Rongwang Ren  
Owner

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<sup>1</sup> Refer to Page 26 of 134 of "Westbrook Community Local Area Plan". A PDF copy was downloadable through <https://engage.calgary.ca/westbrook/REALIZE>



## Public Submission

CC 968 (R2023-10)

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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First name [required]	Scott
Last name [required]	Miller
How do you wish to attend?	Remotely
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Hearing April 22, 2024 Proposed Amendments to the Land Use Bylaw 1P2007
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to Council Upzoning SRM.docx



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

## Scott R. Miller

April 10, 2024

Your Worship, Members of the Council

### **Re: Blanket Up Zoning Public hearing April 22, 2024**

I write in opposition to the proposed amendments to the Land Use Bylaw 1P2007 that would impose blanket up zoning on the City and deprive Calgarians of critical established rights that protect their interest in their homes.

British Prime Minister Sir Winston Churchill reportedly said, "**Never let a good crisis go to waste**". There is a housing shortage in Calgary and Canada, and there can be an opportunity from crisis; however, those individuals promoting up zoning as the single, or the best response, to this issue are promoting a false, ill-considered and disproportionate reaction. In the name of a crisis, proponents of blanket upzoning will deprive citizens of Calgary of an existing fundamental one-to-one right, and they will cause irreparable harm to the nature and stability of established communities before employing other steps that will better respond to the need for new housing. They promote the interests of developers ahead of the interests of residents. Upzoning will not solve the current housing concerns. Rather, it will diminish the nature and stability of established communities and make developers richer.

### **Upzoning Eliminates Critical Hearing Rights**

Citizens must be able to contest developments that may have a direct and adverse effect on their lives. Blanket upzoning will eliminate the single meaningful opportunity currently afforded to neighbours to examine and contest a proposed development's environmental, infrastructure, waste control, noise, height, and heritage impacts. Currently, any property undergoing a land-use redesignation requires an application heard during a provincially required, municipally-held public hearing. Under the current process, neighbours have a guaranteed opportunity to have their concerns heard: public engagement is needed, neighbours receive notice, community associations are consulted, and ultimately, citizens have a right to a public hearing before the City Council and a right of appeal to the Subdivision & Development Board.

Blanket upzoning will implement a single citywide R-CG zone, eliminating the current notification, hearing, and appeal process and allowing a proposed development to go directly to a development permit application. Instead of a hearing, the public is only allowed to offer comments under a development permit application. Although presented as a housing issue, blanket upzoning eradicates significant rights without any meaningful engagement on this issue with Calgary citizens.

Eliminating the current right to a hearing and an appeal is a grave concern because, under the existing approach, people knew they would have the right to challenge a development in a hearing. When and if a development adversely impacted a person's home, they had a means and a right to speak out and be heard in public using an established hearing process. The indiscriminate blanket approach to upzoning, which impacts nearly every residential property in the City, will eliminate the existing process, including the established right to a hearing and an appeal.

The Municipal Government Act<sup>1</sup> (MGA) requires public hearings when enacting or amending bylaws and requires that the City have a public participation policy, which for Calgary is the "Engage Policy". That policy speaks of "purposeful dialogue between the City, impacted or interested Calgarians and other communities or groups". Yet, by a blanket bylaw amendment changing the zoning of most residential lots in the City, homeowners are deprived of any proper, meaningful, "purposeful" input into the zoning change.

A public hearing to consider the effects of a zoning change on one lot is necessary for purposeful input. It allows affected residents to present their views fully and permits a full consideration of a wide range of relevant issues such as building context, shadow effects, privacy effects, traffic effects, urban forest effects, utility infrastructure effects, and other relevant considerations.

The blanket upzoning bylaw amendment, which eliminates the redesignation process, hearing, and appeal, limits a concerned resident to one five-minute presentation to the Council, including any written material. It is unrealistic and impossible for the Council to consider the effects of this zoning change on each individual lot touched by the blanket zoning change.

The proposed blanket upzoning bylaw change is contrary to the governing principles of the MGA and the City's own Engage Policy. The elimination of these rights in this manner is inconsistent with the provisions of the *MGA*<sup>2</sup>. The legislative obligations and restrictions under the MGA provide that regulations and bylaws are prepared "*...without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.*"

The Court of Appeal of Alberta reviewed this law in the specific context of a municipal zoning bylaw and made the following statements:

These values – orderly and economic development, preservation of quality of life and the environment, respect for individual rights, *and recognition of the limited extent to which the overall public interest may legitimately override individual rights* – are critical components in planning law and practice in Alberta, and thus highly relevant to the interpretation of the Bylaw.<sup>3</sup>

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<sup>1</sup> [Municipal Government Act, RSA 2000, c M-26](#)

<sup>2</sup> Section 617, Municipal Government Act (Alberta)

<sup>3</sup> Love v. Flagstaff (County of) Subdivision and Development Appeal Board, 2002 ABCA 292 (CanLII)

...the scheme and object of the Act reveal a legislative intention not only to protect individual rights expressly but to permit ***those rights to be eroded only in favour of a public interest and only to the extent necessary for the overall public interest.***

The MGA (Alberta) requires public hearings when enacting or amending bylaws and requires that the City have a public participation policy, which for Calgary is the "Engage Policy". That policy speaks of "purposeful dialogue between the City, impacted or interested Calgarians and other communities or groups". Yet, due to the proposed blanket bylaw amendment, which will change the zoning of most residential lots in the City, the City will deprive homeowners of any proper, meaningful, "purposeful" input into the zoning change.

A public hearing gives voice to the people who live in the community and will be most affected by a proposed development. The hearing process provides a regulated forum to consider the effects of a zoning change on one lot permits surrounding residents to fully present their views, including consideration of a wide range of relevant issues such as building context, sun/shadow effects, privacy effects, traffic effects, urban forest effects, utility infrastructure effects, and other relevant considerations. By eliminating the redesignation process, the blanket upzoning bylaw amendment limits a concerned resident to the redevelopment process which consists of a five-minute presentation to the Council. It is impossible for the Council to consider the effects of this zoning change on an individual lot touched by the blanket zoning change.

Zoning is intended to allow communities to plan for the use of land transparently, involving residents through public hearings. Good zoning is designed to examine and balance property uses – especially for residential areas. Blanket upzoning is not zoning. It is the opposite of zoning. It represents a wholesale and arbitrary approach, without examination and involvement from residents and without considering unique environmental, historical or infrastructure concerns. Blanket upzoning is not a measured or targeted approach.

I worked with former Councillor Jack Long who was a professor at what was then the School of Architecture and Design at the University of Calgary. Some Councillors have invoked Jack's name in support of the proposed bylaw, but that shows that they did not understand his principle view that the local residents and community trump planning bureaucrats and politicians when it comes to changes to their neighbourhood. In 1973 at McGill University Jack wrote his master's thesis about community-driven planning entitled: "Everyman the Planner". He said that ordinary citizens have "a right to plan their environment that is at least as valid as the planner's right to do it". It is a critical concept. The people who live in a community should be the ones to plan their neighbourhood, consistent with their direct and local knowledge and experience. The proposed by-law rejects local involvement, it implements a directive approach where the will of bureaucrats and politicians is imposed on the community.

The wholesale impact of blanket upzoning contradicts the requirement to reasonably limit the impact on an individual's rights **only to the extent necessary for the overall public interest**. If it approves blanket upzoning City Council will be exceeding its authority and extending its power beyond what is required, resulting in the infringement of individual rights and the rejection of ability of community residents to provide legitimate input.

## **Removing the Right For Residential Taxpayers to Protect Their Most Important Asset**

Eliminating the right to a home is the most significant financial commitment a person ever makes. For most families, a home is their most crucial financial investment, as well as a shelter and a safe harbour. People often spend substantial time and energy maintaining their homes and gardens, developing and maintaining community connections, and organizing their lives around their home base. Society is connected and organized in many ways and levels, but families, homes and communities are among the primary and most important aspects of societal connection.

A threat to that home base threatens the structure and stability of a person's life, family life, and community connection. When the home base is threatened, there is nowhere to run and hide.

Council must respect home ownership and maintain its certainty and predictability. Blanket upzoning of established neighbourhoods, however, destroys that certainty and predictability, contrary to the fundamental principles of planning and development set out in MGA.

## **Critical Changes to Zoning Require Direct Voter Approval**

The proposed blanket upzoning is arguably the most significant change to land use policy in the City since the implementation of zoning bylaws in the 1920s. In the past, significant rewrites of the zoning bylaw were technical updates, introducing more detail, and incremental. This amendment, however, is a substantive and significant change in land use policy.

Sixty-one per cent of Calgary housing is either single-detached or semi-detached, and 69% of all homes are owner-occupied.<sup>4</sup> A significant land use policy change, which also abolishes a direct and individual right to a hearing and appeal and affects so many Calgarians, requires the Council to demonstrate a clear acceptance and affirmation by voters. The Council has never sought or obtained that express agreement and consent. In the absence of a clear mandate, the Council should not approve blanket upzoning as it lacks the moral authority to impose such a significant change without voter consent.

No councillor advocated for this policy change while campaigning for office. No councillor (other than Councillor Demong) was elected with a majority of votes in the applicable ward, and voter turnout was only 46% citywide. In my ward (Ward 8), Councillor Walcott received only 31% of the votes cast.<sup>5</sup> Councillor Walcott did not run on a platform to introduce blanket upzoning, and the fact that he received less than 1/3 of the votes cast demonstrates that there is no mandate from the voters to implement this significant change.

The Council had an opportunity to permit broad public input on the issue via a plebiscite, but most of the Council rejected this potential method of obtaining public input. Councillors and the Mayor have attempted to bypass this significant lack of support by stating that voters did not

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<sup>4</sup> Statistics Canada – 2021 Census - Calgary

<sup>5</sup> <https://www.calgary.ca/election/results/2021-results.html>

vote them in to provide fire-fighting services, yet they do that. But that is the continuation of an established service, not a wholesale change to the fire-fighting. If Councillors had indicated that they were changing well-established Fire-Fighting services in a wholesale manner that directly and adversely impacted the use and enjoyment of their homes by most homeowners, they would have gone to the voters for approval. Those councillors voting against the plebiscite are demonstrating a profound disrespect for the voters of Calgary, disregarding the principles of the MGA and informed democratic decision-making.

### **Blanket Upzoning is Inconsistent with the Municipal Development Plan (MDP)**

The MGA requires the City to enact a municipal development plan (MDP), which Calgary did in 2005 and updated in 2019/2020. While the MDP contemplates a range of housing opportunities and choices and a balance of growth between established and greenfield communities, it also speaks of “**reinforcing the character, quality and stability of neighbourhoods.**” It calls for locating new housing in Activity Centres and Main Streets, reasoning that “**focusing most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.**”

One MDP objective<sup>6</sup> is to “reinforce the stability of Calgary’s neighbourhoods and ensure housing quality and vitality of its residential areas.” “**Intensification should be accommodated within existing communities in a sensitive manner**”. The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Another MDP objective<sup>7</sup> is to “Respect and enhance neighbourhood character and vitality, including the following policies:

1. a) Respect the existing character of low-density residential areas while allowing for innovative and creative designs that foster distinctiveness.
2. b) Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.
3. c) Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.
4. d) Ensure that the preparation of local area plans includes community engagement early in the decision-making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods

Section 3.5.3 of the MDP states that land use policies should “encourage modest redevelopment of Established Areas”.

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<sup>6</sup> Section 2.2.5

<sup>7</sup> section 2.3.2

Blanket up zoning is inconsistent with the approved MDP because it ignores the three core principles adopted by the City in 2009. These are:

1. focusing future growth on nodes and corridors, activity centres and, more recently, greater Downtown;
2. respecting the stability of established neighbourhoods; and,
3. focus more growth in established areas, achieving 33% of new growth by 2039 and 50% by 2070.

In contravention of the MDP, blanket up zoning will impose new R-CG building forms up to 11 meters high (current R-C1 zoning limit is 10 meters) and 60% lot coverage (current R-C1 zoning limit is 45%). These are not “modest” changes, and due to their wholesale application, they will not facilitate an appropriate transition. R-CG higher density building forms in established neighbourhoods will “create dramatic contrasts in the physical development pattern”. To be clear, artificially describing housing forms that permit nine dwelling units on one 50X120 lot as “low density” does not alter the reality of higher density.

### **Other Options Are Available and Should be Implemented Before a Blanket Upzoning**

Blanket up zoning is not necessary to address the current need for more housing. The City's analysis states:

**“Calgary is well supplied with 22-31 years of planned land supply in new communities.** This supply far exceeds the minimum 15-year supply of planned land identified within the Municipal Development Plan (5.2.3 (d)(A)). **Overall, there is enough land to accommodate close to 500,000 people.** The 12 Area Structure Plans approved in the last decade are cumulatively built out at approximately 9 per cent. **Clearly, a significant amount of vacant land exists where planning policy work is already complete and where The City has plans for growth.”**<sup>8</sup>

The City's estimate of available incremental accommodation for 500,000 additional people is likely low. If we assume occupation by more than one person per dwelling unit, there is presently land zoned in greenfield and established areas sufficient **to accommodate 440,000 more units that follow the principles of the MDA**. Council should respect the principles of the MDP. There are planned areas consistent with the MDP, which should be developed before utilizing indiscriminate blanket zoning to disrupt established communities.

Similarly, the City currently has 5,000 registered and more unregistered short-term rental units (e.g., AirBnB and VRBO). These should be prohibited, and short-term rentals should be returned to the long-term market. The City has yet to take steps to act in other, less intrusive ways to reduce the current housing shortage.

### **Blanket Up Zoning Will Not Make Homes in Established Neighbourhoods More Affordable But Will Make Developers Richer**

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<sup>8</sup> Calgary Planning & Development Services briefing document dated July 5 2023

Redesignating land to R-CG in established neighbourhoods will not create affordable housing. There is no requirement for affordable housing on any privately owned land. Many studies<sup>9</sup> show that increased density achieved through upzoning does not create affordable housing and, in fact, usually results in the creation of housing stock which is more expensive than that which it replaced.

To justify blanket up zoning the City's Housing Task Force focused on the "housing crisis" and affordability. The CPC report outlined new construction costs (\$1.6 million for single, \$.9 million semi and \$.6 million for townhouses.) Those are not affordable and will not help the 84,000 households struggling to find affordable housing. In fact, blanket upzoning will, in some established neighbourhoods, displace existing affordable housing such as older single detached housing, some with basement suites and post-war low-rise apartments. Developers will target these established neighbourhood housing to develop new townhouses, worsening the affordability crisis.

In older established neighbourhoods like mine, Developers will build new townhouses and sell them for amounts that easily exceed the suggested \$1.6 million for single-family dwellings. This will undermine the goal of increasing the stock of affordable housing. On my street, a 1940s bungalow at the corner of 13th St. and Cameron Ave had been an affordable rental property for several years. It was purchased by a developer who divided the 50' lot and built two lots and who built two houses on the former single lot. Existing mature trees were lost in the process, and at the end of the day, both houses sold for approximately 1.7 million dollars each. An affordable rental home became two costly homes, which did nothing to assist affordability but did diminish the urban canopy and afforded the developer a significant profit.

Blanket up zoning will make this profit-making approach easier for developers but will not address housing affordability. About 3.6% of Calgary's housing stock is non-market. The amount of non-market housing needs to increase; however, it is misplaced to expect the private market to service that need because the private sector is in the business of making a profit, not addressing a social need. Blanket up zoning in established neighbourhoods will enhance developers' profits without making homes any more affordable.

In conclusion, I ask that the Council:

1. Abandon "Proposed Amendments to the Land Use Bylaw 1P2007" as outlined in Attachment 3, CPC2024-0213;
2. Respect and support the MDP in terms of directing growth to nodes and corridors and respect the stability of established neighbourhoods;
3. Support the principles and concepts outlined in the MDP;
4. Continue to use the Local Area Plan process to refine areas where additional growth makes sense from both the MDP and community perspectives; and,

---

<sup>9</sup> Overview of Evidence for Universal Up-Zoning. Suzanne Tough PhD, We Zoned for Density and Got Higher House Prices: Supply and Price Effects of Upzoning over 20 Years Cameron Murray C, Lim M, Urban Policy and Research V41, 2023 Issue 2, Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis March 15 2019 – The Planning Report.

5. Work toward increasing the amount of non-market housing to address the issue of housing affordability.

Yours truly,



## Public Submission

CC 968 (R2023-10)

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Marjorie

Last name [required] Alger

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Twelve units on a fifty foot, mid block lot, seems ridiculous. Blanket rezoning is a planning knee jerk reaction and will not serve us well in the future.

Thoughtful change, is necessary.

I am a senior and have seen Calgary go through many boom and bust cycles. Is this another boom of in-bound folks only for them to return home when it turns to bust?

Charleswood, where I live, has some rental bungalows. If these houses are removed the new units will cost even more. Not to mention the loss of some lovely mid century modern character family homes and the families in them.

I think that this blanket rezoning will hinder the process of finding and having a variety of low cost housing.

Renters also have a variety of needs. Many have children and a dog. I am sure these new places do not cater to that.

Using the "one size fits all" on this blanket rezoning is not a long term advantage but reactionary effort that will fail.

Please reconsider this blanket rezoning issue and use a thoughtful and reasonable approach especially of the 12 units per 50 foot lot possibility.

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



## Public Submission

CC 968 (R2023-10)

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First name [required] Austin

Last name [required] Purvis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City-wide Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

In my community it is planned and built out with mixed use and higher density and I do not support single family lots being allowed to have more than 2 units and not larger homes than what is currently generally allowed.



## Public Submission

CC 968 (R2023-10)

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First name [required] Andrea

Last name [required] Purvis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City-Wide Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live in a community that has lots of mixed housing and it well planned for that. I do not support more than 2 dwellings on one single family lot or larger homes than are already built in the community.



## Public Submission

CC 968 (R2023-10)

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First name [required] Brenda

Last name [required] Fischer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Hello.

I am in favour of rezoning. I am aware that continuing with urban sprawl is unsustainable. It makes far more sense to have denser development that can be more easily served by infrastructure such as public transit.

I, myself, am the owner of a single-family home, but I am not a NIMBY who has an emotional, knee-jerk reaction to change.

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

I have travelled extensively, all over the world and have experienced what real "world class" cities are like. These cities are more densely populated and vibrant than is Calgary. There is more to do in neighbourhoods, there are more services available (because it makes more economic sense for businesses to open in denser neighbourhoods), and, therefore, neighbourhoods also tend to be more walkable. Most people in these cities can get by easily without having to drive a vehicle every day.

One definition of insanity is to keep doing the same thing over and over and expecting different results. Urban sprawl results in more traffic problems, higher infrastructure costs, less availability of affordable housing, and more pollution. If we want to try to solve these problems, we MUST do things differently, and this proposal is a common-sense solution to that.

Thank you.



## Public Submission

CC 968 (R2023-10)

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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First name [required] Baiwei

Last name [required] Ren

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Land Use Designation amendment

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

ATTACHMENT\_01\_FILENAME  
(hidden) Letter to Office of the City Clerk.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

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

April 13, 2024

Dear City Council Members:

The purpose of this letter is to submit comments in relation to the City of Calgary's Housing Strategy approved by City Council on September 16, 2023 with respect to the proposed Land Use Designation amendment proposes to redesignate my property located at 4028 Worcester Drive SW, Calgary, Alberta (the "**Property**") to the Residential – Grade-Oriented Infill (R-CG) District.

In accordance with the Westbrook Communities Local Area Plan (the "**Plan**") dated on April 25, 2023, it is my understanding that City Council had approved the Property as "Low-Modified (Up to 4 Storeys)" with respect to building scale<sup>1</sup>. Section 2.3 of the Plan defined "Low-Modified" building scale as:

- *Buildings of four storeys or less.*
- *Typically characterized by single-detached, semi-detached, duplex, rowhouse residential development, apartments, staked townhouses, stand-alone or mixed-use buildings.*  
(underline was added by the writer)

R-CG zoning is defined in Part 5 Division 11 of the *Land Use Bylaw 1P2007* (the "**Bylaw**"). In its definition, it has no reference to "mixed-use buildings". As such, it is unclear to me whether the Property should be designated as R-CG zoning. It would seem based on the language used in the Plan, the Property should be designated as a property listed under Part 6 – "Multi-Residential Districts" of the Bylaw, likely a M-CG zoning instead.

I would be greatly appreciated if the City Council could review the documents mentioned in this submission and reconsider the land use designation accordingly. My daughter, Baiwei (Christina) Ren and my son-in-law, Hui Li, will be attending the public hearing in person and hoping to have the opportunity to address the above mentioned issues for your considerations.

Yours sincerely,

Rongwang Ren  
Owner

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<sup>1</sup> Refer to Page 26 of 134 of "Westbrook Community Local Area Plan". A PDF copy was downloadable through <https://engage.calgary.ca/westbrook/REALIZE>



## Public Submission

CC 968 (R2023-10)

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First name [required] Maureen

Last name [required] M Myhre

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning City Wide

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

ATTACHMENT\_01\_FILENAME  
(hidden) Rezoning City Clerk .pdf



## Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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**Maureen and Wayne Myhre**

60 Hounslow Drive N.W.  
Calgary , Alberta  
T2K 2E4

April 14, 2024

City Clerk  
City of Calgary

To The office of the City Clerk ,

This letter is bring written in regards to the City of Calgary 's proposed Rezoning for housing .

We as homeowners are opposed to this planned proposal . We are homeowners in a mature neighbourhood where we presently co-exist with high density housing existing . We have duplexes, apartments, basement suites, new builds of side by side and detached currently in our community. As you propose to rezone our community as well as others, we ask you to consider what it to become of our neighbourhood of mature trees, green spaces, traffic patterns that work for the residents .How does this plan to enter into our areas , destroy homes and mature trees, offer no green spaces for enjoyment help support this proposal ?

We are not along an LRT corridor , we have bus routes that support our residents and allow to traffic to flowing parking that is appropriate for the population that presently resides within our community . By removing existing homes for high density you create more problems for traffic, recreational use and safety concerns, I would like to add we presently have a new build for sale on our block that is a infill home at cost to buy at 1.3 millions dollars; Who can afford that price ? How's that an affordable home for any person or family ? With a price like that for an infill how much will row homes cost not to mention HOA fees in addition to the initial sale price.

Maybe the time has come for to consider building in new areas that can welcome high density not only with the land but it will also allow for traffic patterns to be developed as the community grows along with additions of trees and green space.

As for affordable housing , with NO Rent Controls in place- who can afford to to save to put down a down payment at the prices currently presented in Calgary . It's time for

rent controls , housing built with peoples' incomes in minding locations that will be friendly and welcoming to this proposal and a council that listens .

Respectfully,

Wayne and Maureen Myhre



## Public Submission

CC 968 (R2023-10)

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First name [required] Denise

Last name [required] Gibson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary - rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden) Calgary rezoning.docx



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please find attached a 2 page word document detailing my position and summary arguments in opposition to the Calgary rezoning for housing proposal. I trust that this submission will be accepted and part of the deliberations scheduled for April 22, 2024.

Sincerely, Denise Gibson (99 Signature Heights S.W, Calgary)

Calgary - rezoning for housing  
Land use designation amendment.

April 12, 2024

Dear Members of Council

I am the current resident and owner of the property located at 99 Signature Heights S.W and as such have been notified that my property would be redesignated to Grade Orientated Infill (R-CG) District from R-C1. Please find below a summary of my points of objection to this blanket ruling effecting all residents of the city.

1) The address is in a well-established designated neighborhood of executive style homes that have existed for over 25 years. I would submit that people living in this community have either built and remained in the neighbourhood or chose to purchase within it for specific reasons. Notwithstanding, one of the most important considerations would be the designated zoning (R – C1) which would be consistent with their investment in neighborhood stability, safety, minimized traffic and parking issues, quality of life and continuity and retention of market appeal as it pertains to property value. In short, a premium was paid and continues to be so, not only in property value but also in ongoing tax assessments.

Due to past experience with a re-zoning/planning amendment which result in a precipitous drop in my property value, I purchased my current residence after an exhaustive search (real estate agents, lawyers, area structure plan reviews etc.). It was critical to me to have confirmation that the neighborhood would not be subject to this type of re-zoning and remain true to its design as a designated estate area, older neighborhood, no existing secondary suites, no back alley conducive to carriage house/suite development etc. Is it not the purpose of zoning to provide confidence to the homeowner that there is protection or at least stability in property values and enhance community welfare? Purchasing under such should be respected and honored.

Perhaps what could be considered a larger issue, is the question of respect and the fact that, it would seem, some of the basic tenants of democracy are being fragrantly disregarded. Should these principles not be extended to all residents within the community?

- What is proposed effects the entire city, yet not one of the individuals we have in trusted with our municipal welfare, campaigned nor even indicated that this was their position on city planning and housing issues at the time of being elected. Are you truly representing your constituents?

- Furthermore, the majority (albeit) - slim) of council voted against a public plebiscite that would allowed for more widespread and inclusive response on the issue.

- It is interesting that any attempt at gaining wide spread public opinion is only taking place after the proposal was approved (September 2023) and after a public plebiscite was voted down.

2) In simple math my current residence under the rezoning could conceivably go from being a single family detached home to a residence with 4 units (possibly an average of 4 people/unit) with each unit having the potential for a secondary suite (estimate 2 people/unit) and a backyard suite. Conservatively, this could bring the total residence on the existing lot to..... 24 not including the possible residents in any backyard suites (an additional 8?). More, so, that is just 1 property in the area.

I would suggest that the aging infrastructure (gas, utilities, water, sewer etc.) is not equipped to manage such a change in density. Not to mention the issue of parking!! My property is located on a cul de sac. The increase in traffic congestion brings with it a very real concern of safety. I see that in your Q & A that street parking (paid option) and other suggestions are offered. I would encourage you to reflect on the popularity and feasibility of those options in an established neighbourhood.

Also, in the principles of urban planning, I understand such a proposal of rezoning will take time to be reflected in the structure in a neighborhood. However, this change will also be emulated in an actual shift in property value from the building (ie: home) to a land-based asset. Fundamentally, what is proposed will irrefutably change the concept of neighbourhood and community and give the citizens of Calgary no other option.

3) I am not unsympathetic to the nationally housing issue. However, it is also important to be conscious of the current political theatre of federal funding contingent on the city imposing blanket rezoning, despite, I believe, sound opposition from the majority of the residents.

I went and looked at a condo - an effort to be a part of the solution. The new build was pricing a full \$500,000 over what I could possibly hope to sell my existing residence for and then there was the matter of monthly condo fees on top of what is becoming prohibitive operational costs (heat, electrical, water etc.).

Furthermore, this seemingly knee-jerk reaction, does not address many of the fundamental issues that are impacting many of our tenets of life in Canada - access to health, education and housing are probably the ones that are top of mind. It is inconceivable that any level of government would increase a population by 1.3 million (98% by international immigration) in one year and expected that this would not create a massive housing shortage. The corollary of this ill-conceived immigration policy, is for our city council to unilaterally, substantially effect the lifestyle choice of every individual in this city.

In conclusion, people require housing. In this country and city, up to this point, we have been free to choose between a variety of housing options. What is proposed is both unfair, undemocratic and does not respect people's long-term investment in their lives. People want the freedom to choose the home that is the best and safest for themselves and their families which may or may not align with your rezoning housing proposal.

Denise Gibson - 99 Signature Heights S.W. Calgary, AB. T3H 3B9





## Public Submission

CC 968 (R2023-10)

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First name [required] Joanny

Last name [required] Liu

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Up-zoning/Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden) Dr Joanny Liu statement to City council re Blanket Rezoning.pdf



## Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## Dr Joanny Liu Statement to City Council re Blanket Up-zoning

I am Dr. Joanny Liu and I am a land owner since 1980 in single-family-home neighborhoods. This is an important characteristic of Calgarians where 55% live in similar neighborhoods and 71% of Calgarians own their homes; they are not habitual renters. This is what success looks like.

Having had the freedom to make decisions that are in the best interests of the physical and mental health of my family, I am opposed to R-CG blanket up-zoning because it will interfere with the legal provisions of the Municipal Act Section 640 (6) (a) (ii) which states that “the proposed development would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.”

The reason why so many people come to Canada and to Calgary, in particular, is the wide open spaces and stand-alone homes. The infrastructure we (used to) have is adequate for the population when it increases naturally.

Right now, in many inner-city neighborhoods, we are seeing four-plexes being built on corner lots which used to contain just one household of say, 4 people. Two adults + two children, maybe a pet or two. There's a large back yard as well as enough land in the front of the home to plant a tree and some shrubs. The ideal home had a large backyard garden for vegetables or for flowers, more trees and shrubs, as well as open safe space for the kids to play and be supervised by parents or care-givers.

The definition of crowding is “the subjective sensation of being crammed or too near one another.” Crowding has known detrimental effects on human beings. Let's examine the scientific evidence of the damage that can result from crowding. There are three impacts that I am most concerned about which will affect the health and wellbeing of the wider population, not just my children, my grandchildren and me.

1. The negative psychological effects of crowding in the home
2. The negative psychological effects of crowding in cities
3. The negative effect of lack of privacy

Let me go through each one of these points separately:

1. The negative psychological effects of crowding in the home

I'm quoting from one of many studies on the effect of crowding on human beings. I am addressing the skinny tall houses in these four-plexes which potentially could also have secondary suites in them. Already I can tell there's limited space in these homes:

“The most common response to crowding is tension, particularly when that occurs over the period and in a sensitive environment like the home. People commonly experience unpleasant emotions such as worry and dissatisfaction when crowded, for example, due to a lack of behavioural alternatives. Our choices for what we do, where we do it, and when we do it are restricted. When we are repeatedly subjected to these limits, we may acquire sentiments of helplessness and begin to mistrust our abilities to properly

## Dr Joanny Liu Statement to City Council re Blanket Up-zoning

regulate the environment. According to research performed in India and the United States, children and teenagers who live in more crowded houses, regardless of socioeconomic position, are less likely to continue challenging tasks and give up sooner than others who live in uncrowded environments.” (1) (2)

There are detrimental effects on children.

It goes further to say, “It is important to note that the sensation of crowding is caused by more than just a huge number of people, nor is it caused just by a lack of space. It has to do with density or the number of people crammed into a certain amount of area.”

Also, “Crowding causes poor performance in demanding activities requiring cognitive processes and negatively impacts memory and mood. People who are habituated to crowded environments are less affected by these negative impacts.”

Of course, it depends on the personality of individuals; the more outgoing someone is, the more likely they’ll be able to adapt. But it’s not just about one personality trait because circumstances are unique to individuals.

Continuing with the first reference, “Children who grow up amid overcrowding have inferior academic achievement: Compared to children growing up in non-crowded families, they also have a lower willingness to continue working on a task if unsuccessful. They have more friction with their parents and receive less support from their families.”

Bottomline, when people live in crowded homes, they often feel anxious and frustrated because they feel restricted. Their choices are limited to what, where and when they can do what they want. If this is the way they live day-in, day-out, they may feel out-of-control in their environment which may eventually result in feeling helpless and hopeless which could lead to depression and maybe even suicide.

### 2. The negative psychological effects of crowding in cities

Blanket up-zoning will negatively affect urban design of our city of Calgary. With each of the four-plexes, secondary suites are also allowed with each one. So, 8 homes in total on a lot which used to hold one family with lots of room.

From what I’ve observed these four-plexes are squeezed into a 50’ X 100 - 125’ lot. If the developer is good, they also include a parking garage on the property so that the owners don’t have to park on limited street space. But because of these, there’s even much less room for green space and all the trees on these lots were removed to make room for the buildings themselves.

So each home in a four-plex has a certain amount of space. There will be much less green space (plants, grass, trees) and blue space (visible sky) and as a result, much reduced quality of life.

## Dr Joanny Liu Statement to City Council re Blanket Up-zoning

Quoting from the paper, Cities and Mental Health (3):

"Urban design exhibits associations with population mental health. For example, greater access to green space and better walkability was associated with less depression and enhanced physical activity that may promote health. Furthermore, the recreational aspects of well-maintained urban green and blue spaces are apparently associated with the mental well-being of urban populations. Urban green and blue features additionally have the capability to buffer urban heat island effects and to reduce heat stress. Moreover, urban street canopy can reduce the "oppressive" effects of tall buildings.

"In addition, urban density (as opposed to sprawl) has been associated with better mental health as it comprises better access to resources (e.g. parks, playgrounds, health-, and social care).

"In contrast, less green space may indicate more traffic noise and worse access to neighborhood resources, which may lead to low housing rents attracting low socio-economic status groups," which would definitely change the intended design and quality of life in all neighborhoods throughout Calgary. It could possibly lead to higher crime rates due to the obvious disparity in income levels and life style expectations.

### 3. The negative effect of lack of privacy

The definition of privacy is "the desired level of personal space that humans need to feel psychologically comfortable." It is also "the ability of an individual or group to keep their lives and personal affairs out of public view, or to control the flow of information about themselves."

Having control over one's privacy gives a person a feeling of control over their lives. In the case of housing, not many people want their neighbours peering inside their homes. People want to be able to live how they want, meet with people they want to invite over. It's no small thing.

Crowding in particular reduces control over one's own space and privacy. Everyone needs some alone time and space without being observed. We don't want to live in fish bowls.

Studies have been conducted in densely populated urban areas which showed that psychological and physiological stress and conflict increased due to crowding and lack of privacy.(4)

There are other psychological implications:

"It has been accepted that privacy is a generally rather important human need and that a lack of privacy often leads to behaviour that can be seen as antisocial (Pederson 1997). However such an argument has often led inaccurately to the assumption that

## Dr Joanny Liu Statement to City Council re Blanket Up-zoning

privacy means individual isolation. In fact studies suggest very strongly that privacy is really about the ability to control the amount and type of contact we have with others. What in turn this implies for the design of high-density cities is the even more acute need to provide boundaries that people control in order to create and operate hierarchical social contact. This is of course as true inside the home as it is outside. However the creation of graded spaces from private through semi-private and semi-public to the public domain becomes increasingly difficult as density rises.” (5)

I repeat, we do not want to live in fish-bowls where dozens of windows are looking into my backyard. This is already happening in some neighborhoods in Calgary where the previous mayor made these changes in zoning.

In conclusion, these are the scientific reasons I've gathered to say NO to blanket up-zoning in the City of Calgary. There will be great psychological harm and therefore physical harm to the people who live here. Quality of life meaning health and wellbeing will predictably deteriorate if city council goes ahead with blanket up-zoning. I would also remind city council of the ramifications of Municipal Act Section 640 (6) (a) (ii).

This is NOT the kind of Calgary we want to live in.

Please vote NO to blanket up-zoning AKA rezoning or no-zoning.

### References:

1. Unacademy, “What is crowding in environmental psychology,” <https://unacademy.com/content/cbse-class-12/study-material/psychology/crowding/>
2. Oliver Gruebner, Dr. et al, “Cities and Mental Health,” <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5374256/#R4>
3. iResearchnet.com, “Crowding,” <https://psychology.iresearchnet.com/social-psychology/group/crowding/>
4. Steinbach Kh.E., Yelenskij V. I. (2004). *Psychology of living space*. Rech: Saint-Petersburgh.
5. Lawson, Bryan. (2010). The social and psychological issues of high-density city space, [https://www.researchgate.net/publication/257353299\\_The\\_social\\_and\\_psychological\\_issues\\_of\\_high-density\\_city\\_space](https://www.researchgate.net/publication/257353299_The_social_and_psychological_issues_of_high-density_city_space)



## Public Submission

CC 968 (R2023-10)

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

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First name [required] GARY

Last name [required] BASTERFIELD

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The details provided are political and generic. where is the engineering data (water, sewers, power ,gas , garbage) to support such a fare reaching long term effect on the quality of life in this city.  
can older communities handle the basic sub structure development without impact.  
This idea needs an indepth engineering report by each community before moving on.



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CC 968 (R2023-10)

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First name [required] Sue

Last name [required] Bradley

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters CITYWIDE LAND USE DESIGNATION ZONING AMENDMENT TO RC-G

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Recognizing that there is a housing crisis in this city such that you feel this citywide rezoning is your only option, I ask you then to consider corollary matters seriously. I live in an established, infill type inner city neighbourhood (Parkhill). I am therefore very familiar with increased density housing. I am concerned that this decision will make it easier for developers to ram through their proposed developments when all that I have seen is developers not even making an effort to consider the destruction of healthy trees on the private property they are acquiring in my neighbourhood, or even for that matter, with city approval, not even making an effort to preserve city owned trees - thus destroying the tree canopy in these established neighbourhoods and destroying a very needed habitat for birds and other animals. One does not have to look too far to see this again in the slated destruction of over 100 trees by developers in the established district of Marda Loop, which is undergoing intense densification. Councillors Wong and Chabot proposed a private land tree protection bylaw in this regard. Please make it part of the densification strategy at the very least. If it is not linked, I am afraid it will get lost and this city will become a concrete jungle as part of the rezoning. You say you will make the process easier for developers but why must that be at the expense of these valuable big old trees in our neighbourhoods? If providing housing accessibility is your only goal without consideration of corollary damage, then you are not, in my opinion, operating within your election mandate to represent us all and we would be better served by a plebiscite on the rezoning.



## Public Submission

CC 968 (R2023-10)

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First name [required] richard

Last name [required] palibroda

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters public hearing meeting of council

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

I oppose the Blanket Rezoning.

The impetus for new Housing crisis declared by Mayor Gondek and the Councillors in favor is politically motivated and rooted in their complicity with the Federal Government. The timeline of the declaration of the Housing Crisis coincided with the Fall sitting of the House of Commons and the polls for the Federal Government and Mayor Gondek were plummeting. The real crisis was the low polling numbers for both Mayor Gondek and the Federal government and the runaway immigration created by the Federal government. To deflect attention from their flawed immigration policy the Federal government coordinated with the Municipalities and cooked up a multibillion dollar plan to "save" Canada and their own party elimination. Moving forward with the Liberal multibillion housing emergency plan is a vote buying advertising campaign to hook our Municipal governments as a cover-up for the uncontrolled immigration policy.

Blanket Rezoning is a grossly uninformed move with real, wide reaching negative consequences for every Calgarian, irrespective of home ownership or socio economic status, identical to the impact of an unchecked immigration policy.

I am asking you represent your constituents and vote no for Blanket Rezoning in order to satisfy the Federal government conditional Housing Accelerator Fund application with undisclosed milestone requirements.

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



## Public Submission

CC 968 (R2023-10)

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First name [required] George

Last name [required] Magarian

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

As a native Calgarian I am shocked that The City Of Calgary is seriously considering a blanket rezoning proposal for housing.  
With this proposal, The City of Calgary is devaluing all the neighborhoods that were zoned for only single detached homes.

We purchased and paid a premium to build a new home in a neighborhood with only single detached homes because it was our choice to live in quiet, low density neighborhood.

We are entitled to maintain the peace, serenity and beauty of living in a the single detached home neighborhood that we originally chose to move into. We would have NEVER purchased or even considered a home in a multi-unit neighborhood.

With this proposal, The City of Calgary will be responsible for destroying the sanctity of our chosen single detached neighborhoods. Calgary neighborhoods will never be the same as the one we were fortunate enough to raise our family in.

### SUGGESTION:

The rezoning for housing should only be applied to neighborhoods that already have multi unit zoning options, and to all new neighborhoods that are planned for the future.

### NEW DEVELOPMENTS

This idea is extremely counterproductive.

Who will benefit from this rezoning proposal-the developers,builders and subsequent investors and higher income earners.

The whole point of this proposal was to increase the home supply but the people that need the houses the most will not be able to afford newly built homes.  
The people that will be able to afford these homes are mostly investors and higher income earners.

### QUESTIONS TO SERIOUSLY CONSIDER

How will new build home builds be affordable for lower income earners?

What builder will sell a housing unit for under \$200,000 because that's MAYBE all a lower income family can afford to get into the Calgary housing market?

How is the City of Calgary going to control who ultimately purchases these new housing units for investment purposes only to turn around and rent them out for a premium?

What controls/oversight does the City of Calgary have over the developers?

New development units will not likely have adequate parking. Giving developers free rein to do what they choose will cause complete chaos for parking in neighborhoods.

Developers will forgo parking for each of the units just to build the most units on the lots. We can identify many developments for which this is clearly evident and the blanket rezoning has not even been implemented yet.

Where will homeowners park????

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



**Public Submission**

CC 968 (R2023-10)



## Public Submission

CC 968 (R2023-10)

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First name [required] Denise

Last name [required] Gibson

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing meeting of Council

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

ATTACHMENT\_01\_FILENAME  
(hidden) Calgary rezoning.docx



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please find attached a word document that, I believe, clearly outlines my position on the Calgary rezoning for housing issue. I trust, I will be informed (e-mail denisegibson@shaw.ca or cell: 403-589-0530) as to additional details (time, format, video link etc.) pertaining to addressing the Council members on April 22, 2024.

Sincerely,  
Denise

Calgary - rezoning for housing  
Land use designation amendment.

April 12, 2024

Dear Members of Council

I am the current resident and owner of the property located at 99 Signature Heights S.W and as such have been notified that my property would be redesignated to Grade Orientated Infill (R-CG) District from R-C1. Please find below a summary of my points of objection to this blanket ruling effecting all residents of the city.

1) The address is in a well-established designated neighborhood of executive style homes that have existed for over 25 years. I would submit that people living in this community have either built and remained in the neighbourhood or chose to purchase within it for specific reasons. Notwithstanding, one of the most important considerations would be the designated zoning (R – C1) which would be consistent with their investment in neighborhood stability, safety, minimized traffic and parking issues, quality of life and continuity and retention of market appeal as it pertains to property value. In short, a premium was paid and continues to be so, not only in property value but also in ongoing tax assessments.

Due to past experience with a re-zoning/planning amendment which result in a precipitous drop in my property value, I purchased my current residence after an exhaustive search (real estate agents, lawyers, area structure plan reviews etc.). It was critical to me to have confirmation that the neighborhood would not be subject to this type of re-zoning and remain true to its design as a designated estate area, older neighborhood, no existing secondary suites, no back alley conducive to carriage house/suite development etc. Is it not the purpose of zoning to provide confidence to the homeowner that there is protection or at least stability in property values and enhance community welfare? Purchasing under such should be respected and honored.

Perhaps what could be considered a larger issue, is the question of respect and the fact that, it would seem, some of the basic tenants of democracy are being fragrantly disregarded. Should these principles not be extended to all residents within the community?

- What is proposed effects the entire city, yet not one of the individuals we have in trusted with our municipal welfare, campaigned nor even indicated that this was their position on city planning and housing issues at the time of being elected. Are you truly representing your constituents?

- Furthermore, the majority (albeit) - slim) of council voted against a public plebiscite that would allowed for more widespread and inclusive response on the issue.

- It is interesting that any attempt at gaining wide spread public opinion is only taking place after the proposal was approved (September 2023) and after a public plebiscite was voted down.

2) In simple math my current residence under the rezoning could conceivably go from being a single family detached home to a residence with 4 units (possibly an average of 4 people/unit) with each unit having the potential for a secondary suite (estimate 2 people/unit) and a backyard suite. Conservatively, this could bring the total residence on the existing lot to..... 24 not including the possible residents in any backyard suites (an additional 8?). More, so, that is just 1 property in the area.

I would suggest that the aging infrastructure (gas, utilities, water, sewer etc.) is not equipped to manage such a change in density. Not to mention the issue of parking!! My property is located on a cul de sac. The increase in traffic congestion brings with it a very real concern of safety. I see that in your Q & A that street parking (paid option) and other suggestions are offered. I would encourage you to reflect on the popularity and feasibility of those options in an established neighbourhood.

Also, in the principles of urban planning, I understand such a proposal of rezoning will take time to be reflected in the structure in a neighborhood. However, this change will also be emulated in an actual shift in property value from the building (ie: home) to a land-based asset. Fundamentally, what is proposed will irrefutably change the concept of neighbourhood and community and give the citizens of Calgary no other option.

3) I am not unsympathetic to the nationally housing issue. However, it is also important to be conscious of the current political theatre of federal funding contingent on the city imposing blanket rezoning, despite, I believe, sound opposition from the majority of the residents.

I went and looked at a condo - an effort to be a part of the solution. The new build was pricing a full \$500,000 over what I could possibly hope to sell my existing residence for and then there was the matter of monthly condo fees on top of what is becoming prohibitive operational costs (heat, electrical, water etc.).

Furthermore, this seemingly knee-jerk reaction, does not address many of the fundamental issues that are impacting many of our tenets of life in Canada - access to health, education and housing are probably the ones that are top of mind. It is inconceivable that any level of government would increase a population by 1.3 million (98% by international immigration) in one year and expected that this would not create a massive housing shortage. The corollary of this ill-conceived immigration policy, is for our city council to unilaterally, substantially effect the lifestyle choice of every individual in this city.

In conclusion, people require housing. In this country and city, up to this point, we have been free to choose between a variety of housing options. What is proposed is both unfair, undemocratic and does not respect people's long-term investment in their lives. People want the freedom to choose the home that is the best and safest for themselves and their families which may or may not align with your rezoning housing proposal.

Denise Gibson - 99 Signature Heights S.W. Calgary, AB. T3H 3B9





## Public Submission

CC 968 (R2023-10)

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First name [required] Mac

Last name [required] Slipek

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council

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

ATTACHMENT\_01\_FILENAME  
(hidden)

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Opposition to Rezoning - 2024-04-14.docx

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

I am attaching a word document to voice my strong opposition to city wide blanket rezoning

I have attended proposed Rezoning Open House in the community of Lake Bonavista regarding the City's proposal to rezone to Residential – Grade-Oriented Infill (R-CG) District. I am very strongly opposed to this proposal for the following reasons:

1. The proposed rezoning will forever change the community in a way that will erase the benefits of living in this community in the first place. The drawbacks include traffic, noise, lack of parking, congestion, not including potential shortages of services such as electricity, etc.
2. The rezoning will not address the affordability of housing as most properties will be purchased by developers, and homes that they will sell will still not be affordable. Individuals looking for affordable housing need homes in price ranging from \$150K's to \$250K's. Not row houses that sell for \$600K or above. To address the affordability of homes, City needs to focus on condominium builds, not row houses or duplexes.
3. Choices that effect the quality of life for a given community should be made the members of the community who live there, not by the city council. Council will make decisions that have negative impacts my community far in the future, long after the councilors will be gone from their positions.
4. Speakers representing the city and in favor of the proposal noted that property values after the rezoning do not fall. While that may be true for an average across the community, this will not be true for specific home owners. Imagine a scenario that to the left of my house a townhouse is built and to the right of my house a rowhouse with 6 homes is built. A potential buyer who comes to see my house and looking for a good home in a good community will quickly walk away from my property because of the adjacent development. They will go and find another house for sale in the community that is surrounded by single home dwellings instead. As such not only my quality of life be negatively affected, MY PROPERTY VALUE, will also be negatively impacted. The fact that the property values of the townhouse and rowhouse are higher, thus maintaining the overall community average are of little importance to me.
5. Speakers representing the city and in favor of the proposal also note that the city is doing this to diversify the communities. I don't have objections if the city wishes to diversify and how some communities rezoned to follow the proposal and leave some of the communities as they were. Not every community in Calgary has to follow the same or similar zoning.
6. I also find it disappointing that this entire mess is spearheaded by the federal government who is dangling an undisclosed amount of money in front of the city's nose, if we blindly follow their whishes and do blanket rezoning. What is even more ironic is that the undisclosed amount of money that is being offered are the federal taxes that we paid and transfer payments that Albertans have paid. Mr. Trudeau is in desperate situation focused on saving his job and not on making good decisions that will benefit all Canadians into the future. We should not be falling into this.
7. In my 25 of residency in City of Calgary, this is the most important issue that likely will have a huge impact on me and my family and whether we will stay in the city or leave. If we wanted to live in an inner citer neighborhood with townhouses and rowhouses around or in a new suburbs neighborhood with higher density and have a new house, I would have done so already. Instead we have chosen to live in this community and slowly renovate our house. The city should not be punishes us for our choices.

8. City is making a mistake by proposing this rezoning on a city wide basis. There may be communities in Calgary who are excited and want the proposed rezoning. I encourage you to work with them and make the changes. However, Lake Bonavista community has clearly voiced their very strong opposition to this proposal to our elected official, Peter Demong, and the community association. The city needs to respect our choice and not to rezone our community.
9. Lastly, the popularity of the City Council has been declining in recent months. The simple reason for that is that the council is not listening to its customers, us. I strongly encourage the council to consider Lake Bonavista's community strong opposition to this change and not to ram this proposal down our throats.



## Public Submission

CC 968 (R2023-10)

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Ron

Last name [required] Holcek

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Planning Matters (Proposed Land Use Designation)

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

ATTACHMENT\_01\_FILENAME  
(hidden) Calgary Re-zoning Letter RGH.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

See attached Letter

April 14, 2024

The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Station M  
T2P 2M5

Attention: Office of the City Clerk  
Subject: Public Hearing on Planning Matters (Proposed Land Use Designation  
Amendment) Copy to: Office of the Mayor, All City Councillors

Dear Sir:

We write as a 20 year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as "Blanket Rezoning", would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

1. **Have significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighbourhoods in Calgary have evolved over many decades to reflect unique attributes of history, culture, geography and commerce. This natural evolution is what creates the diverse character of our neighbourhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family. Implementation of Blanket Rezoning would throw all of this away, for what are best described as ideological reasons, and in an unexplained effort to homogenize our neighbourhoods. The obvious question is, who asked for any of this?
2. **Not address the housing issues the City claims it is seeking to solve.** We hear incessantly about a lack of affordable housing supply and high housing prices. By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their objectives. Examples abound in cities like Victoria and Toronto, where policies aimed at the "missing middle" have either failed or led to still-unaffordable housing units being squeezed into inner-city lots. In Calgary, one need look no further than the ongoing debacle in Marda Loop, where instead of affordable housing units, developers are constructing rows of tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as "luxury rentals." Even the cheaply built plywood boxes being shoehorned in under direct control zoning (which may be the best indicator of what is in store for us under Blanket Rezoning) have price tags that hardly qualify as affordable housing.
3. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? Wasn't "Main Streets" the plan to achieve it? If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary's growing population. We believe that an unintended consequence of Blanket Rezoning will be

irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are being widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. This is an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

For the above reasons, we urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,



Ron Holcek, 1301 Montreal Ave SW



## Public Submission

CC 968 (R2023-10)

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] John

Last name [required] Manes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Office of the City clerk

I wish to address the proposed rezoning.

I am not wholly opposed to this proposal, but I believe the blanket application will cause some unintended consequences and be very polarizing.

Parking: Older neighborhoods where this zoning has been applied are experiencing traffic issues already. There is much more street parking even though lanes exist. In many areas it is impossible for two cars to pass at once. Adding extra units per lot and removing the existing parking requirement for backyard suites will make this much worse.

Lack of architectural controls: There does not seem to be application of any controls to honour the existing neighborhood's look and feel. This important and likely one of the reasons existing residents bought in that area.

Infrastructure: Where this type of zoning has been applied there is much more stress on existing schools, roads, parks, and businesses in the area. There seems to be no allowance for making these services more robust. With water becoming a dwindling resource, the existing services will be overtaxed without significant investment in this area driving the city costs and therefore user taxes.

Market: The types of housing that is required to solve the crisis is very specific. This blanket rezoning will just cause development on the lots where the best return can be realized for the developer.

Federal strings attached to the housing fund: One of the strings is listed as building environmentally friendly homes. If this requirement includes the exclusion of natural gas heating it will create more stress on an already fragile electrical grid while creating a larger wedge between Calgary and Provincial politicians. Calgarians will ultimately pay the price for this stress.

Plebiscite: Why is council afraid to put this to a vote of the citizens? Are you not elected to serve the will of the people. This may be the largest social change in the history of Calgary. I am not comfortable leaving this up to the 15 Calgarians, none of whom to my knowledge ran on this issue.

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



## Public Submission

CC 968 (R2023-10)

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First name [required] Dennis

Last name [required] Kroepfl

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting - Public hearing: Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

I am opposed to the city's "blanket rezoning" proposal.

I am a homeowner in Lake Bonavista (2001-present), I have been a homeowner in Calgary since 1993 and a resident since 1982.

One of my family's reasons for moving to Lake Bonavista was because of the existing residential zoning.

I feel strongly that the proposed zoning changes will negatively impact the stability and character of many communities.

Issues such as:

- increased parking pressure on residential streets, and increased traffic on residential streets and alleys
- Stress on existing utilities and infrastructure for example: sewers, water, and roadways
- Stress on the capacity of existing recreational areas and green spaces
- Potential loss in property values.

Calgary regularly rates highly for quality of life and livability. (Nationally and internationally)

At the information session on April 9, facilitated by our ward 14 councillor Peter Demong, some of the city hall planners stated they have statistics showing that property values are not affected by such a rezoning changes.

I would question such a broad simplistic statement.

In my opinion this would be very dependent on the individual neighbourhood.

For example:

- A run-down neighbourhood could increase in value.
- High-income neighbourhoods would likely experience stagnation or a significant drop in property values. The change in desirability of these neighbourhood is directly tied to the proposed zoning changes.

I believe that the The city's "one size fits all" rezoning proposal could have very destructive consequences for the neighbourhoods and communities in the long term.

Our homes are, for most people, by far the biggest investment that we make in our lifetime.

We made our long term investment, in good faith, based on the rules, i.e. residential zoning.

My personal feeling is that this proposal only benefits developers. Because of the very high costs of construction, increasing the density with more buildings is not going to provide more affordable housing.



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First name [required] Bruce

Bruce

Last name [required] **Dunnet**

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the proposed rezoning changes. To be brief I submit that in many neighborhoods all this will do is provide opportunities for developers building homes that will sell for prices well above what would be deemed affordable for many of those currently needing housing. Also no plans are in place to deal with parking issues that will arise. To provide affordable housing utilization of public properties for high density housing. Take for example the land wasting away on the former Viscount Bennett High School property.

Given submissions from multiple community associations Council is ignoring feedback from the electorate. Calgary deserves a better more thoughtful solution to this issue.  
Bruce Dunnet



## Public Submission

CC 968 (R2023-10)

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First name [required] Jessica

Last name [required] Cheng-Holcek

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Planning Matters (proposed land use Designation Amendment

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

ATTACHMENT\_01\_FILENAME  
(hidden) Calgary Re-zoning Letter JLCH.pdf



**Public Submission**

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached letter

April 14, 2024

The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Station M  
T2P 2M5

Attention: Office of the City Clerk  
Subject: Public Hearing on Planning Matters (Proposed Land Use Designation  
Amendment) Copy to: Office of the Mayor, All City Councillors

Dear Sir:

We write as a 20 year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as "Blanket Rezoning", would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
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In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. This is an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

For the above reasons, we urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,



Jessica Cheng-Holcek, 1301 Montreal Ave SW



## Public Submission

CC 968 (R2023-10)

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First name [required] AI & Pat

Last name [required] Fedkenheuer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Re-zoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

We strongly object to the proposed City blanket re-zoning.

- Our area was designed and constructed in the 1960s and the electrical, sewer and water were not designed for replacing single family homes with up to 36 m 4-plexes and row houses. Significant upgrades (and money) will be required, especially for power. Renovations always more expensive than building new.

- The re-zoning will significantly degrade the Environment I bout into when we purchased our home and bought into the zoning, sky line, sunlight, trees, back yard privacy, private space to relax, general area. We did not just buy a house, we bought into the neighborhood, and what it brought with it and now you want to take that away. We cannot accept that.

- The City has a goal of increasing tree canopy, climate modifying tree cover, and re-zoning in developed city areas works directly against that goal. Mature trees are removed when building larger footprint houses, 4-plexes, row housing as there is only so much space on a lot. Trees grow slowly in Calgary's prairie climate.

- Removing parking requirements is idealistic, not realistic and creates at least two problems: 1) where will the EV cars do overnight charging(?); 2) where will the 4 to 8 (or more) cars per 4-plex park. On street means more competition, and friction, for a spot as well as decreased pedestrian safety from signigicantly more cars on the street.

- Re-zoning will not make houses more affordable in established neighborhoods. Developers, knowing they can build a 4-plex or row housing 3 stories high, will out-bid "normal" homebuyers just looking for a place to live and the latter will be priced out of the market.

- Re-zoning will definitely make my area of Calgary a less livable, less desirable place for me to live. Row housing along John Laurie is a real "downer"!

Solution for affordable housing:

- Require developers to put 15-20 % of new homes in their current and future developments as 4-plexes or row houses, 36m high. install the properly sized utilities, streets.

- Build the appropriate mass transportation stations and lines at the same time

- Build affordable housing developments, townhouse type with a single car garage, subsidize the price if buyer stays in the house for 10 yrs(15-20?). If buyer sells early , penalize them, make it income driven, put in commercial as well. Check out Austin, Texas, "Affordable Housing" online.

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



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First name [required] **Kerry**

Kerry

Last name [required] Smith

## How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the citywide zoning amendment. 1) The beauty of a city lies in the mix of older established neighbourhoods with character homes, and newer areas with interesting modern housing structures. Please don't mess with Calgary's beautiful R1 zoned areas. 2) I do not want the largest investment of my life to be devalued. 3) How is the City going to support the required infrastructure (water, sewer, electrical) in older areas?

It makes sense to add density in places where there is easy access to transit (for example, the redevelopment at Brentwood Mall).

Respectfully submitted, Kerry Smith



## Public Submission

CC 968 (R2023-10)

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First name [required] Karen and Terry

Last name [required] McCaffery

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear Mayor and Councilors

We are Calgarians and vehemently against the proposed Blanket Rezoning of the City of Calgary, because:

The populace of Calgary is not a monolithic and our communities should not be monolithic either. People should have a choice as to where they want to live, R-1 or multi-family complexes and this would be destroyed with Blanket Rezoning.

One size does not fit all and to go back after decades, to try to change existing, established and well functioning communities will undermine the integrity of the community and destroy them for good. R-1 district communities were designed for R-1 density, amenities, infrastructure, and schools etc. and should remain as currently zoned.

Many neighborhoods can not support the type of increased housing density, with their current infrastructure. At the Ward 14 meeting on April 9, 2024, when the issue of infrastructure came up the City representative advised, no problem the City would fix that.

The City can not fix the whole of Calgary as suggested, outrageous. For Ex., Marda Loop, is a retrofit planning disaster and is not the solution. The City has no funds to reconstruct many communities and no time to suffer the great inconvenience.

High density affordable housing should not be parachuted into existing communities which were NOT designed for this usage and more residents, to solve the housing crisis.

Current communities should not be destroyed and uprooted with overcrowding, unsafe streets, lack of adequate amenities and infrastructure.

Communities to be rezoned are already on the grid and function as they were designed to and blanket rezoning would greatly upset the balance as established over decades.

There is a need and desire for increased density and multiple housing units and districts, in Calgary, but not by foisting Blanket Rezoning on existing, older, communities. More new planned communities should be sought.

All existing parks and recreational areas need to be retained in their entirety and should be left alone and preserved for future generations, once gone they would be gone forever.

Higher density and increased housing MUST be PLANNED from the onset to create good looking, homogenous environments and not a patchwork quilt that Rezoning the City would foster.

In summary, we do not want to see many Calgary communities destroyed and become slum areas because they were rezoned without regard and the areas were not designed for more homes and people.

Karen & Terry



## Public Submission

CC 968 (R2023-10)

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First name [required] **Blake**

Last name [required] **Sawatske**

How do you wish to attend?

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

Date of meeting [required] **Apr 22, 2024**

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

[required] - max 75 characters **rezoning communities for low cost housing**

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

ATTACHMENT\_01\_FILENAME  
(hidden) **To Whom It May Concern.pdf**



## Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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To Whom It May Concern,

Regarding the plan to rezone Calgary communities to allow for multi-family units as a solution to the housing crisis, this is an extremely unfair plan to those residents who have worked for years to maintain and pay off their homes.

The question councilors need to ask themselves is not if this is a good idea, but whether or not they would like to see a multilevel row house built next to their homes or to have neighbors convert their homes into multi-room rentals and what that would do to the attractiveness of their communities. Suddenly, you would have an excess of people who might not respect your property as you would, or who cause all manners of chaos to disrupt your enjoyment of your property. Not to mention the massive influx of traffic to congest the streets of your community, maybe even in front of your home. Again, ask yourselves if this is something you'd want to see in your neighborhood and around your home.

Perhaps the best solution to this crisis is to build such row housing next to industrial areas and shopping districts and not in established communities where those residents are negatively affected in a myriad of ways. I understand people need housing but forcing this on residents who have worked for many years to own their homes will only serve to create animosity among people, lower property values and create ghettos in neighborhoods where there weren't any before. Speaking on this with personal experience of a neighbor's home made into a rental and many issues we had with unkept lawns, constant traffic blocking our driveway and all kinds of noise coming from the renters, I certainly do not want to have a repeat of that bad experience, let alone amplifying it many times by row houses and the mass influx of people to detract from the quality of life we enjoy in our community.

Please consider how this will affect the residents before blindly pushing forward with this plan.

Blake Sawatske

Coventry Hills



## Public Submission

CC 968 (R2023-10)

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First name [required] Alexandre

Last name [required] Pretyman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear Sir or Madam,

I write about the concern of the Calgary rezoning strategy, which is going to be applied to our low density neighbourhood.

I am opposed to the rezoning because I moved to Calgary for its low density population residential zones and this rezoning goes against the will of those who wish to live in less dense residential zones.

Having lived in high population density zones, I speak from first hand experience that it will bring drawbacks that I came to Calgary to avoid, such as:

- \* greater traffic influx, which will disallow kids to play on the streets;
- \* risk of loss of investment on solar powered panels, as taller buildings can sprawl upwards on adjacent lots;
- \* increase in population density increases the amount of incidents and crimes;

I am in favour of a progressive rezoning of the city which would start with areas adjacent to the center of Calgary and that would not affect the outskirts of Calgary, such as Tuscany.

Thank you

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



## Public Submission

CC 968 (R2023-10)

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First name [required] Cristina

Last name [required] Garcia

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning. I do not agree with a blanket rezoning.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not agree with blanket rezoning. I chose the neighbourhood I live because of the zoning it currently has. It will affect parking, and infrastructure.



## Public Submission

CC 968 (R2023-10)

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First name [required] Eric

Last name [required] Roston

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning bylaw

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my strong opposition to the blanket rezoning bylaw. I understand the need for more housing but I believe a blanket rezoning approach may not be sustainable and could have very negative impacts for our community.

Firstly, rapid densification without proper plans in place will put a strain on public infrastructure such as roads, sanitation and hospitals to name just a few.

Large amounts of dollars will need to be allocated to ensure these services are properly maintained or enhanced.

Secondly, I am concerned about the vibrancy and livability of our community if densification is not thoughtfully planned. I am worried that the character of our community will be lost due to the higher density.

Thirdly, we live close to three schools and traffic is already highly congested. If a plan for a fourplex or row housing to replace single family homes is allowed, traffic will be even more congested. Parking will be extremely difficult. The safety of students will be at a higher risk as they make their way to and from school.

Finally, I believe the City should encourage affordable housing for high density projects along LRT sites and vacant or under-utilized commercial sites. This may provide more housing faster than the proposed blanket zoning.

Sincerely,  
Eric Roston



## Public Submission

CC 968 (R2023-10)

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First name [required] Rodney

Last name [required] Place

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning Proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden) the-unassailable-case-against-blanket-rezoning.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am sure you have received this particular discussion paper before but I found it covered many of the items of concern that have arisen in my mind when I heard of council's plan around rezoning. My most persistent concern has been the sense that this decision seems grossly simplified and will undoubtedly result in a series of public outcries as developments take shape that, in turn, may delay projects. I would hope council would not adopt what seems like a panic "solution" with many potential unforeseen consequences when a more nuanced approach is likely possible. "Crises" is an overused word in our society and using it no longer guarantees you can use a bulldozer to "solve" a problem this complex.

## THE UNASSAILABLE CASE AGAINST BLANKET REZONING

### Introduction

While we applaud the City for endeavoring to address the affordable housing issue currently plaguing major urban centers across Canada, there are a number of serious impacts associated with the Blanket rezoning approach. In the opinion of the authors, there exist much more effective solutions to deal with the issues without the attendant drawbacks, in particular the wholesale disruption of existing, highly functioning neighbourhoods.

The following discussion paper elaborates on the efficacy of the blanket rezoning approach, the myriad unintended consequences and provides alternatives tailored to address the affordability issue based on sound planning principles, which more adequately consider related social, environmental and economic objectives. The proposed solutions are readily implementable, predictable in terms of results and well within the City's purview with respect to resources and expertise.

### Blanket Rezoning PROs and CONs

The following provides a summary of the City's arguments in support of the Blanket rezoning initiative along with the myriad counter arguments.

#### PROs

The City of Calgary is advocating for a proposed blanket rezoning initiative as part of its broader strategy to address housing affordability and diversity within the city. Based on the City's published documents<sup>1</sup> these are the primary arguments in favor of this initiative:

1. **Increased Housing Options and Affordability:** The initiative aims to redesignate residential areas that currently only allow single or semi-detached homes to also permit row houses and townhouses. This change is intended to provide more housing options, thereby improving housing affordability for Calgarians by increasing the supply of homes. The proposal is aligned with the city's broader housing strategy, "Home is Here: The City of Calgary's Housing Strategy 2024-2030, which was approved to address ongoing housing affordability challenges.
2. **Streamlining the Development Process:** By changing the default zoning, the initiative seeks to streamline the development process, eliminating the need for individual public hearings for each new project within the rezoned categories. This is expected to reduce bureaucratic hurdles and accelerate the construction of new homes, facilitating a quicker response to housing demand.
3. **Supporting Diverse Community Needs:** The rezoning initiative is seen as a way to support the needs of diverse households by allowing different types of housing within communities. This includes facilitating the construction of rowhouses and duplexes, which can provide more affordable housing options and potentially include secondary suites for additional income or affordable rental options. These housing types are intended to attract a range of residents, from families to single occupants, enhancing community diversity.
4. **Utilizing Existing Infrastructure Efficiently:** The proposal argues that most established communities, particularly those built before 1980, have existing infrastructure capacity to support increased density. This is due to declining populations in these areas and the construction of more

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<sup>1</sup> <https://www.calgary.ca/council/ward-1/articles/housing-strategy-update.html>

efficient housing units. By increasing the types of housing allowed, the initiative aims to make better use of this existing infrastructure.

5. **Improving Overall Housing Market Dynamics:** Adding new homes to the market, even if they are initially priced higher, contributes to overall housing affordability. This is because it reduces competition among buyers and renters, leading to more reasonable prices across the market. Additionally, offering a variety of housing types gives consumers the flexibility to choose homes that best fit their budgets and lifestyles.
6. **Encouraging Development in Established Areas:** The initiative is part of a broader approach to encourage development within established areas of the city. This is intended to meet the high demand for homes in these locations, providing more housing choices closer to employment and amenities, which can reduce commute times and environmental impact.

**The aforementioned objectives can be readily achieved through conventional planning protocols and processes without resorting to a “sea change” in the form of Blanket rezoning.**

## CONs

Counterarguments to the proposed blanket rezoning initiative by the City of Calgary are based on various concerns and acceptable principles of urban planning and development. While the initiative seeks to address housing affordability and increase housing options, there is an abundance of potential downsides and challenges that must be considered by an informed City Council:

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighborhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighborhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.
2. **Environmental, Climate Change and Green Space Concerns:** The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO<sub>2</sub> sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.
3. **Negligible Affordability Improvements for Lower Income Households:** While adding more housing units is intended to improve affordability through increased supply, there's no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units that are out of reach for many, particularly in desirable neighborhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.
4. **Strain on Existing Infrastructure and Services:** While the initiative assumes existing infrastructure can support increased density, there could be unforeseen impacts on local services and infrastructure, including roads, schools, parks, and emergency services. Higher density, in areas previously planned for single family, could lead to congestion, overburdened public amenities, and a need for significant upgrades to infrastructure, which might not have been adequately anticipated or budgeted for. In this respect a more thorough analysis of these issues is warranted prior to the wholesale application of blanket rezoning.

5. **Parking and Traffic Congestion:** Increased density typically leads to more vehicles in a given area, potentially exacerbating parking shortages and traffic congestion. This will diminish the quality of life for residents, reduce the attractiveness of neighborhoods for potential buyers, and negatively impact property values. The proposed changes might not adequately address these challenges, particularly in areas without robust public transportation options.
6. **Loss of Single-Family Homes:** While the initiative does not forbid the construction of single-detached homes, the market dynamics will likely favor the development of more profitable multi-family units. This will gradually reduce the stock of single-family homes, a desirable structural option for empty-nesters and seniors wishing to remain in their existing neighbourhoods. It will also limit choices for families desiring this type of housing and alter the landscape of neighborhoods that traditionally featured detached homes. The incentives to redevelop perfectly accommodating single family bungalows will displace many seniors, who would have otherwise preferred to age in place.
7. **Lack of Certainty and Its Proven Impact on Health and Well-Being:** The Blanket rezoning proposal provides no certainty as to an individual's living environment even in the short term. Certainty of one's preferred living experience is a key determinant in the home buying process. Conversely, uncertainty has a major negative impact on one's health and well-being. Uncertainty exerts a strong pull on our thoughts, and inhibits our ability to act, leaving us anxious and psychologically fragile. Waiting for certainty can feel like a million tiny cuts, leaving us consumed with anxiety.<sup>2</sup>

This unintended consequence of the initiative is contrary to the City's planning for healthy communities' principles as articulated in the most recent Area Structure Plans (example - Nose Creek Area Structure Plan) and has the potential to create uncertainty and its related negative health impacts for +/- 600,000 Calgary Households currently occupying single-family dwellings.

We defy anyone living in a single-family dwelling in any neighbourhood, regardless of price range to wake up one morning to discover an 8-unit multiplex with limited parking going in next door and not suffer severe anxiety. The health care system is under enough duress without additional burdens.
8. **Loss of Freedom of Choice:** Freedom of choice is a central tenet of Western Civilization, the freedom to choose between different possible courses of action and by extension, the freedom to live in a neighbourhood which reflects and embodies one's preferred attributes in terms of aesthetic, environmental, social and economic characteristics. Up till now the citizenry of Calgary have had the freedom to aspire to and ultimately choose their preferred living environment. In a headlong and misguided rush to enforce equity and inclusivity in all possible circumstances, the City is sacrificing this particular freedom, a choice that has been clearly demonstrated by the majority of Calgary households.
9. **Massive Economic Impact:** An analysis by experienced certified appraisers suggests a potential loss of \$52B in existing equity for the \$262B of current investment in single family units with a concomitant impact on the Municipal tax base.
10. **Reduction in Home Ownership in Favour of Increased Rentals.** Home ownership has been proven to develop more engaged communities as home owners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement. Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation over

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<sup>2</sup> Robinson, Brian E., Ph.D "Why You Hate Uncertainty and How to Cope", Psychology Today. Nov. 2020.

time as owners pay down their mortgages. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.

11. **The Blanket Rezoning Model is Unproven.** Based solely on a hypothesis, there exists no tested or verifiable results that the proposed blanket rezoning model provides the results it espouses; whereas Comprehensive Neighborhood Development Plans have been proven with positive results for many decades in Calgary. To deploy an unproven model on the citizenry without ample testing, due diligence and proof of positive results would be unconscionably irresponsible. *Once deployed the negative effects of the blanket rezoning initiative would be difficult, if not impossible to reverse.*
12. **Blanket Rezoning Cannot Respond to Local Needs.** Just as community associations understand the needs of their community better than Municipal Government, which understands its City better than the Province, which understands its Province better than the National Government. Blanket rezoning is a national initiative, that naively purports to solve micro issues with a macro solution.

Each of these counterarguments emphasizes the need for a balanced approach to urban development, one that considers the long-term impacts on communities, infrastructure, and the environment. While the goals of increasing housing affordability and diversity are commendable, the methods to achieve these objectives need to be carefully evaluated and designed to mitigate potential negative outcomes. In other words, PLANNING in the traditional sense as opposed to a retrograde “one size fits all” approach.

## The Creation of a Perpetually Affordable Housing Supply

As evidenced, the ability of the initiative to address the key issue of affordability is questionable and the consequential impacts, unintended and otherwise, are legion and significant. The City is wielding a sledgehammer when a scalpel is required to reshape the urban landscape.

The City does however possess the means in both ‘men and material’ to solve the problem and on their own substantial land base.

## Land Cost – A Barrier to Affordability

Land development and building when in the hands of the private sector are “for profit” enterprises. Developers are typically looking for returns in the 20 to 25% range with builders adding another 14% or better to the final selling price of a unit.

The land component of the majority of most lower density housing forms (i.e., single-family, semi-detached, duplex, townhouse and multiplex) is between 25 and 30% of the final selling price of the unit with materials, labour, marketing, project management and profit constituting the remainder.

Land developers and builders are incentivized to deliver housing products that will render an acceptable profit margin and, given the fixed cost components, there is little scope for providing ‘affordable’ versus ‘market rate’ housing.

While the City has virtually no influence over most of the fixed cost components (i.e., materials, labour, marketing, project management and profit), it has at its disposal a land base and the administrative capability to deliver housing between 25 and 33% below market values for comparable units, or truly affordable housing.

## City Land Supply – A Lost Opportunity

Over the past twenty years, the City of Calgary has generated through planning studies redevelopment schemes on City-owned parcels adjacent to LRT stations, excess school sites and larger agglomerations. These redevelopment initiatives represent the potential for thousands of affordable housing units of various structural types (from townhouses to hi-rises.) Unfortunately, very few of the identified opportunities have been acted upon.

These studies could be easily reactivated and form the basis of a comprehensive affordable housing strategy.

## The Proposition – A Mechanism to Achieve Perpetual Affordability

The City establishes a housing management entity (Affordable Housing Corp) that oversees the development of affordable housing. Alternately, parameters are established for private companies to undertake this development. Land in the municipal inventory is leased to AHC for a nominal amount for a long term (say 99 years). Durable, long-term housing is developed and sold by AHC absent the land cost at approximately 30% less than comparable housing. Purchasers are screened to meet an income and means test to qualify for affordable housing. Terms of sale require that the property must be owner-occupied. The owner may sell the property however the property must be sold back to AHC at a cost base plus the cost-of-living increases over the duration of occupancy. The property can then be re-sold to the market again on an affordable basis (presumably 30% under market) providing a perpetual affordable housing model, limited only by the durability of the property. When the property ultimately reaches its end of life, the AHC may rebuild on the property under the same model because the land stays in the commons under the control of the Municipality.

The model is equally applicable in the delivery of rental units. The split between ownership and rental would be determined through an examination and projection of City supply/demand characteristics.

Given this model, affordable housing remains perpetually affordable rather than only initially affordable and thereafter absorbed by the market. A key component is the availability of City owned land. The model could also utilize Provincially owned land, such as surplus school sites. Most school land owned by the Province carries the caveat that if sold, must be sold at market value. This has prohibited the re-development and efficient re-use of these sites for affordable housing and other community functions. By leasing these sites, rather than selling the land, the perpetually affordable aspect is achieved.

## Summary and Recommendations

The following provides a comparison of the Blanket rezoning initiative versus Comprehensive Neighbourhood Planning coupled with an AHC in terms of addressing the City's stated objectives.

<b>BLANKET REZONING</b>	<b>COMPREHENSIVE NEIGHBORHOOD PLANS PLUS AHC MODEL</b>
<b>1) Increased Housing Options and Affordability</b>	
Questionable ability to provide affordable housing in numbers capable of satisfying demand. Unlikely to address affordability for lower income households	Well located, contextually appropriate projects at scale and affordable rate. Ability through reduced land costs to address lower income households
<b>2) Streamlining the Development Process</b>	
Zoned parcels do not require individual public hearings, however blanket rezoning has potential to cause a significant backlog of appealed development permits at SDAB if affected residents and/or community associations are opposed.	A comprehensive neighborhood plan will designate the most appropriate sites for intensification along with AHC projects, thereby eliminating friction in the approval process.
<b>3) Supporting Diverse Community Needs</b>	
The majority of Area Redevelopment Plans currently provide for diverse housing options and the Local Area Plan Process is providing for alternatives and considerable intensification. Therefore, blanket rezoning is unnecessary.	Comprehensive Neighborhood Plans along with the AHC model achieve the stated objective without the attendant impacts.
<b>4) Utilizing Existing Infrastructure Efficiently</b>	
Sporadic/scattered redevelopment engendered by blanket rezoning of single-family neighbourhoods is not considered an efficient use of infrastructure v/s selective large-scale redevelopment.	Development of City land which has sat vacant in prime locations for an extended period (+/- 25 yrs.) would be an extremely efficient use of existing infrastructure. Especially on a larger scale that takes advantage of public transit (ie LRT Stations)
<b>5) Improving Overall Housing Market Dynamics</b>	
"Adding new homes to the market, even if they are initially priced higher, contributes to overall housing affordability" is not only counter-intuitive, but spurious in the extreme. By the City's own admission, blanket rezoning will result in " <i>adding higher priced homes to the market</i> ".  The Authors' experience over the past 40+ years suggests that house prices in YYC have remained stable or increasing, except during two periods (NEP 1981 and 2007 sub-prime mortgage crisis) caused by exogenous and extreme events. We are unaware of any instance in history where an oversupply without a concurrent financial anomaly has caused a reduction in average house prices.	The AHC model will provide truly affordable housing in perpetuity, again without the attendant disruption and negative impacts.
<b>6) Encouraging Development in Established Areas</b>	
Blanket rezoning represents a shotgun approach to re-development in established areas and will not achieve the volume or type of development required to address the affordability issue.	Comprehensive Neighborhood Plans accomplish this objective in a more rational and considered way allowing for intensification that provides for desired synergies and adjacencies, mixed uses, live/work and unique living arrangements (coop housing, etc).

This is best accomplished through comprehensive and contextually appropriate planning.	
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## RECOMMENDATIONS

We respectfully table the following recommendations to Calgary City Council for due consideration:

- 1) That the City abandon the Blanket rezoning initiative/bylaw in favour of Comprehensive Neighbourhood Plans (Local Area Plans) that identify specific areas/sites to be rezoned for duplex, townhouse and multiplex structures along with multi-family uses, including four and five storey, mid-rise and hi-rise buildings.
- 2) That the City establish an Affordable Housing Corporation along the lines as previously described to deliver below market rate housing in both ownership and rental tenure in a variety of structural types.
- 3) That the City identify and make available under a lease structure, municipally owned parcels throughout the City as part of the Affordable Housing Initiative.

### Authors:

Sano Stante CCIM, ICD.D is a 40+ year veteran Calgary real estate professional. A past Chair of RECA Residential Council, Past Chair of Attainable Homes Calgary Corp, Past President of CREB, and past Director of CREA's MTC responsible for Realtor.ca. Sano is a founder of NewWay forming, Sungroup Solar and Tri-Energy Tech. Mr. Stante has been instrumental in innovative projects throughout Western Canada, from bridges, to subdivision, infill to historical preservation, to health-care. Sano is an effective advocate of sustainable communities and received the Quality of Life award from Alberta Real Estate Association. Sano currently instructs real estate sales management at REDI U of C Haskayne. Sano is a native Calgarian with deep roots in the community and a key player in the improvement of Calgary's urban landscape with a passionate interest in sustainable development.

Stephen Shawcross is an Urban Planner and past partner/director of the IBI Group (Now Arcadis), a multi-disciplinary consulting firm of some 40,000 professionals practicing world-wide. Over the past 44 years he has been involved in the planning and development of some 40 Calgary communities including Garrison Woods, Currie Barracks, Quarry Park and the University District. He has also authored/directed over 100 studies for the City of Calgary, including the initial community intensification exercises (Shaganappi, Banff Trail, and Capitol Hill) and development feasibility studies for City owned lands for transit oriented developments (TODs).



## Public Submission

CC 968 (R2023-10)

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First name [required] Sarah

Last name [required] Scott

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Bylaw re: Blanket Rezoning hearing

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

ATTACHMENT\_01\_FILENAME  
(hidden)

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the City's Land Use Bylaw that provides for Blanket Rezoning.



## Public Submission

CC 968 (R2023-10)

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First name [required] Grant

Last name [required] Knowles

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council

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

ATTACHMENT\_01\_FILENAME (hidden) Letter to Calgary City Council from Grant Knowles Opposing Blanket Rezoning (April 14-2024).pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 14, 2024

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

*Via online submission to City of Calgary Clerk's Office*

**RE: LETTER TO CITY COUNCIL OPPOSING BLANKET RE-ZONING**

This letter provides my rationale for opposing the City of Calgary's proposal for blanket rezoning.

On March 14, 2024, a majority of eight Councillors voted to defeat a notice of motion to hold a city-wide plebiscite that would have allowed all Calgarians to collectively decide the fate of blanket re-zoning: the most momentous change to Calgary's planning policy in decades. Not one current City Councillor campaigned on blanket re-zoning during the last 2021 municipal election.

The single largest concern associated with blanket re-zoning is its negative impact on neighborhood character and lack of fit that new R-CG redevelopments will have on existing single family homes in both established and newer communities. Meticulous planning was undertaken to allocate specific, functional areas for clusters of single family homes or multi-residential housing supported by the appropriate amenities. Blanket re-zoning will jeopardize the future certainty of neighborhood housing type, single family homes, which formed the basis of many residents' decision of where to purchase or build their homes. A targeted approach based on the unique character of each community or area should drive the process rather than plastering all communities with the same blanket rezoning brush.

If approved, blanket re-zoning will equate to a declaration of "open season" on communities across the city. Developers will focus on selecting the best business opportunities in those unsuspecting communities assessed to deliver the greatest profit in the shortest period of time. This will not be a planned approach to community development, but rather, will result in a haphazard, random pattern of redevelopment similar to what we observe is already underway in many of Calgary's inner city communities such as Capital Hill and Mount Pleasant. Infill Guidelines and Established Area Guidelines refer to the importance of "sensitive" and "contextual" redevelopment and subsequent impact on adjacent homes. However these guidelines have not been followed or enforced in many of the cases of homeowners adjacent to R-CG redevelopments.

Already, within Calgary's inner-city communities, where redevelopments have been underway now for many years, we see the inconsistent juxtaposition of three-storey row housing, many with secondary and basement suites, strewn about neighborhoods, adjacent to and opposite from single family homes and infills. The resultant negative impact of massing, increased lot coverage from a maximum of 45% to 60%, shadowing issues, a 50% reduction in parking requirements, and loss of privacy will lead to a degradation of lifestyle for adjacent homeowners. With decreased setbacks and increased lot coverage, available amenity space for each home is severely limited, to be shared by all units. With the removal of all tree cover in most cases, these smaller, three-storey row houses will become "hot houses" generating a greater need for air conditioning. This unplanned densification will further

challenge the capacities of roads, schools and utilities in these neighborhoods, in some cases requiring expensive upgrades.

The City has run a slick, marketing campaign issuing endless propaganda designed to “dumb down,” soothe and confuse citizens into accepting blanket re-zoning will address the highly complex and ill-defined “housing crisis.” Blanket re-zoning, as recommended by the City’s Housing Affordability Task Force does not include any requirement that new buildings or redevelopments be affordable. The follow-on conclusion is that densification on its own does not equate to affordability. Contrary to the City’s own business case, there is a searing absence of any hard evidence presented from the City of Calgary that blanket re-zoning will directly address the “housing crisis.”

What is factual, is that the Federal Government’s Minister of Housing, Sean Fraser, has attached the condition that “exclusionary zoning” be removed for any municipality wishing to access funds from the Fed’s Housing Accelerator Fund, in Calgary’s case, \$228.5 million. The City’s re-zoning website and City staff present at the Blanket re-zoning Information Session I attended on February 3, 2024, stated this was not be the case, however no specific details were provided by either to back up this claim.

Population growth projections based on the City’s annual census data, augmented by the Federal Government’s quinquennial census data, have been the basis for sound, strategic planning and decision-making by the City in the past. 2019 was the last year the City of Calgary conducted its annual census while the Federal Government’s last census was in 2021 making these datasets five and three years out of date, respectively. Thus, there is a paucity of recently available, “actual” population data the past several years, as compared to pre-2019 years. Blanket rezoning, Calgary’s most notable change to planning policy, was therefore developed in a demographically data-starved environment. Population growth models were fed with a significant component of estimated population data, rather than actual, historical census data, to generate highly critical population growth projections. This introduces a serious question of integrity into population growth projections used to support the City’s proposed blanket rezoning policy.

There is compelling evidence available demonstrating that blanket re-zoning has not worked in other large cities around the globe: Auckland, New Zealand being the poster-card example. Early on, post-implementation of “blanket upzoning” in Auckland, studies indicated there was a serious uptick in housing supply. Recent studies, such as Murray and Helm’s, “The Auckland Myth,” contradict this finding, instead concluding that no “net” new increase in housing supply occurred nor did blanket upzoning have any impact on housing affordability.

Please vote against blanket re-zoning on April 22, 2024.

*ORIGINAL SIGNED BY GRANT KNOWLES*

Respectfully submitted,  
Grant Knowles  
11010 Valley Springs Road NW  
Calgary, AB T3B 5S6



## Public Submission

CC 968 (R2023-10)

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First name [required] Jonathan

Last name [required] Gaudet

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing, public hearing on planning matters

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

ATTACHMENT\_01\_FILENAME  
(hidden) Rezoning Letter of Concern.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Jonathan and Sheila Gaudet

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6937 Leaside Dr SW Calgary AB T3E 6H6 Ph: 403.991.4281 Email: [jonathan.gaudet@gmail.com](mailto:jonathan.gaudet@gmail.com)

April 14, 2024

**Re: Rezoning for Housing**

To Whom It May Concern:

We are writing to express our serious concerns regarding the proposed city-wide Land use Designation (zoning) amendment initiative. We are impacted homeowners of an affected property in Lakeview Village that is proposed to be redesignated as Residential – Grade-Oriented Infill (R-CG) District. We are strenuously opposed to these proposed changes in their current form.

Having previously lived in Altadore for nearly a decade we made a conscious decision to leave in 2022 because of the way the community was being developed and evolving. We had selected Altadore specifically for its location and walking score when we first moved to Calgary. We made close friends, and we intended to raise our family there. However, over time, we realized the lack of investment in infrastructure to go along with the rapid increase in housing was making the neighborhood incredibly busy, harder, and less enjoyable to navigate as a family. With all the row-houses and infills being built, street parking evaporated making it difficult to have visitors to our home, and asking our elderly parents to walk a block or more at times to come for a visit as parking on our street was nonexistent. Congestion became awful which made driving to and from work along with taking kids to their activities aggravating to say the least. We found ourselves avoiding local markets and businesses due to frustration of congestion and lack of parking. In addition, we found the overcrowding for education and activities programming dismaying. While our children did not attend the CBE English school (our children are in Francosud, which required us to drive them out of Altadore for school in the morning) our close friends did, and this added great stress about access for kids who live close to Altadore school. We did utilize the programming for swimming lessons at Glenmore pool and the library for example but found that space was always an issue. Classes were often full, and we were forced to go to alternate locations in other communities, which of course added to the annoyance of not being able to use our “walkable” neighborhood and necessitated driving and fighting with traffic. Ultimately, the lack of commensurate parallel investments by the City to sufficiently improve capacity and infrastructure (e.g., utilities, parking spaces, public transportation, programming, schools) to accommodate the noticeable increases in population density produced a lower overall quality of life for the community’s residents.

When we made the difficult decision to leave Altadore we specifically chose a community with R-C1 zoning to avoid the frustration and chaos that we were experiencing. With our move we were also looking to have the certainty and reassurance that we would be surrounded by similarly sized and styled family homes with less overcrowding and overburdening of the resources in the community in the future.

Rezoning may improve choice for consumers but in our experience it does little to combat the affordability crisis that Calgary is experiencing. We observed prices for townhomes in Altadore that remained disproportionately high and at selling prices nobody would characterize as being affordable. Instead, we observed developers benefiting disproportionately off the housing environment. We fear that further blanket rezoning and an open-market approach will yet again lead to builders building what is most profitable. Long after the builders have made their profits and elected city council members have served their terms, local homeowners and community members will be left to live with the unintended consequences of poorly supported and hastily built development.

Given all the above, we were incredibly dismayed to find out that the city is proposing blanket rezoning with no shared plans for how to support, improve, and expand infrastructure to go with the expected increase in population density in each community. To realize the city may simply rezone your community without a formal vote is deeply frustrating and erodes trust and confidence in local government and does not allow the community members to express concerns about existing lack of resources and areas that require adjustment to support community change. A plan that only focuses on more building, appears to only care about those who are to benefit monetarily from this change, and not those of us who are left in our communities to deal with overcrowding in schools, traffic congestion, programming as well as stress on critical utilities such as the power grid and water services.

The issue of affordable housing, access to housing, the concerns of urban sprawl and city density are incredibly important, and we recognize this. We are not opposed to increased density in "our neighborhood" specifically, but rather that this proposal leaves all communities open to the struggles we have seen firsthand in another Calgary neighborhood. The health of communities is not just based on the size of our lots, but rather the ability to access the amenities and services we all need – everything from space at local schools, in the programs offered to feel connected with our neighbors, as well as grocery stores and businesses. We would like to see a plan that addresses all these issues, at the same time, rather than in hindsight after new homes are built and people are frustrated and looking to move.

We urge City council to reconsider the city-wide rezoning initiative and to explore alternative strategies that may combat housing shortages and affordability. A phased, more selective approach may be more appropriate than the wholesale blanket changes being proposed. Zoning changes could occur with an initial smaller scope and scale, expanding through incremental, tailored phases. These should all be informed by local research that accurately identifies resource needs, intended and unintended outcomes including negative consequences stemming from implemented zoning changes. Any changes in zoning should also dovetail with guaranteed commitments from the city to provide commensurate investments in utilities and infrastructure that tangibly supports such new development and neighborhood growth rather than simply overlaying them onto existing infrastructure that is already straining under pressure.

Respectfully,



Jonathan Gaudet



Sheila Caddy Gaudet



## Public Submission

CC 968 (R2023-10)

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First name [required] Mel

Last name [required] Stokoe

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning (AGAINST)

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

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(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am absolutely against the blanket rezoning being reviewed April 22. This broad approach is not what is best for the city of Calgary I am in favor of allowing legal basements in single family homes but 4 and 8 Plex units is going way to far, adequate parking must be a consideration...



## Public Submission

CC 968 (R2023-10)

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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

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First name [required] Roger

Last name [required] Xu

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My family strongly oppose the Blanket rezoning bylaw as it is simply nonsensical and will apparently bring harms to the already established communities, such as more crowded schools and increased crime rate, etc. Housing price may come down a bit, but the only ones who will truly benefit from this are the greedy real estate developers. It is extremely irresponsible for the city council to even come up with this rezoning idea. I'm shocked by the ignorance and laziness of the mayor and the city councilors who voted against holding a plebiscite on this issue. If you want more houses for people, then you are more than welcome to issue permits for the development of new high density communities. But keep your hands away from already established low density communities.



## Public Submission

CC 968 (R2023-10)

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First name [required] Guillermo

Last name [required] Garcia

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation amendment proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the proposal. Proper urban planning means to plan ahead of time and not changing the land designation to address eventual needs. That's against a comprehensive thought process at the time of development. Changing the land use designation to allow more houses will have extremely negative impacts on utilities distribution (as a result of higher density use of electricity, water, sewage, etc.) and parking. Instead, the City should look for new areas to be developed and properly designate their land use to accommodate to more houses, without trying to change existing neighborhoods.



## Public Submission

CC 968 (R2023-10)

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First name [required] **Regina**

Last name [required] **Verdolin**

How do you wish to attend? **In-person**

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

Date of meeting [required] **Apr 22, 2024**

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

[required] - max 75 characters **Public hearing meeting of council- Rezoning for housing**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the city wide rezoning for housing. This does not take into account size of lots, absence of parking for all the additional cars and lowering the quality of life of existing homeowners in quiet neighborhoods in which kids are able to play on sidewalks, walk home from school, ride their bikes etc without the consequences of high density . As the city grows new developments with the right planning and resources for high density should be designed. We live in a big country and do not need to affect the quality of life of its citizens to compensate for lack of planning.



## Public Submission

CC 968 (R2023-10)

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First name [required] Marlon

Last name [required] Dyck

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning Proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a lifelong resident of Calgary I'd like to signal my support for upzoning the city into less restrictive zones. For too long the housing market has been constrained by inefficient bureaucracy and the tyranny of NIMBYism. This has led to escalating costs and the pricing out of younger generations. The government has no place micromanaging every lot. Its time to end soviet style planning and allow the free market greater control over the distribution of housing.

I hope the councils bold leadership doesn't stop here and instead recognizes that this is only a first step towards a more market driven housing sector.



## Public Submission

CC 968 (R2023-10)

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First name [required] James

Last name [required] Masters

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council on "Rezoning For Housing"

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm writing in to express my wholehearted support for the proposal to rezone R-1 land use areas to R-CG, and for the easing of parking minimums, allowing for denser housing in all communities currently zoned largely or exclusively for single family homes. I believe the objectives of the Housing and Affordability Task Force are well founded and will serve to improve our neighbourhoods and the quality of life in Calgary in the long term.

I live in the community of Lake Bonavista, where I grew up. I'm 26 years old now and living at home because of the difficulty in finding housing in Calgary, with rapidly inflating prices and rents pricing many young Calgarians, and not so young Calgarians, out of the market. I know I'm far from alone in my situation.

In suburban communities, often the most active voices are those of organized homeowners' and community associations. These associations engage with the City of Calgary to offer community voices to Council and other teams. However, it's my belief that viewing the popular opinion of a community through the expressions of such associations can be misleading. These associations offer up the opinions of stable homeowners, with time to devote to meetings and politics, and this may not reflect the opinions of the community population as a whole. I've experienced unwillingness for such associations to hear out the opinions of younger residents, renters, and dependents, leading to a bias towards a conservative view of any housing reform or moderate increase in density. These are the views, put forward in public engagement, that then become associated with the communities.

So, I write on behalf of those Calgarians across the city seeking a more accessible and robust housing market, who may not feel represented by the supposed representatives of their communities.

I recognize my privilege in being able to rely on family for housing. For far too many Calgarians, this is not an option. It's not acceptable to rely on a housing market that leaves people living on the streets for lack of affordable shelter, when we have the knowledge, resources, and land to build affordable housing for this population. Housing and density, I believe, should be the first priorities in Calgary's plans for the future. When we can all live in safe shelter, then we will inevitably see increased economic and community vibrancy, better public safety, and more pride in our city.

Thank you.



## Public Submission

CC 968 (R2023-10)

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First name [required] Paul

Last name [required] Jensen

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning should be done in select communities, notably inner city communities that already have substantial multi family zoning. So-called "bedroom communities" beyond the core should still require re-zoning application approvals.



## Public Submission

CC 968 (R2023-10)

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First name [required] Georgia

Last name [required] Martin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning of the whole city, my husband and I totally disagree with.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My husband Bill and I are NOT in favor of blanket rezoning! That would make it possible for someone in any neighborhood in town to sell their home to a developer, who could then tear the house down and build an apartment building in between two residential homes.  
That is ridiculous!! What about the infrastructures in place already, especially in older neighborhoods??!!



## Public Submission

CC 968 (R2023-10)

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First name [required] Susan

Last name [required] Hill

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden) The Right Honourable Mayor of Calgary.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Her Worship Jyoti Gondek  
City of Calgary

Dear Mayor Gondek:

I am writing to you in regards to the proposed bylaw which will call for the rezoning of the city of Calgary. I appreciate the desire to try to address the affordability of housing situation but I have serious reservations with the way this is being addressed. I strongly disagree with the bylaw rezoning changes for the following reasons:

Firstly, the committee that was struck to investigate the issues and possible solutions did not include **residents** from various communities and community associations in our city especially the inner-city communities which will be the most negatively impacted.

Secondly, the recommendation to rezone the entire city to H-CG designation, regardless of the specific needs of the communities involved, is heavy handed, very short sighted and not well thought through.

Thirdly, the rezoning change does not (based on other jurisdictions experience) directly improve the crisis of affordable housing in a timely manner but has been admitted to take upwards of 30 years and relies on a trickle-down approach to free up housing that will be affordable. A crisis cannot wait 30 years.

Fourthly, the older neighbourhoods where rowhouses have been constructed have experienced a very negative impact. The city has not kept pace with the increased demand on water, sewer, electrical grid infrastructure demands. Parking and schools are negatively impacted with the potential quadrupling of population.

If this truly is an initiative to address the affordable housing crisis, why are organizations such as: Attainable Houses, Housing Cooperatives, Habitat for Humanity, that have a proven track record and whose purpose is to address affordable housing, not being helped? Could not the rezoning be limited to specific areas i.e. restrict it to only streets where the speed limit is 50 km/h or higher speed limits or close to LRT stations?

In summary, I do not agree with the bylaw rezoning changes and strongly urge that this be rescinded. This appears to be simply a means to increase the property tax revenue base and obtain the federal funding not truly to ease the affordable housing need.

Sincerely,

Susan Hill  
Resident City of Calgary



## Public Submission

CC 968 (R2023-10)

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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First name [required] bryan

Last name [required] Carr

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters proposed change of blanket rezoning of my or any other community.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

I have lived in my community, Lake Bonavista Estates, for more than 30 years. As a retired former Architectural Firm principal, and owner, I am appalled at and totally against the concept of blanket rezoning of long term single family zoned areas of the city to higher density zoning. This short sighted and simplistic approach will result in many undesired results including:

- The character of established communities will be negatively compromised.
- Loss of green space and trees and associated environmental and ecological change
- Questionable reduction in residential costs
- Increased cost due to upgrading city services to meet increased usage in sewer, water and power
- Increased traffic and parking facilities at taxpayer costs
- Increased need or major renovation for Community Facilities (Recreation Centers, Arenas, Pools, etc.) which are currently at or over capacity
- increased negative feelings among current residents and possible reactions requiring increased medical and possibly police intervention
- increased apprehension among current residents with attendant increase in medical intervention on an already burdened medical system

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

As an alternative:

- Encourage Municipal, Provincial and Federal government agencies to give grants to Development or Building Agencies for Creative New Community Solutions to the current housing crises.
- Give temporary Municipal tax reductions to Development or Building Agencies who create NEW multi family community solutions
- Reduce or eliminate GST on NEW Facilities that do not negatively affect existing communities.
- Make a percentage of housing payments tax deductible for NEW Community multi family projects.



## Public Submission

CC 968 (R2023-10)

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First name [required] Russel

Last name [required] Wood

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Planning Matters --Housing Strategy rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear City Hall,

We live in Brentwood. We strongly object to being rezoned.

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

Brentwood has set a good example for the rest of the city by building numerous apartment towers and rowhouses at the LRT. Also there are 2 more apartment towers at Northland Mall. It works very well without imposing large units on small crescents.

Thank you for reading this, and considering our thoughts.

Russel Wood



## Public Submission

CC 968 (R2023-10)

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

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First name [required] Sarah

Last name [required] Sterne

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation (zoning)

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We live in the family residential community of Citadel, NW (144 Citadel Meadow Bay). We bought this home to raise a family and to live amongst single family- oriented residents.

We are in opposition of the proposal to rezone our residential neighbourhood to a Grade -Oriented Infill (R-CG) District for the following reasons:

1. Community will be negatively impacted by:
  - \* devaluing our property value
  - \* increased traffic in the neighbourhood
  - \* increase in people traffic (strangers around our children); possible increase in mischief
  - \* reduced quality of life for residents, reduced safety for our children
  - \* Strain on infrastructure
  - \* obstructing views
  - \* more parking problems
  - \* area will become more transient due to more rental properties
2. Preservation of Community Character will decline by our community losing its character because of proposed options of infrastructure; possible loss of green spaces and parks for our children and the threat of overcrowding.

For these reasons, we oppose the proposal to rezone our residential neighbourhood to a Grade -Oriented Infill (R-CG) District.

Sincerely,  
Sarah Sterne



## Public Submission

CC 968 (R2023-10)

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First name [required] **Jarod**

Last name [required] **Stokoe**

How do you wish to attend?

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

Date of meeting [required] **Apr 14, 2024**

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

[required] - max 75 characters **I want to discuss the blanket rezoning**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We shouldn't proceed with a blanket rezoning. Blanket rezoning will cause issues in all areas as the current infrastructure/roadways are not capable of handling a fourplex or 8-plex on any lots. In many communities, it's really hard to find parking due to the density and I don't want every community in Calgary to have parking issues. The city should focus on reducing the red tape on new community projects where the current infrastructure can be developed to sustain the higher density. It would be more effective to create new communities rather than convert old communities.



## Public Submission

CC 968 (R2023-10)

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First name [required] N

Last name [required] Dayal

How do you wish to attend?

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

Date of meeting [required] Apr 14, 2024

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

[required] - max 75 characters I am in favour of rezoning our city. I own homes in NE and NW Calgary.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



**Public Submission**

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

NW properties I own are on 26 Avenue 2400 block NW and 5300 block of Vienna Drive NW.



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] BENJAMIN

Last name [required] PAULUS

How do you wish to attend?

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

Date of meeting [required] Apr 14, 2024

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

[required] - max 75 characters CITYWIDE LAND USE DESIGNATION (ZONING) AMENDMENT

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

ATTACHMENT\_01\_FILENAME  
(hidden) 20240412\_ben\_paulus\_8A\_redesignation.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Chi Dang & Benjamin Paulus  
3806 8a St SW  
Calgary, Alberta  
T2T3B5  
cbdang@gmail.com

March 25, 2024

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

Dear Madam/Sir

RE: Public Hearing on Planning Matters

Application to Redesignate 3806 8A<sup>th</sup> SW to Residential – Grade-oriented Infill (R-CG) District ("R-CG")

We are the owners of the residence located at 3808 8A<sup>th</sup> Street SW. We live there with our two elementary school aged children. We object to the citywide proposal to redesignate our parcel, those other parcels on our street, and those parcels in our immediate vicinity. Our reasons are given below. Some of our objections are likely similar to those of other objectors, others may be unique to our situation, but demonstrative of the problems associated with blanket redesignations.

1. Our street has a sharp incline where parking and visibility can be very difficult. It is close to 38<sup>th</sup> Ave SW. There is already ample concern about the traffic on this street as it is used to reach 38<sup>th</sup> Ave SW. Allowing for the change in designation coupled with the changes to secondary suite rules could significantly increase traffic, exacerbate the existing parking problem, and most importantly, create a safety hazard for our children.
2. Lots in some parts of Calgary are wider than in others. Many of the lots on our street including our own are reasonably narrow. While it may make sense to allow for multiple units on wide lots it is less reasonable in areas where lots are narrower. If the proposed changes are implemented, in areas with relatively narrow lots, the consequential increase to population density would be too high. This speaks to the problem of blanket changes which do not consider variations in existing parcels and neighbourhoods. Changes which may be suitable in one area, are inappropriate in another.
3. Prior to our acquisition and redevelopment of our current lot, the residence next to our home had been using the staircase on our property to access their backyard. In the interests of good neighbor relations, we granted the aged owners of that adjacent lot a registered easement to allow for their continued usage of that staircase. It would be extremely prejudicial to our continued enjoyment of our home if the proposed change to Land Use Designation and changes to secondary suite rules were implemented and a builder was to redevelop the adjacent lot in a manner which takes advantage of all the regulatory changes currently proposed. It is extremely upsetting to think how many unknown persons would then have the right to trammel on our

property. This is not an imaginary outcome. The home on the adjacent lot has been torn down and it is unclear what the developer will do with this lot now.

4. Our situation as outlined in paragraph 3 above exemplifies the problems which arise when blanket changes are made to existing development regulation. It is extremely unfair to existing homeowners who invested, built and made agreements in good faith that the regulatory framework was secure.
5. If the City wishes to make sweeping changes to the regulation of development of undeveloped areas of Calgary, this is fair as people whom then buy in these areas would know prior to buying, the kinds of development permitted in their neighbourhood. It is extremely unfair to have the changes apply to existing neighborhoods. If the City wishes to proceed with the changes, existing neighborhoods should be grandfathered and subject to the current regime not the new changed regime.
6. There are already problems with the old infrastructure in our neighborhood. Some areas lack sidewalks, others have uneven, cracked roadways and sidewalks. The neighborhood school is already at capacity. We have had multiple problems with sewage and water delivery. These issues would be exacerbated by the changes which would increase usage of all infrastructure.
7. Lastly, we appreciate the need for low-cost housing to address a current shortfall, in part, caused by a recent influx of people to Calgary. We love Calgary, it is our home, but we recognize that Calgary has its upturns and downturns. We do not believe blanket sweeping changes to the regulation of Calgary residential development is an appropriate response to what may be a temporary shortage in low-cost housing. In neighborhoods such as Elbow Park, where our house is located, the cost of land is relatively high. This means any new additional builds would be too expensive to relieve the need for low-cost housing. Additionally, once implemented, the ramifications of the rezoning, and the ensuing prejudice to existing homeowners cannot be reversed, even if it turns out that the sweeping changes to designation were unnecessary or unwise. Look at the commercial real estate situation in downtown Calgary. It is an argument for more thoughtful regulation not less!

For all the above reasons, the undersigned object to both the proposed change to zoning and the change to secondary suite rules. We respectfully request that our objections be considered, and that the proposed changes to zoning and secondary suite rules be rejected.

Sincerely,



Chi Dang & Benjamin Paulus



## Public Submission

CC 968 (R2023-10)

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First name [required] Garrett

Last name [required] Dueck

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing for rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a resident and property owner in Calgary and have been for many years. I completely oppose the city of Calgary's proposition of blanket rezoning for housing. I believe that if proper foresight and planning had taken place with the Calgary Council in years past (and current) we would be in a better position than we are in now, but to fundamentally change the housing landscape for the promise of federal funds is not the answer. Hopefully I am in the majority of Calgarians who oppose this proposition.



## Public Submission

CC 968 (R2023-10)

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First name [required] Jessica

Last name [required] Rokosh

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City-wide Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)

**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live in a community with significant mixed use and housing options for a variety of housing needs. I am not in favour of a single family home being rezoned for more than 2 units.



## Public Submission

CC 968 (R2023-10)

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First name [required] Cameron

Last name [required] Rokosh

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City-wide rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My community was planned for all kinds of housing and I would like to see the nature of single family also preserved. I am not in favour of rezoning it for more than two units.



## Public Submission

CC 968 (R2023-10)

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First name [required] Rod

Last name [required] Koch

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting - Public hearing Monday, April 22, 2024, 9:30 a.m. – 9:30 p

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the new zoning scheme, as proposed by the city of Calgary. In brief, I would like to make the following points:

1. A majority of property owners bought into their area of the city knowing the current zoning and believing in most cases that it would remain the future status quo for a particular residential area. For a residential neighbourhood currently designated "single-family dwellings" only, it seems both unfair and inappropriate to change the residential zoning to allow multi-plex and rowhouse-style building mixed with single family homes without case by case approvals.
2. The city has not put much thought process into the infrastructure stress and associated update costs for affected residential areas that were never designed to handle this unplanned increase of housing density. The proposed rezoning will simply kick the ball down the road, ensuring that taxpayers will be stuck with additional costs for future surface and subsurface infrastructure repairs.
3. It is highly unlikely the new zoning will necessarily spur rapid growth in house building because there is also a pronounced shortage of skilled tradespeople to do the work to satisfy the demand for the rapid building that the federal government is trying to encourage.
4. The federal government has dangled the carrot to entice rapid housing development by offering large amounts of cash to the city but with impalpable strings attached .i.e. "change the zoning". This style of development is not in the best interest of developing the future of Calgary. The strings attached to the federal funding should be negotiated for best use of the money that does not jeopardize current zoning.
5. The city is surrounded by ample amounts of empty land. A new development should be undertaken applying the new proposed density planning scheme to judge the public response and uptake before applying it city-wide. In this manner with a new dedicated project, city planners could develop a plan that incorporates all of the housing style densities together with properly engineered surface and subsurface infrastructures.



## Public Submission

CC 968 (R2023-10)

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First name [required] Louis

Last name [required] Dufresne

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing - 9:30 AM on April 22, 2024 Re: Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden) Dufresne letter to City Council Blanket Rezoning Meeting April 22 2024.pdf



## Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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**LOUIS R. DUFRESNE**  
6943 LIVINGSTONE DR. SW  
CALGARY, ALBERTA, T3E 6J6

April 14, 2024

City of Calgary  
Calgary, AB

Attention: Your Worship Gondek and Members of City of Calgary Council

**Re: Blanket Rezoning - Public Hearing April 22, 2024**

I am writing to express my objection to the blanket rezoning proposal before Council. I have lived in four different residences in the community of Lakeview since 1985, nearly forty years.

I am completely opposed to the proposed blanket rezoning across the City and, specifically rezoning from R-C1L to R-CG.

The reasons are simple and obvious. When my family acquired our current property zoned R-C1L, we were very conscious that this was the zoning also applicable to our immediate neighbours and the Lakeview community at large. To have the proposed blanket rezoning imposed on our property, on our neighbours and on the Lakeview community will significantly reduce the inherent value of our property, both in quantitative and qualitative terms.

One may argue that property values will not generally change as a result of the proposed blanket rezoning, however, the devil is in the details and these aren't difficult to find or imagine. If an adjacent property to ours was to be redeveloped as a rowhouse (regardless of community feedback on design), the quantitative value of our property would become immediately reduced. This is an unarguable fact. In addition, negative qualitative attributes directly caused by the imposition of a rowhouse development adjacent, or near, our property would include the following items shown on this short non-exhaustive list:

- Reduced safety;
- Increased traffic and noise;
- Street parking congestion; and
- Taken to its natural conclusion, substantial and unmanageable increases on demands for City infrastructure services including water, sewer and power distribution systems as redevelopment of properties increases in unpredictable market fashion.

There is currently a process in place to deal with proposals to redevelop and/or rezone R-C1L properties. It isn't perfect, no such system is, however, the benefits of removing such through the proposed blanket rezoning do not outweigh the eventual costs and burdens to R-C1L property owners.

Further, and most importantly, the action of proceeding with the proposed blanket rezoning is not an action which should be decided by the current City Council. Simply said, this purported most

significant historical change to the City's zoning, negatively affecting 87% of low-residential properties (per the City's own admission), was not part of the platform of any elected member of the Council during the last civic election.

I thus urge you to abandon at once this effort which would undermine the property values of R-C1L City taxpayers.

Sincerely,



Louis Dufresne



## Public Submission

CC 968 (R2023-10)

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First name [required]

Laura

Last name [required]

McCambley

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

- [ ] Opposed to the Land Use Designation amendment proposal regarding Rezoning for Housing to redesignate Residential - Grade-Oriented Infill (R-CG) District.
- [ ] The proposal diminishes our ownership experience, that we have invested in since 1996 (28 years) and hope to inhabit for the next 20 years, in the following ways:
  - [ ] Increased density of traffic volume on a narrow one-way street with hidden driveways;
  - [ ] Increased noise pollution from additional traffic volume;
  - [ ] Increased density of parking that will inhibit access for deliveries and eventual handicap accessible transportation;
  - [ ] Increased strain on 1950's era infrastructure i.e. sewer, road and alley access, maintenance and run-off;
  - [ ] Shading enjoyment of front and backyard sunlight;
  - [ ] Shading of established tree growth;
  - [ ] Interruption of local animal and bird habitat in proximation to Confederation Park.
- [ ] The proposed amendment puts the onus on homeowners to be hyper aware and weigh the harm or harmlessness of proposed buildings in established neighbourhoods and necessitates raising Cain with City Council, rather than proposals being rigorously reviewed by engineers and other experts in the Planning Department and notifying affected homeowners of what is being proposed and inviting their input through consultation.
- [ ] We believe that the Canadian dream is to own a home, raise a family and grow old in place surrounded by caring neighbours and friends. Blanket densification of every neighbourhood with smaller spaces and multiple levels does not allow for this. It will attract more transient, rental-based occupants who are disconnected and uninvested in community and culture. The only winners will be the realty property investment industry actors for income and the City with more access to revenue tax dollars for pet projects.
- [ ] It seems like the current Council is trying to change the definition of Homeowner to Home-occupier.



## Public Submission

CC 968 (R2023-10)

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First name [required] Liliana

Last name [required] MASTROMONACO

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters NOTICE OD PUBLIC HEARING ON PLANNING MATTERS-DENSIFICATION

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a taxpayer and 25 year City retiree, I OPPOSE the densification zoning amendment. This is too critical an issue to be decided by The Eight Councillors and Mayor. This divisive issue should go to PLEBECITE. This is just a scheme to increase tax revenues to be squandered on pet projects by activists on council and in the administration. We lack the infrastructure, the dollars and the workers to cost effectively build all these homes in our established neighborhoods. Developers are not going to pay prime dollars for land and then build low income housing. To all Council, especially The Eight, please listen to taxpayers. You work for us, not the other way around.



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First name [required] **Audrey**

Audrey

Last name [required] Oppenlander

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters      Blanket Up-zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

I am opposed to blanket up-zoning. It is a simplistic approach to a complex problem and is neither nuanced nor targeted to the varying needs of communities and will haphazardly change the character of existing communities. Even greenfield projects don't put single family homes randomly mixed with varying sizes of multi-units. In essence, up-zoning is not a plan but a blunt hammer for a problem that requires far more creativity. The proposed density increases of a single lot to up to 8-10 primary and secondary units with 11m tall buildings may suit some locations but is very drastic for many areas, especially those primarily with bungalows. There is little evidence that this will lead to affordable housing. Rather it will replace modest, senior-friendly housing (older bungalows) with more expensive units unsuitable for aging in place. The city says it wants to increase housing choice but the choice to live in a single-family detached & semi-detached area will be eliminated by this up-zoning. I am not opposed to some increased density in existing communities but would prefer tailored plans that are developed with feedback and consideration of each community's needs and concerns to keep them livable for both existing and new members.

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

The city's materials read like a marketing brochure and gloss over or dismiss many concerns of existing owners such as: loss of privacy & enjoyment of property; loss of mature tree canopy & permeable surfaces and increased shading of decks & gardens (which impacts food security) - all due to higher building coverage and minimal setbacks; strain on infrastructure, number of collection bins, increased noise and parking issues. All this will have a direct impact on existing property values on which many owners depend on as their main investment and to finance their old age. It is naïve to suggest that a bungalow with two very tall 8-unit buildings looking down on it will not be less desirable and lose value.

Blanket up-zoning creates huge uncertainty for the over 200,000 existing RC-1 & RC-2 lots it affects as well as added stress for people buying homes because the range of what might be built next to them is far too varied. Owners in established neighborhoods will bear the brunt of the negatives of this zoning with little regard for concerns and no recourse. A drastic, one-size-fits-all solution that affects a good portion of Calgarians should be handled with greater engagement and be either an election issue or a plebiscite.



## Public Submission

CC 968 (R2023-10)

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First name [required] Sandra

Last name [required] Coulthard

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council Land Use Designation Proposed amendment

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

ATTACHMENT\_01\_FILENAME (hidden) 2024-04-14 Submission on Proposed Rezoning.docx



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

IMG\_2689.jpg

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

Picture is of the house my parents resided in for over 40 years torn down approx two weeks ago, referenced in my submission

**Public Submission regarding the Rezoning for Housing – IF POSSIBLE, TO BE READ AT MEETING AS I CANNOT BE THERE IN PERSON**

**ISSUE: CITY OF CALGARY'S CITYWIDE PROPOSED LAND USE DESIGNATION (WITHOUT A PLEBISCITE)**

My property, 107 Bralorne Cres SW, CURRENTLY zoned R-C1 PROPOSED Rezoning to R-CG

Dear **City Council Members, COUNCILLOR KOURTNEY PENNER, WARD 11**

Myself and fellow neighbours, listed on page 4, are **OPPOSED** to the proposed citywide rezoning and have authorized me, Sandra Coulthard, to express our opposition and concerns, regarding the proposed rezoning in this written submission. If I could, I would address Council in person on April 22 on **THIS VERY IMPORTANT ISSUE**.

We are **AGAINST**, our properties **currently zoned R-C1 JUMPING to R-CG zoning**.

**As you know, this means a residential lot currently designated R-C1 single family would be rezoned to allow for the building of 4 units, each with a secondary suite which is up to 8 residences.**

**This is a drastic jump in rezoning**, not even to R-C2 which also would also impact the community as it did the community of Altadore where my parents resided for over 40 years.

**There is no disagreement there is a housing crisis.** However, the proposed rezoning seems to be a blanket approach in an attempt to address a difficult issue. There needs to be a more comprehensive City of Calgary housing plan in place before such drastic rezoning of areas, without community input, is implemented. **Such a citywide implementation should require a plebiscite.**

**Who will REALLY benefit from the current rezoning plan? An example:**

My parents resided in a single-family home at 2004 41 Ave SW, for over 40 years from 1982 until my mother's death in 2023. (Currently designated R-C2 proposed to R-CG) rezoned from R-C1 while they resided there,

The vast majority of single-family homes have now been replaced in Altadore. My mother's home was just torn down two weeks ago and two residences will be built there. But how will these two new homes address the housing issue? Two residences yes; **but each home will be more expensive to buy than the perfectly standing house that was sold and torn down. (Pictures attached)**. Double the traffic, no additional infrastructure, high-cost housing, none of which help the housing crisis.

**I can see the same scenario developing in Braeside (as occurred in Altadore), which wouldn't help the housing crisis at all. Not only that, jumping from R-C1 to R-CG means traffic could eventually quadruple or more, even worse than what has occurred in Altadore. How is the lack of additional infrastructure being addressed?**

Who is helped in this scenario? The builders/developers perhaps?

- My mother's estate sold the property in 2023 to a builder. Thankfully we had a well-informed realtor aware of some unethical practices of some of the builders, working in conjunction with real estate companies when buying up these single-family homes.
- I believe most of the re-builds in my mom's area in Altadore may have been purchased by the same corporate interests, with one real estate company, representing their interests.

**Has the City legally addressed who can buy up single family homes or the corporate structures for the builders' buying these single-family homes? How will the rezoning improve the housing crisis in Ward 11?**

On April 12, 2024, the Federal Government released a new plan to work with various levels of government, including municipal, to address the housing crisis, including "**restricting large corporate investors from purchasing existing single-family homes.**"

**This is an example why blanket rezoning should not occur without further review and a better plan in place that actually impacts the housing crisis.** I believe:

- Rezoning Braeside and Ward 11 properties, will not help or address the housing crisis.
- The areas that will be first affected by the proposed re-zoning if implemented, are the properties built before 1985 where the current zoning is proposed to change to R-CG.
- These current single-family homes are situated on more valuable real estate and desirable areas.
- Who will truly benefit from rebuilding in our area without a better City plan in place?
- What measures are in place that will ensure this rezoning helps to address the housing crisis?

To my City Councillor Kourtney Penner who said:

"I may not have explicitly campaigned on a base rezoning of R-CG. But I absolutely did say over and over again that placing people next to the things that already exist in communities and that it was people that mattered—I did campaign on that."

- As the representative that represents people in our riding, please listen to what your constituents are saying: **NO**.
- Addressing these concerns does not mean we do not care about the current housing crisis or people.
- **The City needs a better plan; a blanket rezoning to existing communities does not address the issue without a more comprehensive plan.**
- **Why can't there be zoning still designated R-C1 and still address the housing crisis? These are not be mutually exclusive.**

#### **Rezoning from R-C1 single family to R-CG up to 8 residences:**

All the homeowners I have spoken with in my community expressed similar concerns. I did not speak to one constituent that was in favour of the City's citywide rezoning. We all chose to buy a single-family residence in an area designated R-C1. We should be able to remain in our single home without having the house next door being torn down, with up to 8 residences being built on it.

- There needs to be a plebiscite if the City wants to rezone all areas;
- The City needs a more comprehensive housing plan, a more phased-in approach by electoral zones or individual community that allows the taxpayers in affected constituencies to vote on these important matters.
- Why can't there be zones that remain designated R-C1 in Calgary and address the housing crisis?
- Why should a single family home have to be beside a four-plex with up to 8 residences.
- New housing areas can be designated for high density properties and built with the appropriate infrastructure, increased parking, etc. This can't be done in existing communities.

- The City's citywide rezoning plan is too aggressive within existing communities with infrastructure issues that will be caused by taking an area designated as single family as in my neighbourhood. Less aggressive rezoning should be reviewed.
- What is the City's plan to restrict large corporate investors from purchasing existing single-family homes?
- Changes demographics and increases prices of family homes.
- **Parks are being proposed for rezoning (i.e. shifting from R-C1 to R-CG in my area). The City says this does not mean they are being proposed for development. They will remain park spaces even if they are rezoned. How will this be enforced?**
- Rezoning reduces the canopy of trees as existing trees are removed (unless they are on city property) as just occurred with my mom's property.
- **We need our green spaces and trees for our mental health and our environment.**

These are only some of the questions and concerns that should be addressed by the City before a citywide rezoning is implemented to ensure the rezoning actually meets the objective of improving the housing crisis.

Again, addressing these concerns does not mean we do not care about the current housing crisis or people.

- **We want all our Council members to listen to their constituents. There should be a plebiscite on the rezoning issue - the direct vote of all the members of an electorate on an important public question which is a fair request when the City of Calgary wants to initiate a citywide Land Use Designation change.**

*Please note I have included the names and addresses of others on the next page who have given me permission to include their names.*

*If their names cannot be included in my submission, please disregard page 4 of my submission.*

Respectfully submitted,

Signed: “**Sandra Coulthard**”

**Sandra Coulthard**

**107 Bralorne Cres. SW Calgary AB T2W 0Y9**

People who authorized me to include their names in my submission AGAINST citywide Land Use Designation amendment in Ward 11 R-C1 to R-CG.

Mark and Helen Jones, residing at 99 Bralorne Cres. SW, T2W 0Y9

Richard Ehnes, residing at 91 Bralorne Cres. SW, T2W 0Y9

Richard Leitch, residing at 87 Bralorne Cres. SW, T2W 0Y9

Also submitted on behalf of Woodbine residents opposing designation from R-C2 to R-CG:

Marilyn and Steve Lynch, 123 Woodborough Road SW, T2W 5C2

Dora Segall, 247 Woodbine Blvd SW, T2W 5Z9





## Public Submission

CC 968 (R2023-10)

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First name [required] Mohammad Reza

Last name [required] Najjari

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council Re-Zoning Designation

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear Members of the Calgary City Council and Participating Public,

Calgary stands as a shining example of a city that offers a superior quality of life compared to many major North American cities. One of the key contributors to this high standard of living is our balanced size-to-population ratio. Unlike the congested streets of cities like Toronto or Vancouver, Calgary's traffic flows smoothly, ensuring residents spend less time commuting and more time with their families.

Our city's resources are currently well-managed, with allocations meeting community needs and, in some cases, even exceeding them. While there have been occasional challenges, such as water restrictions during last summer and anticipated ones for the upcoming season, as well as grid alerts this past winter, these issues have been manageable due to our city's thoughtful planning and distribution of resources.

However, the proposed rezoning plan threatens to dramatically alter Calgary's landscape and character. Transforming our city through rezoning risks turning Calgary into a metropolis plagued by overcrowded streets, dwindling green spaces, and strained utilities. The very essence that makes Calgary a desirable place to live would be at risk.

Consider the consequences of rezoning by looking at the experience of other cities. Take Tehran, the capital of Iran, for instance. Just a few decades ago, Tehran boasted a climate and natural environment similar to Calgary's – abundant green spaces, nearby mountains, and a flowing river. Yet, due to rapid and unplanned urbanization, Tehran's green spaces have vanished, the once-flowing river has dried up, and the city now grapples with severe environmental challenges and all highways and streets turned into a giant parking lots.

It is clear from such examples that rezoning without proper foresight and planning can irreversibly damage a city's natural beauty and resources. We urge the Calgary City Council to reconsider the rezoning plan and preserve the unique charm and quality of life that our city currently offers. Let's not sacrifice the future of Calgary for short-term gains. Our children and future generations deserve to inherit a city that is as vibrant, green, and livable as the one we cherish today.

Thank you for your attention to this critical issue. We trust that you will make a decision that reflects the best interests of all Calgarians.

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



## Public Submission

CC 968 (R2023-10)

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First name [required] Matt

Last name [required] Rutherford

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Housing Strategy

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

People have bought in areas where they knew the development of the community. This did not include rezoning of those communities. Council and the Mayor have ignored the concerns of the people of Calgary with respect to a number of developments. This is just another one.

However I will still voice my concerns. If there is to be rezoning there should be a plebiscite for the community where 51% of all the households have to vote "yes" for rezoning in their area. If the 51% is not obtained from all the community members then rezoning should not proceed. If its a new community then zoning for row housing and secondary suites can be built into the development and owners will know at purchase that the area is zoned for that condition.

To suggest that the city would suggest to put a secondary suite without required parking is stupid. Sorry to use that word but that is exactly what it is as a concept. No secondary suites should be allowed unless parking can be shown to be provided other than city streets. There is already a current crisis for parking in areas where secondary suites have been provided and where also row housing also has been developed. Council and the Mayor just want to add to the problems not solve them. However, where ever a secondary suite is provided without parking, the block and the adjacent blocks that the suite is built on should have zoned parking immediately for the area and the community members will have one stall per household to park a vehicle on the street. If there is problems parking authority can ticket and tow vehicles in violation.



## Public Submission

CC 968 (R2023-10)

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First name [required] Ian

Last name [required] Dowdell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council's plan for blanket re-zoning.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly opposed to the proposed blanket rezoning of residential communities in Calgary. As a home owner of a single family dwelling, in a neighborhood zoned R-1, I have grave concerns that the proposed change will result in reduced property values if other forms of housing such as row homes and secondary suites are added to our neighborhood. Aesthetically, I also believe these changes could negatively affect our community, as the strong architectural guidelines were in place when we built this home, would no longer be considered. Finally, I am strongly opposed to the concept of blanket rezoning, as I believe it reduces the citizens ability to offer their opinion to proposed policies and changes. Blanket change policies such as these limit citizens democratic right to choose the future direction of their neighborhood.

Regards,  
Ian Dowdell



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

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First name [required] Tracy

Last name [required] Ure

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide re-zoning.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We must take into consideration the infrastructure in these older areas that were only designed for single family residences. How will the infrastructure handle all the extra units? Don't agree with the .5 parking spaces per unit. A minimum of 1 parking space should be required. Duplexes would be more acceptable, however, I don't think they will actually be affordable - just look at the Marda Loop area! Multigenerational homes are also more acceptable. Build more high rise apartments along Macleod Trail and other Major roadways that are close to transit.



## Public Submission

CC 968 (R2023-10)

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First name [required] Anna

Last name [required] Kaufman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Council Meeting

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have significant reservations regarding the proposed blanket rezoning. It is imperative that the council conducts thorough research and analysis before making any decisions, taking into account the potential ramifications on various aspects such as traffic flow, parking availability, preservation of parks, and the integrity of neighborhood infrastructure. Moreover, the utilization of federal funds to incentivize this rezoning for accommodating immigration appears to encroach upon the jurisdiction of our provincial government.

Furthermore, I have concerns that this approach may exacerbate rather than ameliorate the housing crisis. There is a risk that it could lead to an inflation in property prices, thereby rendering housing even more unaffordable for many. Additionally, there is the possibility of detrimental alterations to the historical and architectural character of our older neighborhoods, which must be carefully considered.

Thank you for your time

In light of these apprehensions, it is imperative that all stakeholders engage in transparent dialogue to ensure that any decisions made are informed, equitable, and in the best interests of our communities.



## Public Submission

CC 968 (R2023-10)

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First name [required] Tristan

Last name [required] Ybema

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a younger Calgarian (20 years old) who grew up in the Kelvin Grove area, I am familiar with the status quo that exists for many neighborhoods in the city with regards to housing (specifically in the southwest). Although older generations who cite their roots in the city as a basis for their claim that they want the best for the city often fight for the city to stay the same, I would like to provide a new perspective. Growing up I had many friends who lived in the same area as me; however, as we grew older they slowly moved away seeking more affordable housing than large property single family homes. The lack of options in the area I lived in forced them to move elsewhere, often uprooting them from their friend groups and support systems. As the city grows and diversifies it is necessary to implement a variety of housing options in EVERY area of the city. Those who argue against rezoning being implemented in their area of the city while simultaneously citing other options for rezoning elsewhere are simply exhibiting a bigoted "let someone else deal with the problem" mentality that has no place in a city that will need to grow and adjust with the times to thrive. Rezoning is not a death sentence to the single family home, it is simply opening a door and providing more options to suit more people. In a city and province that is actively seeking to bring in people from cities across the country this change in zoning is a prerequisite for success and leads to a brighter future for us all.



## Public Submission

CC 968 (R2023-10)

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First name [required] Nadia

Last name [required] Gaffar

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning For Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden) Dear Council Members.docx



**Public Submission**

CC 968 (R2023-10)

---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see the attachment.

Dear Council Members,

**Re: NO to Blanket Rezoning in established neighbourhoods.**

I am not against low-income housing however; this blanket rezoning proposal should have sent to a plebiscite. There are ways to do this re low-income housing, but a Blanket Proposal for rezoning is not one of them.

I am in an area in which it has been and will be seriously affected if this proposal goes thru. Do not ignore voters who thought they can safely age in place in their property that they have spent 20, 30, 40 years working on, upgrading and shaping into a way that is acceptable to them. Plus, the increasing property taxes that we pay to continue living in place.

The properties that have been turned into condo 'rental' units in our neighbourhood are not low-income housing. They are being rented for current market prices. How is that beneficial to people who require low income housing?

Parking is a HUGE issue. Yes, it's nice to say 'take transit' however, reality is that if you cannot for various reasons, you cannot. If you have a building that has 8 units with an average of 2 cars per unit, with only 1.5 spaces allotted per unit. Please advise where the rest of the cars are going to park. Having a car in Calgary is a reality no matter what people would wish.

Space for these new condo/apartments, can occupy the whole land that it is on. So, houses that have been there for 40-50 years, can be over shadowed by these new building and become claustrophobic. Where is the green space? Where are the trees? Where is the quality of life? How many green, blue and black bins would have to be put out if EACH say 8 units require their own? Or even 4 units in established neighbourhoods that only have limited space in the back alleys.

This is not a well thought out proposal. Council members need to go back to the drawing board to re-think this. Are they aware that if approved, builders can get proposal changed to add additional units to the same property?

Builders are not interested in building low-cost housing. There is no profit it in for them. If they tell you otherwise, it's not true.

They will do what it takes to make the most profit which defeats the purpose of trying to fill the gap of affordable housing.

I am also in the mind set that you all have already made up your minds on this issue, which is very disappointing.

Please vote NO.

Regards,

Nadia Gaffar

Varsity Acres



## Public Submission

CC 968 (R2023-10)

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First name [required] Emerson

Last name [required] Dunlop

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Planning Matters

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

ATTACHMENT\_01\_FILENAME  
(hidden) Correspondence for Public Meeting Rezoning.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is the first time I have submitted anything to council. Kindly advise if I have done this properly. Thank you.

Emerson Dunlop  
307 Ranch Estates Dr NW  
Calgary, Alberta T3G 1K7

April 14, 2024

Office of the City Clerk  
The City of Calgary  
700 MacLeod Trail SE  
PO BOX 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

**ATTENTION: MAYOR AND COUNCILLORS**

Dear Mayor and Councillors:

**RE: REZONING FOR HOUSING**

I wish to address the issue of rezoning for housing with a particular emphasis on infills.

I am a lawyer who conveyed real property for more than 12 years. During that time, I represented many clients who purchased infill duplexes and fourplexes. These were expensive homes. The duplexes ranged from \$750,000.00 to almost \$1,000,000.00 per side. The fourplexes were very expensive too. I cannot see how rezoning to allow more infills will lower prices of real property whether purchasing or renting. Developers will make money, but the homes will not be affordable for those in the city who need housing.

The argument is that with more housing, the price of housing will come down. Perhaps, but I can see that as housing is built, a lot of it will be purchased as income property by those with deep pockets and the market will control the rents.

You offer some studies that suggest that with an increase in building, there will be a trickledown effect through "moving chains". I understand that to be when a new expensive home is built, someone with more money will move in leaving their less expensive home for someone to purchase. This will eventually trickle down to older, less expensive homes allowing those with less money the ability to purchase or rent the older home. While that may be intuitive, it is based on many assumptions that may not hold. You have studies from Finland, Sweden, New Zealand and the USA to show this trickledown effect.

One study was done over a period of 9 years while another was done over 27 years. These do not offer hope for those needing homes today. One study said that rents around new builds dropped by 5-7%. While that is a drop, it hardly helps those who cannot afford the high rents today. On a monthly rental of \$2,000.00 a 5-7% decrease in rent would mean a drop of \$100.00-\$140.00. This is hardly good news for the poor.

The New Zealand study saw land opened up for development. That is land without housing on it already. That is very different than building infills where the older houses that should be more affordable for the poor are ripped down and taken out of the

market to be replaced by very expensive duplexes. Even the New Zealand study said that rent increases slowed from 34% to 22% over the 5 year study. That is still a significant increase!

Calgary has a lot of green spaces. If the City wanted to allocate some parts of those green spaces for multi-family housing and control the costs by significantly lowering the price of the land to developers, for example, that could have a significant effect on housing prices. Agreements with developers regarding the lower cost of land could work, even 99 year lease agreements could work. Better still, if the City built the housing and controlled the rents, that could offer significant help to those needing housing. Letting the market control housing by developers tearing down older homes that are perfectly good and replacing them with multi-unit homes with the hope that the market will lower housing costs is a pipedream.

The character of the neighbourhoods has to be considered also. As a travelling lawyer who only makes house calls, I have driven in many of the neighbourhoods in Calgary. The older communities closer to the core are horribly crowded with cars especially in the winter where there is often only one lane open for vehicles to travel because of street parking. A house built in the 1950s where the husband worked and the wife stayed at home would generally have one car per house. Now, on that same lot with a duplex there are four cars. These areas are packed. When visiting a client, there is often no parking.

I have also seen some of these laneway homes. I have colleagues who have had laneway homes built behind their homes and these are overlooking their properties – privacy lost!

To try to fit more housing into established communities on land with existing buildings is not going to solve the problem of lack of affordable housing. And, it will change the character of the established communities causing resentment by those who have purchased a home in a nice community with certain expectations. In fact, with sufficient changes in a neighbourhood, many people will move which will bid up the cost of housing.

Convert part of some green spaces in communities and build social housing. Don't rely on the market to solve this problem. Don't rely on tearing down perfectly good older homes to solve the problem either. There are other more effective ways to deal with the lack of housing.

Respectfully submitted,



Emerson Dunlop B.A., M.B.A., J.D.  
Barrister & Solicitor



## Public Submission

CC 968 (R2023-10)

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First name [required] Catherine

Last name [required] Morrison

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG - proposed Blanket Upzoning

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

ATTACHMENT\_01\_FILENAME  
(hidden) April 14 CM Letter to Council RCG.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Spectrum\_8.5x11\_Print.pdf

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

Please include the attached letter and attachment to accompany it, for review and inclusion in deliberations on RCG Blanket Upzoning to be held on April 22 2024

April 14, 2024

RE: R-CG/Blanket Upzoning

Dear Mayor Gondek and City Councillors,

I am a resident of Ward 1 living in the community of Varsity. I write to express my **opposition** to blanket upzoning (RCG). You will be voting to either support or oppose RCG following the public hearing on April 22. I ask you to consider my submission and to oppose this zoning change.

Probably the most foundational undertaking tied to current city planning processes was 'Imagine Calgary', which engaged 18,000 Calgarians, or 1.7% of the population (1,056,000) at that time. That work informed the City's original Municipal Development Plan (MDP 2009). Since then, international immigration and emigration from other provinces to Alberta, along with economic, employment and inflationary factors made an update to the original MDP necessary. As per the City of Calgary MDP website:

*"Calgary is expected to grow to two million people over the next 50-60 years, so it is important to plan for our future. A city where Calgarians can choose from a variety of housing types in a variety of communities. It (MDP) works together with the Calgary Transportation Plan to provide multiple transportation options so all Calgarians - whether travelling by car, bike, transit, or foot - are able to travel safely and conveniently."*

*"The Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) are The City's long-range land use and transportation plans that **look 60 years into the future**. The Plans help shape how the communities we live and work in grow, develop and evolve over time."<sup>1</sup>*

According to the City's own information, these **intertwined** plans for City development and transportation were approved by this council in February of 2021 and project a 60-yr vision anticipating extensive growth for the City of Calgary.<sup>2</sup>

That was just 3 years ago. Then...

In the fall of 2023, began the **City Building Program**. This is described as an overarching "clear, concise and central 30-year vision and 10-year action plan for Calgary's future." It is to include "**the Calgary Plan** (merging the Municipal Development Plan with the Calgary Transportation Plan), **Zoning Bylaw** (currently known as the Land Use Bylaw) and **Street Manual** (currently called the Complete Streets Policy & Guide).

In my opinion, this is an expensive exercise in revisiting what was already a very recent and thorough process completed in 2020; but with added Zoning Bylaw and Streets policy inserts.

Step 1 of the City Building Program was Engagement Phase 1; held over a 6-wk period between October and December 2023. This engagement process was brief, poorly advertised and asked questions already probed in the 2020 MDP and CTP; and with only a very few constituents participating.

As per the [City Building Program Phase 1 – Public Engagement What We Heard Report](#):  
*"We had a total of 6,850 participants, with 1,398 attending in person, 1,018 joining online, and 4,434 individuals visiting the online portal for information."<sup>3</sup>*

<sup>1</sup> <https://www.calgary.ca/planning/calgarys-future.html>

<sup>2</sup> <https://engage.calgary.ca/next20#:~:text=The%20first%20stages%20of%20the,plans%20from%20across%20the%20world>

<sup>3</sup> [https://hdp-ca-prod-app-cgy-engage-files.s3.ca-central-1.amazonaws.com/3517/0649/5716/CityBuildingProgram\\_P1\\_WWH.pdf](https://hdp-ca-prod-app-cgy-engage-files.s3.ca-central-1.amazonaws.com/3517/0649/5716/CityBuildingProgram_P1_WWH.pdf)

There is no detail to indicate these were distinct participants; some may have contributed 2 or more times (e.g. attended an in-person session and visited the portal more than once). The report itself counts almost 2/3 of those engaged as simply going to the website for information. **At best this represents only .48% of the population** (6850/1,400,000). This is not a large enough representation of Calgarians to be meaningful. It gives no insight into community representation, let alone other elements of our diverse population. Yet the report is used to inform Council about the sentiments/perspectives of Calgarians on rezoning among other things.

The next phase of engagement, titled "*How are we going to get there?*" occurred in early 2024. "*This stage of the conversation will delve into the technical specifics and proposed changes within the City Building program*"; namely it had a focus on the rezoning elements of the City Building Program.

I attended one of these sessions entitled "*Rezoning for Housing Public Webinar*" on February 8<sup>th</sup> 2024. Planners presented RCG zoning as the recommendation they will present to Council. In explaining "why" RCG is an imperative, creation of affordable housing was emphasized. Only when pressed did a senior City Planner state that blanket upzoning is intended to increase housing; not address affordability.

Feb 8<sup>th</sup> and all other Phase 2 engagement sessions did not seek input that would in any way inform the City Building Program broadly or the RCG recommendation to council specifically.

The International Association for Public Participation (IAP2)<sup>4</sup> spectrum of public participation outlines levels at which the public might be engaged in any process (Attached). On Feb. 8, I asked what IAP2 level city planners were using for Phase 2 engagement sessions. They confirmed "INFORM". Citizens in attendance expected at minimum to be "**INVOLVED**". Participants at my session (and others) were outraged.

Poor community engagement leads to dissatisfaction. It results in decisions being made that preclude community needs, choices and/or preferences. When constituents feel they are not meaningfully engaged, nor heard or considered, they become distrustful of the planning process and by association distrustful of decision makers. That is how I feel and how many of my neighbours and others Calgarians feel.

In my estimation it is the role of the planning department to make recommendations to council based on:  
- unbiased evidence-based data & research (proven and emerging)  
- experience and expertise (their own and other jurisdictions), and  
- meaningful input from Calgarians (individually and as parties of interest).

It is then the role of council to review the process undertaken, assuring its solidity, review input from constituents (in this instance city-wide) and adjudicate options and the evidence supporting or dissuading for each option before making decisions.

I object to the upcoming vote on RCG Blanket Upzoning as it seems decisions are being made prior to a flawed process even reaching its conclusion. Consider these questions:

- 1) Council approved the 2020 MDP and CTP, which are contingent with each other and have scope for City Planning extending more than 50 years into the future.  
*Why is Council supporting a new City Building Program just 3 years later, introducing new elements (zoning/streets)?*
- 2) Current City Building Program recommendations were informed by 2023 engagement activities that involved only .48% (at best) of the population. Certainly not 100% of those people understood or supported RCG, which was not an explicit focus.  
*How can members of council have confidence in conclusions drawn from the inputs of such a small number of Calgarians?*

<sup>4</sup> [https://cdn.ymaws.com/www.iap2.org/resource/resmgr/pillars/Spectrum\\_8.5x11\\_Print.pdf](https://cdn.ymaws.com/www.iap2.org/resource/resmgr/pillars/Spectrum_8.5x11_Print.pdf)

- 3) City Planners attest the level of public participation on RCG specifically in the early part of 2024 was to "Inform".

*Why have Calgarians not been meaningfully engaged (Involve or Consult) on an issue that impacts the entire city in relation to:*

- the most significant asset or cost to most people; their home (be it rental or purchased)?
- development that likely destroys environmentally significant assets (trees, grass, hedges, gardens) that mitigate climate concerns?
- infrastructure & other concerns in existing neighbourhoods (groundwater, utilities, congestion, parking, bins, emergency vehicle access, shading, contextual disregard, street safety etc.)?

- 4) Data accumulating from other jurisdictions is demonstrating upzoning is not meeting its intended goals nor the priority goal; addressing the affordability crises.

*Why is council not being presented with other zoning ideas to address affordability? If you are, then why is RCG being presented as an affordability strategy? How can you vote Yes based on a flawed justification and still maintain any level of confidence with Calgarians?*

- 5) The final engagement phase for the 'City Building' process is supposed to be set for spring 2024. It has been noted on the city website as a chance to review the "What We Heard Report 2 - "What comes next?" and an opportunity to offer feedback on the City Building Program's **draft direction; of which RCG is a component**. The goal is to conclude the entirety of the engagement program by spring/summer 2024 and hold a Public Hearing in the Fall 2024.<sup>5</sup>

*Why is City Council holding a binding vote on April 22, on one component of the City Building Program which is alleged to be in draft form and open to feedback until after the publication of a second 'What We Heard' report and followed by a Public Hearing in the Fall?*

If you do not have solid answers to these questions, you must consider a NO on April 22<sup>nd</sup>.

In my opinion the City Planning Department has not done its job in relation to the "City Building Program" and especially in regard to proposed zoning changes city-wide. The process has been highly flawed (lacking transparency and meaningful engagement) the evidence is murky, and the citizenry is becoming angrier and has lost trust.

Unfortunately, it is Council that will take the brunt of Calgarians frustration. Please halt this flawed process and vote NO on the April 22 agenda item. Then we can move forward together seeking collaborative solutions.

Sincerely,

Catherine Morrison



6 Varscliff Place NW  
Calgary

P. 403 276 2589

E. [ccmorrison@shaw.ca](mailto:ccmorrison@shaw.ca)

**Cc.** Councillor Sonya Sharpe, MLA Ric McIver, MP Len Webber, MLA Dr. Luanne Metz, Jo Anne Atkins, Director, Civic Affairs, VCA Community Association

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<sup>5</sup> [https://hdp-ca-prod-app-cgy-engage-files.s3.ca-central-1.amazonaws.com/3517/0649/5716/CityBuildingProgram\\_P1\\_WWH.pdf](https://hdp-ca-prod-app-cgy-engage-files.s3.ca-central-1.amazonaws.com/3517/0649/5716/CityBuildingProgram_P1_WWH.pdf) (page 1-2)

# IAP2 Spectrum of Public Participation

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION →					
	<b>INFORM</b>	<b>CONSULT</b>	<b>INVOLVE</b>	<b>COLLABORATE</b>	<b>EMPOWER</b>
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.



## Public Submission

CC 968 (R2023-10)

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Michel

Last name [required] Henin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters re the planned rezoning proposed by the city council

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear members of the council of the city of Calgary,

This letter is regarding the letter I have received notifying of the potential changes that proposes to redesignate my parcel to the Residential - Grade Oriented Infill ( R-CG) district.

I really appreciate your tireless efforts aiming at finding solutions to the current housing concerns in the city.

However, I am opposing the proposal of rezoning for the following reasons

1. Since day one of this city council, you made it clear that you will advocate for the environment and for a greener style of the city. Now, you would like to build new houses in the small green space in front of my house, that represents the only breath for me and my neighbors since we there is no other green space close by our street. There will be unarguably a significant impact from that change on the quality of life compared with the few numbers of houses you may plan to build over the green area. Needless to mention the pollution and the crowdedness that will result from such change.
2. I would invite you to have a peak at my residential street and see how busy it is with cars parking on both sides. Building new houses will only escalate it and make it more congested with traffic.
3. My house value will undoubtedly decrease as a result of the proposed rezoning. Actually, one of my reasons to buy the house I am living in right now, is that green space in front of it. By changing the existing land escape, I am afraid the whole area will be depreciated in terms of asset value.

Finally, the life is troublesome and ugly enough, please do not make it worse. I beg you to keep the last remaining rare green beautiful sceneries in my neighborhood.

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



## Public Submission

CC 968 (R2023-10)

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First name [required] Dave

Last name [required] Miller

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Infrastructure and Planning Committee

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to this plan to be able to rezone my neighborhood for multi family dwellings. This would make for an eyesore in the neighborhood as well as impact already minimal parking. No this cannot go through.



## Public Submission

CC 968 (R2023-10)

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First name [required] Anna

Last name [required] Shyleyko-Kostas

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council - City Wide Rezoning - April 22

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

This letter is to express strong opposition to citywide rezoning in Calgary.

First, there was a lack of public information and consultation regarding citywide rezoning. Such a far reaching decision that affects every homeowner in Calgary is deserving of consultation and opportunity to be included in the decision making process. The residents of Calgary communities are the experts of their respective neighborhood communities and deserve to be better consulted. We also deserve to be provided with accurate, unbiased information about what rezoning will mean and look like within our neighborhoods (not the mere 'yes' card that was found in the mail). There was not enough information provided to the residents of Calgary with accurate information regarding the positive / negative consequences of city wide rezoning. In this case, a plebiscite would have been an opportunity for residents of Calgary to express their support or opposition. It is the homeowners and residents of Calgary who are affected by this sweeping change, and I believe we should have been involved in making this decision.

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

Secondly, blanket rezoning means a lack of stability for community residents. The current R-C1 zoning is an attribute to my and my neighbour's property that I dearly value. Residents of a given community who have purchased / invested in a home with the current R-C1 zoning structure depend on the stability / predictability it brings. This means trusting and being ok with what type and size of home that could be potentially built next door to them. Going forward with R-CG zoning in already established communities puts these homeowners' investment at risk as they may now have taller construction (becoming overshadowed), and reduced privacy from additional neighbours next door. Without the predictability of keeping the current R-C1 zoning (particularly for already established areas), I could risk losing the privacy and home value that I have invested in, which is truly priceless to me. Zoning is an important stabilizing influence in my neighborhood.

While I understand the need for urban planning and development, I am concerned that this rezoning plan lacks the necessary nuance and consideration for the diverse needs and character of our neighbourhoods. Let us work together to build a city that is equitable, sustainable, and truly reflective of the aspirations of all Calgarians. Thank you for your attention and I urge members of city council vote NO to citywide rezoning.



## Public Submission

CC 968 (R2023-10)

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First name [required] Miles

Last name [required] Brietzke

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Zoning changes

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

## Re: Rezoning Issue

In the past we have lived in a high density community, Kensington. We purposefully moved to a community that offered good quality housing, mature trees, green spaces, strong sense of community & access to good schools. Bowness has been our home for 25 years. Rezoning will lead to an inevitable decrease in property value with a loss of privacy, mature trees and green spaces. An increase in traffic volume and noise. Parking is currently a contentious issue now with the addition of secondary suites. Where will everyone park? In the alleys? As of late we have had the need for water rationing. How will the future demand for water be addressed? We object to the plans for rezoning for the aforementioned reasons. Regards, M&W Brietzke



## Public Submission

CC 968 (R2023-10)

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First name [required] Terry

Last name [required] McCool

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing Item

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

ATTACHMENT\_01\_FILENAME  
(hidden) Rezoning Letter.pdf



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am highly against the rezoning of Calgary communities.

April 14, 2024

Terry McCool  
3111 Lake Fraser Court SE  
Calgary, AB T2J 7H4  
Email: [atmccool@shaw.ca](mailto:atmccool@shaw.ca)

To: Mayor Jyoti Gondek

As a senior, I would like to make my strong feelings submitted to you regarding the initiation of the Rezoning of Housing Project to the districts of Calgary.

When I moved to Calgary in the 1960s, the city was just starting to grow and opportunity was becoming plentiful. My first home purchase was in the NW community of Brentwood. New homes were being built and bylaws were applied and followed. This included home owners obtaining the required permits, posting these documents on their homes, and inspections done during and after completion of work. There was respect and a good understanding amongst home owners and building contractors of what regulations needed to be followed and maintained. For seventeen years I lived in this community where people maintained a “good neighbour” policy and lived with good communication amongst themselves.

My family and I then moved to the community of Edgemont in the late 1980s and we brought our community values that we obtained in Brentwood to this area. We found that many of our new neighbours had like-minded values as well. The bylaws were applied and respected and good community relationships were once again held between the

residences. Pride and care for our new community made it a desirable location for people to live.

The graphic dynamic in Edgemont changed however as the decades passed on, and our family and some neighbours noticed that the respect for building permits and bylaws became a less followed and a “shrugged off” procedure. Also, the owners (such as my husband and I) who moved into the neighbourhood in the 1980s, were being subject to newer owners or renters who didn’t have the same pride and care for the community.

The housing development in Edgemont had an influx of basement suites and upper floor bedroom rentals where the zoning for the area was for single housing units as per the bylaws. The construction work that was being done at the house beside mine was being completed without any permits or without any inspections. My family and I called The City of Calgary to report this many times, but we were told that the “contractor” was given an extended period of time (which was extended many times) to obtain a permit. Meanwhile, the construction continued as if our community concerns did not matter.

Another concern we were trying to bring forth is the over crowding of street parking which included the storage of big equipment for months at a time which became an issue. With houses in my neighbourhood becoming multi-family dwellings, street parking was becoming an issue. I am a senior and have get togethers at my home. When there was little to no parking in the area of my home, my guests had to park in front of my neighbour’s home or down the street. With my friends having some mobility issues, it was an inconvenience for them. This would not be necessary if the home that was under construction or the multi-family home was not over-occupied and could accommodate their vehicles in their respected areas.

My husband passed away two and a half years ago and I was living in Edgemont by myself. Because of being overwhelmed and my mental health declining by the over-crowding and redevelopment that was happening on my street, I was compelled to move to another location in SE Calgary. I did not feel that Edgemont was the secure, well maintained community that it was previously.

My fear is that if the rezoning is confirmed, there will be a great detriment to the friendly community-based Calgary that people value when wanting to move to or are currently living in Calgary. If no one from The City of Calgary or the residences of Calgary are not encouraged to lead by example and respect the community concerns, there will most likely be more protests, more aggravation and very much less respect and value for our city and our future generations.

Sincerely,

Terry McCool