



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.

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Sunny

Last name [required] Hans

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

In opposition

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

Please stop this. Don't do the citywide rezoning



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First name [required] Saurav

Last name [required] Prakash

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In favour

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

Rezoning for Housing is a great initiative. I am on board with this plan.



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First name [required] Stephen

Last name [required] Gyorgy

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council

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

In opposition

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

I live in Braeside. I have no interest in re-zoning to R-CG. I do not want Braeside re-zoned to R-CG. I do not want a 2 story duplex towering next to me; I do not want more traffic on my quiet street where kids play (and their parents bought their home here because they wanted this too); I do not want to have cheek-by-jowl housing in this neighbourhood.

But I will make you a deal: I will agree to R-CG in Braeside if council re-zones 100% of the following neighbourhoods to R-CG: Elbow Park, Roxborough, East Elbow Park, Upper Mount Royal, Britannia, Lakeview Village, Pump Hill, Oakridge Estates, and the entire west side (Coach, Hill, Strathcona, Signal Hill, etc.). Until then keep your re-zoning away from my property. In other words, don't do this to the middle class if you aren't going to do it to the wealthy. Either everybody shoulders this equally, or nobody shoulders this.

But I have a solution if it is too difficult to get the wealthy neighbourhood residents on side: approve more land/housing developments with the density that you are seeking. Alberta has land, and I see this land every time I venture beyond the city limits. We don't have a 'green belt' like Toronto that artificially hems in development/growth (and don't even think about a 'green belt' for Calgary; talk about massive government infringement on property rights and land-owner wealth-destruction) so we can build the density you want in new neighbourhoods. New neighbourhoods are probably more affordable than re-developing expensive inner city neighbourhoods.



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First name [required] ian

Last name [required] brodie

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning bylaw

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

In opposition

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

Once again, true to form, our esteemed city council is reacting with another knee-jerk response to a rather complicated issue. We don't have a housing crisis, we have an affordability crisis. It doesn't matter how many \$800K condos are built, the average family cannot afford this level of housing. Rezoning will only decrease neighbourhood continuity and decrease existing house values. We need more community subsidized housing where low income families can easily access, not highrises in existing areas. Even though city council would prefer that we walk or ride bikes, the inconvenient truth is that we are still very much a car centric city. Most multi-family condominiums do not have the requisite parking on site, requiring residents to park on the street. Eliminating vehicle parking to expand bike lanes in existing communities is not a good idea. 37 st SW and most of Killarney in general is one huge parking lot. This is insane!



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First name [required] Susan

Last name [required] Hoefling

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I'm not in agreement with the rezoning. These units will not be affordable for 1 and it's a cash cow for the City of Calgary for property taxes. They will not be enough parking which will cause an issue, not to mention the traffic problems with that many more drivers. People will not be using the transit system as council thinks. Then where will all the green, black and blue bins go? There's not enough space. I've no issues with a duplex if the lot allows for enough space but I think this is totally a money grab by developers and The City Of Calgary. There will not be enough schools either in the older districts so what - kids will be bussed to another community that's not ok.



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First name [required] Tara

Last name [required] Møre

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

Date of meeting [required] Apr 22, 2024

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[required] - max 75 characters

Housing

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

Neither

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

Aurora business Park should not be considered due to the high number of indigenous historical artifacts. And active wildlife reproducing in this area. Nose Creek and Aurora Park need to be preserved for cultural historical reasons. The influx of people and housing in this area will destroy the creek displace countless wildlife including rare birds. And take away from the natural beauty of the area. Remember people admire Canada for the way we put high value on green spaces and wildlife ecosystems especially wetlands.



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I have read and understand the above statement.

First name [required] Colin

Last name [required] McCann

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] 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](#).)

Public Submission

CC 968 (R2023-10)



[required] - max 75 characters

City-wide rezoning

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

In favour

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

I would like to speak about my experience moving to Calgary, attracted by a) the city's relative affordability, and b) entrepreneurial spirit. I think the city wide rezoning supports both of this by helping increase housing supply to meet demand, as well as removing bureaucratic restrictions on what property owners can do with their assets.



Public Submission

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I have read and understand the above statement.

First name [required] Grayce

Last name [required] Cameron

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoningforhousing

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

In opposition

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

I am absolutely against this rezoning proposal. I feel that the current city council has turned a deaf ear to long term residents of Renfrew and many of the older districts of Calgary. People live in these neighborhoods because of what they currently offer. City council wants to house more and more residents with their proposed high density housing and seem determined to proceed. I will never support any councillors who are in favour of this rezoning



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First name [required] Grayce

Last name [required] Cameron

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

I am very unhappy with this proposal. My neighborhood is fine the way it is. I do not want any rezoning. City council has turned a deaf ear to long term residents. I could not support any councillors who support this proposal.



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First name [required] **Fayda**

Last name [required] **Baillie**

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing rezoning

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

In opposition

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

Rezoning is going to further crowd the inner communities and make traffic worse and change the character of these communities. As I drive around the edges of the city and see the urban sprawl and use of space I do not understand why the density has to be biased against the inner communities that are facing rezoning. I understand it has to do with federal funding but why is the federal government dictating this change but why does affordable housing have to be considered an inner city problem and spread across single family home communities. These communities should enjoy the culture of community as the communities farther away



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Last name [required] Cameron

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CC 968 (R2023-10)

[required] - max 75 characters

Calgary rezoning

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

In opposition

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It is not acceptable to make everyday Calgarians who live in older established neighbourhoods to bear the brunt of accommodating newer residents to the city. Council needs to find better ways of dealing with this issue. Most people I have spoken with are not happy with city council as things presently stand. It does not sit well with many people that I know to redesign Calgary into a high density maze of concrete and no parking. Even though the statement on the rezoning website insists parking will be addressed, does council expect that residents never host a couple of visitors? There will never be enough parking as it can be a problem now even without rezoning.



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First name [required] calvin

Last name [required] bast

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CC 968 (R2023-10)

[required] - max 75 characters

PLANNING MATTERS FOR PUBLIC HEARING

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

In opposition

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

Stop this blanket re-zoning. It is bad policy with no development planning. Increasing density in areas not designed for it is bad policy. There should be select areas in different parts of the city, and people who purchased in areas that were not high density should not be subject to these blanket policies. This seems like a council agenda not something the population is demanding.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Dean

Last name [required] Clarke

How do you wish to attend?

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

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

Date of meeting [required] Jan 24, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Impact on home prices

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

In opposition

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

The question of impact was answered by the city with " City tax assessment values are based on the market value for the building/type of building based on market comparables. While the latter may reflect redevelopment potential, the redevelopment potential is not factored into The City's tax assessment." A CLEAR AND CONCISE answer would be YES, your property value would be affected. AFFORDIBILITY has more to do with TAXES and REGULATIONS, in effect the City largely created this problem which is NOT A CRISIS. This is a change of contract in my opinion. When I bought my house it was in a residential area and the promise and expectation would be that it would remain so.



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First name [required]

Last name [required]

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

Date of meeting [required]

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning. Puts developers in charge of how our evolves.

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

In opposition

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



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I have read and understand the above statement.

First name [required] Paul

Last name [required] Storwick

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Upzoning

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

In opposition

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

I understand and agree we have a housing crisis across Canada brought on by needed immigration to keep Canada a viable leading country. The recommendations in the home is here are all very solid except the blanket upzoning. This will not accomplish the desired result of providing affordable housing in all areas of the city. I believe the city needs to approach the rezoning in a teared format. The rc-g is not applicable to all single family neighbourhoods with character and history and charm and appeal. People pay dearly in taxes and cost of homes to live in a neighbourhoods that provide only single family dwellings and want to keep it that way. It would be possible to approve some secondary attached suites to provide integrated families to live together but the blanket upzoning not the answer.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Michael

Last name [required] van den Berg

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council on City-wide rezoning

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

In opposition

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

I do not support the rezoning of my neighbourhood and believe there is an impact to the value of property when higher-density properties are built around. You state there is no evidence for this but the truth is that when views are affected or higher traffic congestion is experienced as a result, the existing properties are less favourable as opposed to those without. That is just pure common sense.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] I

Last name [required] Clark

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

Neither

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

I am against the rezoning. I have a question about natural light:

Natural Light: In the older neighbourhoods, there is a lot of natural light for small bungalows that is not blocked by big houses. In some European countries they have laws against building houses to ensure that you are not blocking your neighbour's natural light. What laws are in place here? how will you ensure that small bungalows are not completely blocked off by the big row housing and multi-housing development?



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Lamieh

Last name [required] Esteghlalian

How do you wish to attend?

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

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

Date of meeting [required] Jan 25, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning to provide more affordable housing

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

In favour

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

Rezoning to build more units in a specific land is the best solution to provide more home and reduce the expenses for infrastructure and city services.



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I have read and understand the above statement.

First name [required] Eva

Last name [required] Leclerc

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

Neither

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

This issue should be put to a plebiscite. Calgarians didn't vote for a council that can do whatever they want when they want. Thus impacts the quality of life if all Calgarians for decades... it is not up to the council to decide.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Mary

Last name [required] Cheng

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide Rezoning

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

In opposition

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

I don't feel that Rezoning is the answer to our housing crisis. Rezoning will forever change the very fabric of our existing communities. The appearances and the quality of our lives will be adversely impacted due to over crowding, noise pollution, neighbour's conflicts and over use of our existing infrastructures. With no zoning controls or standards, the Developers are the only winners in this scenario. The Developers come and build whatever they please, then they leave and it's the residents that will be left to deal with the effects of that building (over crowding, noise pollution, parking conflicts). Plus the lack of sunlight that the existing houses will enjoy because they now have a high building next to them. I think this will cause a lot of mental health issue to the residents who are unfortunate to have to live next to these new buildings. I personally think these rezoning should be implemented into our development of the newer communities, where infrastructures can be put in place yo accommodate the increase in population and the people buying in these areas know what they are buying into. I also feel that it's unfair to the residents in the inner city, who bought into these neighborhoods thinking they were buying into R 1 and R 2 zones. They put their hard earned money to buy houses in certain neighborhoods, now to have that taken away from them. With the potential of losing their hard earn money because their housing values will decrease.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Neil

Last name [required] Datt

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

I strongly believe rezoning will help aid in the housing crisis and help

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

In favour

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

I strongly believe that the city of Calgary housing strategy will strongly benefit the entire population and the vulnerable population. Calgary has a very strong climate when it comes to heat and extreme cold I strongly believe that providing housing for people who are vulnerable to these climates will overall help the economy, help society, and ensure that there's more safety within our communities as well, because if we are able to provide a safe space for vulnerable people, that in turn means that there will be possibly less crime in the long run it also provides a sense of community for people that are vulnerable to housing and also more diverse community that can come out of this as well, especially where I live which is Inglewood



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Alyson

Last name [required] Allen

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In favour

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

I believe that rezoning is incredibly important to keep housing affordable and keep development sustainable for the city. If anything, I'd prefer restrictions on single-dwelling houses as they use a lot of land, are more expensive, encourage car-centric infrastructure, and reduces the sense of community.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Larry

Last name [required] Brown

How do you wish to attend?

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

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

Date of meeting [required] Jan 31, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

proposed blanket rezoning

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

In opposition

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

Property owners invest time and money to acquire a home. They acquire a property that is affordable for them considering property taxes, operating costs and location. Home ownership is a constant process to remain in the community of choice with land use expectations upon which the investment was made. Paying taxes annually and voting for City Council comes with a duty by The City to maintain services while protecting the investments. For City Council to arbitrarily change the parameters of a major investment is a failure to meet the conditions of an elected body. Council has the option to impose changes to land use objectives on new communities or major land assemblies upon application for development approvals. In those cases the owner is attempting to attain highest and best use which is legally permissible. Again to impose changes on properties not under application for change is a failure of judiciary duty of COUNCIL

I would also like to remind The City that all infrastructure plans and designs were sized to match maximum build out of the approved land use at the time. In simple terms the electrical wires, underground pipes including mains and transportation network are all built to accommodate the full build out as planned. were density to double or triple in any community all existing infrastructure would have to be upsized to meet needs. This would be a substantial cost which MUST be a cost imposed on new development since existing owners already paid for the infrastructure and maintenance. Ripping out roads and sidewalks to upgrade underground utilities poses major disruption to existing properties on top of the costs.

Please explain how affordable housing objectives would be achieved when you factor in the costs to upgrade all infrastructure which would not fairly be paid by existing property owners,

Society is already considering introduction of electric vehicles. solar and wind options to be served by infrastructure. The existing power grid cannot support increased demand of EV's for every home plus the potential of solar and wind feeding back into the grid which was not designed for that option. Who will pay for all this when the system fails for lack of proper planning upgrades? I will certainly participate in legal action against The City and Members of City Council that move forward with this foolish process ignoring the values of home ownership under a regulated planning process. Thank You



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Harry

Last name [required] Kirkham

How do you wish to attend?

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

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

Date of meeting [required] Jan 25, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Planning Commissson

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

In opposition

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

We do not want our neighborhood to be rezoned so that somebody can build multiple units without proper parking spaces.



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First name [required] Joel
Last name [required] Lefebvre

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Home is Here: The City of Calgary's Housing Strategy

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

In opposition

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

Dear City of Calgary Council,

I appreciate the efforts the city is making to address the housing challenges faced by our community through the proposed rezoning initiative. However, after careful consideration, I would like to express my concerns about the current approach and suggest an alternative strategy that could better address the affordability crisis.

While the intention behind rezoning to create more housing is commendable, I believe the current plan may inadvertently exacerbate the issue of unaffordability. Focusing on increasing the quantity of housing by zoning small lots for multiple homes / units may not have the desired impact on housing affordability, as it may lead to the construction of more multi-million dollar homes that are inaccessible to the majority of our population.

I propose that the city should consider implementing restraints on the pricing of homes that can be built. One approach could be to institute a tiered pricing system, where for every high-value home (e.g., \$1 million), a developer is required to construct a certain number of more affordable homes (e.g., under \$300,000). This could be achieved through the implementation of a housing lottery system, ensuring a fair distribution of affordable housing options across the city.

Here are a few reasons why I believe this alternative approach would be more effective:

Addressing Affordability Directly: Instead of relying on the hope that increased housing supply will automatically lead to more affordable options, a pricing restraint system ensures a direct focus on affordability.

Balancing Development: The proposed tiered pricing system would encourage a more balanced approach to development, preventing an overemphasis on high-end properties that only cater to a small segment of the population.

Inclusive Urban Planning: Implementing a housing lottery system ensures that affordable housing is distributed across various neighborhoods, promoting a more inclusive and diverse urban landscape.

Community Engagement: By actively involving the community in the housing lottery process, the city can foster a sense of shared responsibility and inclusivity, ensuring that the voices of all residents are heard and considered.

I believe that adopting a more targeted and inclusive approach to housing affordability will have a more meaningful and positive impact on our community. I appreciate your dedication to addressing these critical issues and hope that these suggestions will be



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jason

Last name [required] deWaal

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary Re Zoning Residential Areas

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

In opposition

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

Hi there, I want to add my 2 cents to the discussion around changing the base zoning for Calgary residential areas. I do not believe this to be a good idea. I do not think that we should re zone all of Calgary to allow for more density everywhere. We are blessed with almost endless acreage surrounding Calgary in every direction except where we border the Native Reserves. If we need more housing (which we do) we need to allow for more development in the suburbs. We need to reduce red tape and building costs for these areas to allow for more development to proceed. Cramming more people into smaller established areas leads to decreased quality of life in those areas. The reason we sought a single detached home in the community that we live in was to increase our quality of life by being in a quieter neighborhood. Allowing for duplexes or row houses to replace single family homes in areas where it was not designed for is a bad idea. Please do not punish us with this ridiculous idea. If a developer wants to buy up houses and replace them with apartments it should go through a proper rezoning application with community involvement. These type of developments are usually opposed by the residents. Why not encourage development of all types where appropriate? The City should promote more development where it does not negatively impact the existing residents. I am very much against the rezoning of Calgary neighborhoods. Thank you for your time.



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I have read and understand the above statement.

First name [required] Sheri

Last name [required] Rouse

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing for Maple Ridge Golf Course OPPOSED

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

In opposition

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

I completely object to the rezoning of Mapleridge Golf Course for housing as is stated in the rezoning website. This proposal is ridiculous and would get rid of green space that is used year round. It's a violation of public engagement to try to pass a blanket rezoning across the entire city. This is preposterous and needs to be rejected in its entirety

Rezoning for Housing

MAPLE RIDGE GOLF COURSE, MAPLE RIDGE

Rezoning to:



Housing - Grade Oriented (H-GO)
District



Results:1

NOT INCLUDED IN PROPOSED REZONING.

There are a variety of reasons why this area may not be included in the proposed rezoning, including but not limited to:

- A property having already been previously rezoned through a land use designation change;
- The property being a multi-residential

[View larger map](#)

What does rezoning mean?

If Council approves the proposed initiative, rezoning will mean:



It will be easier, and legal, to build various types of homes in our communities. This includes single-

detached, semi-detached, townhouses, and townhomes.

[Website feedback](#)



Public Submission

CC 968 (R2023-10)

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First name [required] Sheri

Last name [required] Rouse

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

Why are you asking for feedback when most members of this council don't listen to or act in the best interests of their constituents? This whole effort seems pointless as a means to pretend to be democratic but it's really not. Regardless of what people say this council will not listen. It's dishonest and disingenuous.



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First name [required] Lorraine

Last name [required] Oland

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Glenmore Landing Development

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

In opposition

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

I do not agree with the proposed development of Glenmore Landing. It doesn't make sense for several reasons. Traffic is already highly congested in the area with 90 Ave being backed up to 24 Street some winter mornings as well as the volume already using 14 Street.. Also it is a highly sensitive ecological area with the environment and wildlife being negatively impacted. Last thing the city needs to do is to decrease the amount of parkland as trees are essential for counteracting emissions. I am also concerned about the possible impact such a large construction project will have on the Glenmore reservoir right next to it, which supplies our drinking water. The impact of this project is not well thought out, appears council is more concerned with lobbying by and cashing in on developers assets than the consequences for existing residents and the environment.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Patrick

Last name [required] El-Mousa

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing proposition

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

In favour

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

In addition to rezoning, a focus must be brought forth to pepper in affordable designated homes in every community. By providing these designated homes for low income and in-need persons amongst existing community members (as opposed to cramming low income peoples together into a single complex or grouping them together in communities), this will allow the communities to better check-up on and assist their new neighbors in a friendly capacity. When low income peoples are grouped together, they are often left to the wayside and affectively "redlined" as there are no other community members who are better established themselves to offer small assistances. Examples include and are not limited to: "Hey neighbor, we made some extra food and thought you might like some", offering extra supplies like a cup of sugar, and having access to a printer.



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First name [required] Ben

Last name [required] Whaley

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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 Rezoning

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

In opposition

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

Thank you for entertaining these comments. I oppose the blanket rezoning of our city. In practice, we will be massively hindering, or, in some cases erasing many of our city's oldest and most established neighborhoods that truthfully are not structured to accommodate a massive influx of cars, people, and services.

This move towards densification at all costs most crucially rewards developers, but doesn't actually help any young Canadians to buy into Rosedale, to use the example of the neighborhood I call home. Affordability is something I feel rather passionate about as a young professor who bought an old 1940s bungalow with many problems one year ago. The average home price in our neighborhood is now \$1.25M, so we can say with certainty that developers will price each of these new narrow duplexes and row homes according to the market. The result is that young families will be paying more for less home, less yard, less garage, less privacy and distance between their neighbors. It seems to me that those who stand benefit most directly from this proposal are the developers and investors, not families looking to buy their first home or existing residents who will live as their new neighbors.

I completed both my master's and doctorate in Vancouver, a city with staggering densification yet no affordable homes for those who need it. We cannot rely on market forces and builders to correct this problem. Increasing density and varying housing types throughout the city is a worthwhile tool that can and should be used strategically where it will have the most impact. Simply enforcing a new, one-size-fits-all mandate on all Calgarians, and effectively erasing our choice as to what our neighborhoods and living spaces look like as taxpayers is deeply problematic. I would encourage council to vote no on the blanket rezoning of the city.



Public Submission

CC 968 (R2023-10)

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First name [required] Brenda

Last name [required] Ryan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing Strategy

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

In favour

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

I am supportive of increasing the density in the city. We need affordable housing and our subdivisions should be mixed use.



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I have read and understand the above statement.

First name [required] Arlene

Last name [required] Drummond

How do you wish to attend?

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

Date of meeting [required] Jan 25, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

The problem is that new housing costs too much. Building new isn't solving the housing crisis. Its just keeping the constructive boom going. There are tons of empty lots and abandoned buildings that you could build on. Keep turning office buildings into apartments and do something about investors who have abandoned buildings and empty lots that they do nothing with



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I have read and understand the above statement.

First name [required] Brian
Last name [required] Couronne

How do you wish to attend?

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

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

Date of meeting [required] Feb 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide rezoning

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

In opposition

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

I would like to first say that my family has worked very hard to get what we have and to find out that Council is pulling the rug out from beneath our feet's on changing the city zoning is so wrong and it in fact is discriminatory and disrespectful to the people who bought and lived in these communities. The fabric of the single family home in older communities is what we bought in to not a place with higher density. If Council wants to increase density in newer neighbourhoods than do it in new areas, not in the older communities. These home owners would already understand the rules but to change a community into higher density roll housing is not what we bought into. That is so wrong and disrespectful to current taxpayers. Council is only after the Trudeau funding and catering to the land developers who do not live in these neighborhood's. They are not building affordable homes they are build the \$800,000 homes. Anyways this is so wrong and I do not support it.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Kaye
Last name [required] Stephens

How do you wish to attend?

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

What meeting do you wish to comment on? [required] Council
Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning

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

In opposition

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

Blanket rezoning is social engineering run amok. It removes every Calgary homeowner's right to choose how and where to live. Like thousands of others, I worked long and hard to purchase a home in an R-1 neighbourhood and I adamantly oppose any attempt to engineer my neighbourhood into something else at the whim of this mayor and council - who will, I hope be thoroughly ousted at the next election. Civic planning is one thing; civic autocracy is something else altogether.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Murray

Last name [required] Joa

How do you wish to attend?

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

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

Date of meeting [required] Jan 25, 2024

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



[required] - max 75 characters

Rezoning Strategy

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

In opposition

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

One of the worst ideas brought forward in this city.
No concern for the destruction of community fabric and parking issues!

From: [Alan Pettie](#)
To: [Public Submissions](#)
Cc: [REDACTED]
Subject: RE: [External] April 22, 2024 Public Hearing of Council - Rezoning for Housing
Date: Thursday, January 25, 2024 12:27:22 PM

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You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

I have read and agree with the FOIP statement.
Your website would not allow the submission.

Alan Pettie

From: Public Submissions <PublicSubmissions@calgary.ca>
Sent: Thursday, January 25, 2024 11:47 AM
To: Alan Pettie [REDACTED]
Cc: Public Submissions <PublicSubmissions@calgary.ca>
Subject: RE: [External] April 22, 2024 Public Hearing of Council - Rezoning for Housing

Hi Alan, apologies for the oversight.

We do require you to confirm via email that you have read and agree with the FOIP statement below.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information, and comments will be made publicly available** as part of the Agenda/Minutes and published at www.calgary.ca/ph.

***Note: Personal information provided in submissions related 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 Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.**

Once you have sent your confirmation, then we can add your submission to the corporate records.

Thanks again,

Council and Governance Services | City Clerk's Office
E: PublicSubmissions@Calgary.ca

From: [Alan Pettie](#)
To: [Public Submissions](#)
Cc: [REDACTED]
Subject: [External] April 22, 2024 Public Hearing of Council - Rezoning for Housing
Date: Thursday, January 25, 2024 10:59:24 AM
Attachments: [Calgary Housing Re-zoning.docx](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

My submission against this proposal had difficulty in being submitted. I attach my comments. Please confirm receipt of my submission.

Regards

Alan Pettie



The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you received this in error, please contact the sender and delete or destroy this message and any copies. The message shall not be forwarded or copied to any person other than the addressee without the express permission of the sender.

I am strongly against this proposal as anything I have heard from a politician since taking up my residence in Calgary back in 1972. Universal rezoning is a breach of my property rights and a violation of the Charter of Rights. You should not steal property values by allowing condos and multiple unit residences in areas that have been zoned R1 since the property was first developed. If housing is a problem then fix it another way. A housing problem does not justify City Council stealing the property value that I bought and paid for when I purchased by land and lot (at which time my land and lot and that of my neighbors was zoned R1- single family residence). My property area streets, roads, green space, businesses and recreational areas were not designed for higher density. Our City mayor and councilors did not campaign on this universal proposal and they should not impose their bad judgment on Calgarians. This proposal should be the issue before the public at the next election and see if the Calgarians in the City and each of the Wards supports you. If you believe that Calgarians and those in your Ward support you then run your individual campaigns on this issue. I live in Ward 6 and I am now retired. I will use my considerable resources to ensure that any person running in Ward 6 including Richard Pootmans or for mayor including Mayor Gondek that supports this crazy proposal is not elected if they supported this current proposal or support this proposal if put to a vote.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Danny

Last name [required] Patton

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City rezoning

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

In opposition

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

I am appaled that this city council,is even thinking about about blanket rezoning.I have lived here all my life, and quite frankly will move if this ridicoulous motion is passed



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Hitesh

Last name [required] Bhatt

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning housing strategy.

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

In opposition

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

Rezoning may not be the best option that may create construction affecting the aesthetics of the communities and for the city of Calgary. It could potentially create safety hazards and additional stress on the street parking as well as utilities in the communities. The larger issue is large volume of international students influx resulting in elevated rentals. There are situations where large number of individuals are residing in residences designed as single family homes. Legal basement suites may also require grants or interest free loans from federal and provincial governments, considering inflated construction costs in recent times.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Colin

Last name [required] Pratt

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

In very simple terms - Don't go ahead with this rezoning proposal



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Gordon

Last name [required] McLeod

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing of Council regarding Rezoning for Housing

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

In opposition

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

I completely disagree with rezoning. I bought my house due to R-1 zoning and feel no need to change zoning to accommodate more housing in areas originally designated R-1. There is already sufficient land closer to shopping centres and LRT stations to accommodate vast increases in population. Rezoning does not support more housing choices or affordability, it doesn't improve flexibility, and home seekers wanting something different can find places to live in other great communities.



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I have read and understand the above statement.

First name [required] Jean

Last name [required] Blackstock

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

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

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

In opposition

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

I do not agree with blanket RCG Zoning in Calgary. I own a property in RC1 in Rosemont

I grew up with a yard to play in and played in my neighbours yard. I wanted a yard for my family for my children to play, my children played in the yards of the neighbours as well. I believe most families want a yard.

If RCG Zoning is allowed I could have a 4 Row housing Complex beside me with little to no parking if they decide to have 4 lane houses. If this happens many times in the community the parking situation will be untenable. I went to the community School when I grew up and was able to walk to school. When I was first married we had to sell our house in a new community as the community school was already oversubscribed. I moved back to the community where I grew up so my children would not have to be bussed to school. I will be giving this house to one of my children and I do not want my grandchildren bussed out of the community if the population of the community overtakes the School capacity.

I have always been advised that there is a certain amount of Vegetation necessary to absorb the water necessary to maintain ground water. If this rezoning happens and houses take up more of the land then the area will be able to absorb less groundwater. Alberta is looking at Drought. I have loved the mature trees in this community. I believe that Calgary can solve its housing affordability issues without RCG blanket zoning. We have been building on mall property and promoting building near LRT stations and building downtown in office towers. We are set to have a 5 billion dollar surplus. The 228 million the Federal Government is not necessary. If Contractors are allowed to build 4plexes and town houses in RC1 and RC2 areas I do not believe these houses will be affordable. I believe housing will be less affordable as older neighbourhood houses are taken down that possibly could be affordable.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] dan

Last name [required] primeau

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

public hearing on changing housing zoning

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

In opposition

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

We are too crowded as it stands. We already have a mess of cars looking for places to park. What about increased road traffic resulting from this mess of cars? It seems like Bowness has become the dumping ground for these social projects that have been dumped on us by Ottawa. I say this knowing full well that we benefit as existing property owners, but when the behemoth 2024 gets erected next door, blocking out one's access to the sun, and with increased noise from densification, the cost is a decrease in quality of life. Hence, my opposition.



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I have read and understand the above statement.

First name [required] Scott
Last name [required] Campbell

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing strategy

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

In favour

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

I support rezoning to enable more housing choices and density to create affordability. We should rezone citywide, especially in areas in close proximity to LRT and BRT stations. For example, in Sunnyside LRT district, housing is limited to 12 storeys which makes housing more expensive by limiting the number of residents who can help divide up the land cost to live next to world class rapid transit. Furthermore, this would reduce car dependency, air pollution, and increase affordability and economic opportunities. Thus, we should have no limits on building height, or FSI/FAR within 500m of LRT stations as British Columbia has recently done. As a recent young homeowner, I was only able to do this because I have a decent paying job. Home owning opportunities are increasingly limited for my generation as none of my friends can afford to purchase a home. Rezoning to enable financially and environmentally sustainable and walkable communities is good for Calgary and it's citizens as a whole.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jeff

Last name [required] Carlson

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning Housing Strategy. Community of Southwood.

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

In opposition

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



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] darcy

Last name [required] lavier

How do you wish to attend?

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

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

Date of meeting [required] Jan 25, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning for housing

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

In opposition

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

i am in opposition of this plan. When i was looking to buy a house i did want R 1 zone for single family and now this zone does not matter any more. My street has lots of rental and unapproved basement suites. The number of cars on my street add up to as many as 30 or more on any given day. So why does this happen. It seems that the zoning we have in place at this time makes no difference. so why now is the city looking to make these changes. The way I see it at this time people will continue to do what ever they want and the zoning we have in place at this time makes no difference.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] joan
Last name [required] karlowsky

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning -

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

In opposition

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

I am opposed to residential rezoning in the Lake Bonavista neighbourhood on existing single dwelling houses. Opposed to duplexes or land fills.



Public Submission

CC 968 (R2023-10)

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First name [required] Mike

Last name [required] Cisar

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am absolutely 1000% against this proposal. I'm not convinced that rezoning on a citywide basis to the detriment of current homeowners is either fair or appropriate. I am have lived in a community for 44 years the character of which has been completely altered even within the existing R-C2 zoning, I can't even imagine what chaos will ensue if similar construction is allowed citywide . A house is the largest purchase most make and a lot of decisions go into that, one of the major factors is the character of the community. Some may prefer a compact hustle-bustle super urban feeling, others may prefer a quieter more open relaxed community. When my parents bought this house in the late 70's it was a family friendly, bright, open and uncluttered 1950's community of mostly bungalows with wonderful large yards for the kids to run and play. Fast forward to today, and easily 90-95% of those bungalow are gone, replaced with 2 (and more) storey duplexes with high fences 4-car wide garages and postage stamp sized back yards. The restrictive covenants placed on the original land with the intent to prevent exactly this type of development are outright ignored by the city and there is zero context in the city's idea of "contextual development". Even a child knows "which one of these things is not like the other"... a 3-storey duplex is not even vaguely in context with a single-storey bungalow. Certainly homes can be built-on-to and newer larger homes can be built in an existing community over time, but doubling, tripling or more the population density of an area by allowing duplexes and semi-detached homes in areas where only single family homes were allowed, allowing townhomes, row houses and apartments where only single or semi-detached homes were allowed significantly changes the composition and character of a community. That is plain and simple not fair to the existing homeowners in a community... when you invest in a home you should have a reasonable expectation that the core and character of the area will remain the same or substantially similar to what you bought into at the outset. Now if the city desires to make these zoning changes in all new communities going forward, when the knowledge and expectation that an apartment building could easily be the neighbor to your single-family home is there from the outset, that is quite a different matter. Changing the rules going forward is fair game, changing the rules retroactively is just dirty pool.



Public Submission

CC 968 (R2023-10)

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First name [required] Norma

Last name [required] Edwards

How do you wish to attend?

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

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

Date of meeting [required] Jan 26, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning and parking issues

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

In opposition

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

Blanket rezoning will only serve to create more problems relating to parking, environmental issues, and crime. The city indicates the parking can be alleviated by permit, time, or paid parking but those owning a home need to be able to park near it and with the possibility of multiple dwellings and multiple families crowded onto a lot the impact will be untenable for all. Building newer homes will not have a positive affect on climate even though the homes MAY be more energy efficient, etc. - you are crowding more residences into one place which takes away green space, increases waste, and increase traffic congestion. It has been indicated that the developers can offer lower prices on the dwellings but they can only do that by using lower cost building materials and crowding onto existing lots. the process may be slightly more affordable initially but once built, bought and resold, the prices will skyrocket based on demand. over the years the city has allowed developers to build new communities etc. without making them accountable for realistic infrastructure upgrades. Post community development, the city, and thus the taxpayers, are on the hook for the upgrades. There are numerous mothballed schools sitting on large parcels of land that could be used for housing. Develop those instead. If you want the new building permit process to be less costly then streamline the process by taking the red tape out of the approvals. We are all aware of how cumbersome it can be when trying to work with city approvals therefore the city needs to adopt LEAN processes that are successfully in use by private businesses.



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I have read and understand the above statement.

First name [required] Peter

Last name [required] Poos

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am adamantly opposed to the City of Calgary rezoning plan. Purchasing a home is typically the single largest financial investment families make. These proposed changes only seek to increase home densification in the city. Densifying homes in existing neighborhoods will only lead to increase traffic and parking congestion, increased development of rental properties, and decreased beauty and availability of recreational/park spaces. These will all have a dramatic, negative impact on the values of existing properties. We purchased our home in our neighborhood with the expectation it would appreciate in value over time and the neighborhood would maintain its charm and appeal. With increase population density park space utilization will increase and either result in increased maintenance costs (tax increases) or a running-down of the condition of the spaces and equipment, not to mention the increased congestion accompanying increased densification.

This initiative only serves to solve a problem City Council & new commers to the city face, while providing business opportunities for development companies. This is at the cost to the average homeowner in decreased property value, increased transient/temporary residents (tenants of rental properties) - who have much less 'ownership' or 'investment' in their neighborhoods and therefore they get run down and become littered, dirty and disheveled over time - and decreased quality of life in the neighborhoods they invest themselves in and consider as their greater 'home'. City Council should look elsewhere for solutions to city housing concerns and not on the backs of its hard-working citizens, which are really a result of an out-of-control Liberal Federal Government immigration and foreign student policies that have seen rates increase 15-fold. There will also likely be a 'correction' to this issue when the federal government changes, so the city housing issue is also likely temporary. Rezoning would result in permanent, irreversible changes, which is not the correct solution.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Nathan

Last name [required] Friesen

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing strategy

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

In opposition

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

I am a homeowner in an older community. I see redevelopment across my community (mostly infill homes) and find it to be unsightly and disruptive. I appreciate that this kind of home appeals to some Calgary residents but I would hate to see them become predominant. If the homes across the street from me were to become taller, then it would negatively affect the views from my home. I find the parking solutions implemented by the City in high density areas to be disruptive and make our streets more crowded and less safe. I would petition against blanket rezoning and I strongly suggest this should be a plebiscite issue to be considered in each community.



Public Submission

CC 968 (R2023-10)

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First name [required] Sheldon

Last name [required] Thunstrom

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am concerned about the current City of Calgary current Housing strategy. Giving developers and Council the ability to drastically change and alter existing communities is a dangerous plan fraught with unintended consequences. The displacement of existing communities as the city continues to grow and undergo urban development does not prioritize the preservation of established neighborhoods and the well-being of current residents. This could have several negative consequences, including the loss of community cohesion and the erosion of cultural heritage. One of the primary concerns is the potential disruption to social networks and the sense of belonging that existing residents have within their communities. When long-standing neighborhoods undergo redevelopment, residents may be forced to relocate, breaking up social connections and support systems that have been established over time. This can lead to feelings of isolation, reduced social capital, and a decline in overall community well-being. Additionally, the displacement of existing communities can contribute to the erosion of cultural heritage. Established neighborhoods often have a unique character and history that is rooted in the experiences and traditions of the residents who have lived there for years. By prioritizing urban development over the preservation of these communities, there is a risk of losing the cultural fabric and identity that make these neighborhoods special. This can lead to a loss of diversity, character, and the sense of place that residents and visitors value. Furthermore, the displacement of existing communities can result in the degentrification of neighborhoods, thus driving down property prices, pushing out seniors and established families who lose the property value they have come to rely on in retirement in the environment of increasing costs. To address these concerns, City Council needs to prioritize community engagement and participation, ensuring that the voices of current residents are heard and existing community interests are taken into account. A blanket rezoning does not protect existing communities and is a knee jerk reaction to the affordable housing issue. In conclusion, the Calgary housing strategy does not take into account the concerns about the potential displacement of existing communities. The strategy should prioritize the preservation of established neighbourhoods, community well-being, and cultural heritage. By addressing these concerns, City



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Colin

Last name [required] Wong

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide rezoning proposal

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

In opposition

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

My family and I are strongly against the citywide rezoning proposal. We currently live in Banff Trail and have experienced first-hand the impact to a community when there is rapid redevelopment. For example, in Banff Trail, many houses are boarded up for 12-36 months while many land parcels are left vacant as they await redevelopment. Additionally, many families, who were our neighbors, have moved out of the area as they look for quieter (and more affordable) neighborhoods.

To us, blanket zoning change from RC1 to RCG represents a breaking of the social contract when someone moves into a single-family neighborhood versus a more gradual and methodical zoning change. When we speak of housing diversity, where is the diversity for single-family orientated neighborhoods?

Additionally, our schools are increasingly overcapacity in certain areas of the city and rezoning is likely to make this worse. We will soon be moving to the Rideau Park neighborhood where we have been informed that our three daughters would need to enter a lottery system in order to get into the Rideau Park School which is half a block away from our new home. To us, this is not a good way to build a vibrant community as the needs for significant part of the population is not addressed.

Most inner city redevelopments (duplex, townhomes etc.) are priced at \$600k+ which is a price point that does not seem to address the problem of housing affordability. As we have seen in places like Vancouver and Toronto, this kind of rezoning only increases land value as single-family lots are priced for redevelopment. Building costs are soaring ever higher which means developers have no choice but to price new duplexes at \$800k+, while one can still purchase a bungalow in Banff Trail at ~\$700k. In essence, citizens are left with pricier and smaller homes.

By taking the proposed blunt approach to blanket rezoning, we are not respecting our individual property rights and unlikely to address the affordability problem. To us, we propose a more gradual and methodical approach to rezoning that involves the community of people who actually live in those communities. Combined with approving new communities, it strikes a good balance between respecting the community and development needs. Calgary's approach to develop has been working well for the past two decades which is why we have seen faster population growth than cities like Vancouver and Toronto without their housing issues. Stay the course!



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First name [required] Sean

Last name [required] Korney

How do you wish to attend?

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

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

Date of meeting [required] Apr 24, 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

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

My parents, my sister's family and my family has lived in Sunnyside for decades.

We are pro-development (we have redeveloped our homes within the rules), but this is goes too far.

To us, it seems like the city is creating windfall winners and losers, which is not something the city ought to be doing.

Existing homeowners will lose. They have a legitimate expectation, when it comes to enjoying their homes and the value of their home, that the zoning won't be universally changed. A universal change means a change in the character of neighbourhoods, without the necessity of the developer having to prove the merit of their case for rezoning. Consider all of the recent parking issues in the intercity neighbourhoods and some of the proposed projects that didn't go forward because they were too big and didn't adequately address parking and the proper interaction with their neighbours (ie projects that wanted to push too far beyond the rules).

Developers will win. Suddenly, the value of the land they have will be much greater and they will be able to move ahead with bigger projects without having to undergo the scrutiny of the zoning laws that used to protect the homeowners (ie voters).

This is a terrible idea that feels like appropriation from homeowners for the benefit of developers.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Francis

Last name [required] Sweet

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The City of Calgary's Housing Strategy

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

In favour

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

I support the rezoning proposed for the Shaganappi Community as described on the website. I am concerned that as has been the case in the past that this is hollow exercise and that once the rezoning is approved variances will be considered and approved in the near term future, making a mockery of the area redevelopment plans and casting further uncertainty onto property owners who wish to reside in a community with a known character and feel.



Public Submission

CC 968 (R2023-10)

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First name [required] Adlai

Last name [required] Majer

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning - The City of Calgary's Housing Strategy

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

In opposition

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

For the rosedale community I do not support a broad rezoning. But I do support zoning that allows for laneway housing. I believe laneway homes are an ideal way for our community to increase density in a manner that produces housing for those with lower incomes. In other desirable inner city neighborhoods zoned for higher density, you tend to see a boom for developers and a higher density of luxury homes, but not a solution for those struggling to find affordable housing.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Ron
Last name [required] van Rootselaar

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing on Rezoning for Housing

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

In opposition

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

Hello Council.

This public comment is regarding the proposed change for Rezoning of Housing in Calgary.

I am opposed to this proposal for the following reasons.

- a. Higher density in my neighbourhood which is a traditionally single family home area, will result in making the area less desirable and lessen potential property values as time goes on.
- b. Residents throughout Calgary have purchased homes with an expectation that zoning and quality of life will remain as when purchased. Increasing density in traditionally single family neighbourhoods is not necessary. There is plenty of land outside of the City, but it appears that the City of Calgary is continuing the strategy of feuding with developers. If I wanted my suburban home to be an inner city hell-scape I would have purchased something inner city. I believe this drive to increase density is not because of the issue of homelessness, but rather driven by current city councils incorrect acceptance of climate change ideology. I would like to take this moment to remind Mayor Gondek and council that they were not given a mandate by the MAJORITY of Calgarians to spend tens of billions of dollars on climate change ideology. Carbon is the lifeblood of the planet. Plants thrive at levels well above the current level which is actually at a historical low when viewed over millions of years. Municipal ideology cannot and will not be able to affect natural climate change.
- c. The City of Calgary needs to work cooperatively and happily with developers that have been given zero respect by the City of Calgary for well over 10 years.
- d. Parking in my neighbourhood is already at a premium with apartment residents continuously parking in front of my own home. It's ridiculous that I am never able to park in front of the home for which I pay massive taxes in comparison to similar homes in areas such as Woodbine and Oakridge. The last thing we need is even more cars filling our streets. Streets, which I may add see less snow removal than was the case 4 years ago.
- e. City transit service and reliability in our neighbourhood are already diminished vs 4 years ago. With rising inflation this service will only get worse as density increases. I am certain this is also occurring throughout the city.

Please consider the above concerns thoughtfully as elected representatives of all Calgarians.

Regards,



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I have read and understand the above statement.

First name [required] Eugene

Last name [required] West

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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's housing strategy (Home is Here)

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

In opposition

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

Here are some major concerns I have,

1. Blanket rezoning is too serious an action to take by one city council , because it is irreversible and will permanently change the character of the city. Residents who specifically purchased in R1 zones will see a degradation of their life-style choice and have no say in the matter.
 2. Freedom to live in a single family housing community will no longer be an option . Raising a family in a single family community is the best way to provide the values of pride of ownership , open spaces, landscape maintenance, and nature appreciation that children benefit from .
 3. High density construction requires the removal of existing mature trees and no adequate room is left for the replanting of anything but small sized vegetation. This is contrary to the City of Calgary's goal of increasing the percentage of tree canopy.
 4. Because high density housing is not conducive to family life , there will be even more sprawl created outside the city limits , as people search for R1 communities to thrive in.
 5. Increased density is associated with increased crime . It also creates heat sinks which are major factors in climate change . The disconnect from nature increases mental health issues , as studies have shown .
 6. There is no guarantee that increased density will create affordable housing . If a single family home is demolished and a multiplex is built on the site, it has been shown that the units built in its place will be overpriced.
 7. The aesthetics cannot be an underestimated factor. Driving past beautifully landscaped properties such as in Mount Royal, is a pleasure for those of us who don't live there. They add character to a city and have an immeasurable intrinsic value.
 8. Hopefully, this plan is discarded and the councillors do the right thing for the city and its citizens.
- Thank you



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Diane

Last name [required] DiTosto

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City Wide Rezoning

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

In opposition

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

Where are all the residents going to park? When you rezone and pack more people into lots there has to be space for parking. We are already seeing this issue in newer neighbourhoods where the city did not take in to consideration the amount of vehicles that come with a multi-family single dwelling and multiple units on a single lot. Parking a block away from where you live and pay taxes/rent on is not acceptable.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Allan

Last name [required] Dagnall

How do you wish to attend?

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

Date of meeting [required] Feb 28, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

proposed re-zoning

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

Neither

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

Thank you for providing the opportunity to provide feedback with respect to the proposed potential residential re-zoning in Calgary. After reviewing the proposal I would like to share my concerns for the plan that involves our area of Sandstone NW Calgary.

Increasing the density in and around our area of Sandstone in the North West has some extreme limitations in my view.

1. Increasing the density will add to an already crowded on street parking issue. Many of the homes are already parking on the street despite having driveways which are used for multiple vehicles of all types, recreational items and larger family multi car homes.

2. Increased density is problematic for new homes as there are no available daycare spaces or schools that are not already on waiting lists. Our 4 year granddaughter has been told she has to be bused downtown. ridiculous.

Roads and sewer system capacity is of concern with increased density

4. I am concerned about standard of care and Maintenance of properties that take on more rentals or install more lower priced multi family homes. Some backyards fences falling down, not painted, unkept lawns, throwing large dump items over the back fence for others to deal with.

Complaints now take months and years to get resolved.

5. Property values are at risk. Many of us have been in the neighborhood for years and have invested in maintaining a high standard of care. With our homes. The same cannot be said for homes that are now occupied by rental, and short term tenants.

6. More density, potentially more crime.

7. In our particular area there is only one way in and one way out of the neighborhood. More cars more issues.

8. While I applaud the efforts of a little out of the box thinking with this proposal. The General lack of understanding on issues that are already facing us when it comes to schools and daycares that are now operating on lottery systems to get available spaces. This is street level knowledge of the available infrastructure that is affecting the daily lives of many new and young families, or those who are in need of less expensive housing. This in part is not the fault of the City but also the provincial efforts to build out for the future.



Public Submission

CC 968 (R2023-10)

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First name [required] Alnar

Last name [required] Ramji

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

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Please see letter attached. I represent my family and extended family members that are all concerned about the blanket rezoning for housing bylaw in Calgary

January 27, 2024

We are writing to express our deep concerns and opposition to the proposed blanket rezoning for housing in Calgary. While we understand the need for affordable housing and urban development, we believe that a blanket rezoning approach may have significant negative consequences for our communities and the overall quality of life in the city. We strongly advocate for a transparent and consultative process that includes a referendum before passing any rezoning bylaw. The consequences from this bylaw is far reaching and will affect every single citizen living in the City of Calgary.

We are deeply concerned that a blanket rezoning approach fails to consider the unique characteristics and challenges faced by different neighborhoods within Calgary. Each community has its own identity, history, and infrastructure, and adopting a one-size-fits-all approach could lead to inappropriate and incompatible developments. This approach risks undermining the sense of community that residents have worked hard to build over the years.

Furthermore, a lack of specificity in the rezoning process will just create more bureaucracy with neighborhoods always having to fight a developer every time a multi-housing project is proposed and the council having to spend time listening to citizens' complaints before permits are issued.

Other concerns to consider is the risk of harming local ecosystems and exacerbating environmental challenges when adding more people into neighborhoods that are not designed to accommodate such growth.

The potential strain on existing infrastructure is another critical issue. A blanket rezoning for housing without a comprehensive plan for supporting amenities, transportation, parking, and public services could overburden schools, healthcare facilities, and transportation systems (increased traffic) compromising the quality of life for current neighborhood residents.

Moreover, the potential loss of green spaces to developers is a worrisome prospect. These spaces play a vital role in maintaining the well-being and environmental sustainability of our communities. Preserving green spaces should be a priority in any rezoning effort to ensure a balanced and healthy urban environment.

In light of these concerns, we suggest an alternative approach for the City of Calgary. Rather than compromising the integrity of existing neighborhoods, we propose that the City of Calgary explore the option of making available land for the purpose of designing and building new neighborhoods. These areas could specifically incorporate apartment and condo buildings with the necessary infrastructure in place to accommodate increased population, parking, and traffic. Creating purpose-built communities would allow for careful planning and design, ensuring that the necessary infrastructure, such as roads, parking facilities, green spaces and public services, is established from the

outset. This approach minimizes the impact on existing neighborhoods while efficiently meeting the demand for additional housing.

Such a strategy would not only address the need for increased housing capacity but also maintain the unique character and cohesion of established communities. Residents in existing neighborhoods would be spared the disruptions caused by rezoning, and the City of Calgary could strategically develop areas that are well-suited for higher-density housing.

This alternative approach provides an opportunity to proactively manage parking and traffic concerns, which often arise with increased housing density. By incorporating modern urban planning principles, the City can create livable and sustainable spaces that cater to the evolving needs of the community.

In conclusion, we strongly believe that a comprehensive, transparent and inclusive community discussion, through a referendum, should take place before any rezoning bylaw is passed. This will enable the diverse voices of our community to be heard and ensure that decisions align with the best interests of the residents of Calgary. Thoughtful planning and collaboration with the citizens of Calgary will lead to a more sustainable and harmonious future for Calgary.



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First name [required] Chris
Last name [required] Baughman

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In favour

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

I am in favour of this initiative and the data provided. I recognize that the city is growing and believe that anyone interesting in moving to Calgary deserves a chance to find a home. I also believe the only way to responsibly provide that is through increasing housing density via updated zoning regulation that will help expedite the process. I do however take serious exception to how parking is being addressed (or perhaps more accurately put: ignored and brushed aside). The FAQ recognizes that parking is an issue on residents minds, and the city's only solution is to leverage street parking in 'sustainable ways'. This will inevitably turn our roads into parking lots. This should not be a primary solution; it should always be the last option. Seton is a perfect example of how parking has been mismanaged. It is a beautiful neighbourhood with well balanced housing densities, but the roads completely lined with cars absolutely destroy the sense and feel of the neighbourhood. All you notice is the rows of cars on every street - you lose sense of the trees, the buildings, the parks, the atmosphere. The roads become dangerous to drive, since you cant see oncoming traffic at intersections, and I'm sure its a sense of frustration for the residents trying to a spot. The city approved these developments without mandating the builders provide sufficient parking, and it destroyed the neighbourhood's character. It means the taxpayers subsidized the builders parking lots in the worst way possible. If this effect can take hold of a new neighbourhood still being developed, it will certainly end up happening to every neighbourhood that doesn't require specific and adequate parking be made available. If the city is going to allow rezoning (which again, I am in favour of), I want to see the city hold the developers accountable for providing adequate parking that does not encumber our streets. When I drive through our neighbourhoods I want a sense of the nature and personalty of the community, and not to feel like I am driving through a nonstop parking lot.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Sandi

Last name [required] Allison

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing.

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

In favour

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

Carriage houses, suites in basements, more low income apartments in zones not previously allowed. Also conversion of office buildings to apartments which I believe the city is doing but not enough. Mayor Nenshi wanted this to happen years ago but it never did and now the City of Calgary is scrambling for affordable housing. Something has to be done for the the homeless and disadvantage in this city Make Calgary the fore runner on this! What has happened to our country???



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

First name [required] Michelle

Last name [required] Affleck

How do you wish to attend?

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

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

Date of meeting [required] Jan 28, 2024

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



[required] - max 75 characters

The densification of all communities to provide required housing for all Ca

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

In opposition

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

Umm, in all communities? Our golf course was already developed into tons of houses, apartments and condos. Does this mean you'll make the ball diamonds, school yards and what's left of the small recreational space into houses too? I'm all for ensuring everyone has a home but not for jamming so much in that no one can really live or has to live with being on top of each other. Parking is already an issue on our original (our street is not part of the new development but part of the original neighbourhood) because out of the 5 houses on our side of the street 3 are rental properties where the original owners sold and now there are 2 families in each house (all with garages except ours). This means that there are additional cars and no parking spots. Some parking in the alley, some using up their driveways (garage used for belongings or another living space) then parking on city streets; sometimes for days (we are close to the airport just west along 96 ave ne). Stores, registries and roads in our area are the busiest they've been in 20 years. Our community school has larger class sizes too. 31 students is too large but part of a bigger problem. Please do not densify every neighbourhood to the point where you lose the quality of the space for the residents. The golf course brought me peace and assisted with my mental health much more than the 4" apart fire hazard too close together houses do. The golf course was never designated to given proper zoning by the developer/city to be a golf course forever. I worry for other neighbourhoods with natural green spaces and ones with large recreational spaces. We need these spaces to live in a healthy way and if they are all developed into housing this is not a place I would want to call home.



Public Submission

CC 968 (R2023-10)

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First name [required] Carol

Last name [required] Bloor

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Community Development Committee

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

In opposition

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

I am completely against blanket rezoning to allow construction of multi-family dwellings anywhere, everywhere. There are many locations already developed, no longer green space or single family home neighborhoods, places with asphalt or older low rise commercial buildings, which are ideal for REDEVELOPMENT. It is not necessary nor desirable to disturb the tranquility of neighborhoods of single family homes.



Public Submission

CC 968 (R2023-10)

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First name [required] Jean

Last name [required] Pederson

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

Date of meeting [required] Jan 28, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Please don't change the entire city zoning! We do t want suits in all neigh

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

In opposition

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

Please don't force different zoning on all neighborhoods. We purchase with life savings the community we live in. Didn't choose high density everywhere.



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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

That is not a feasible solution, actually the worst one. The result can be achieved only when the houses are sold and rebuilt. How long that will take? Can rezoning solve a house crisis in a short time? Better solutions are to provide more lands for new houses, lower the cost to build them (the city should reduce or remove its fees for building new houses), get more builders from outside and provide financial help for builders as well as house buyers. Any solution is better than rezoning.



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Last name [required] Okeke

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Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

In favour

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

I wish to state my support for the citywide rezoning program. Calgary continued growth and prosperity is dependent on the provision of housing for its working population, that is within close proximity to their jobs and this program in part will help achieve this. Owning a house in this city should not be the exclusive reserve of those who bought years ago when prices were affordable and are now retired, depending on the high rents being charged for their day to day expenses, while depriving those of us who are now paying the high taxes required for their upkeep, a decent home to return to after a hard day's job. It will be a great joy to see the city act right in this matter and not pander to those resisting the policy due to their selfish desires and high rental income. Approve the rezoning plan.



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Last name [required] Bast

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

In opposition

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

I am against the broadbrush approach of citywide rezoning. I live in Westgate and am already seeing TONS of properties in my community and surrounding area being bought up, rezoned, bulldozed and multi-family housing being built. Homeowners R1 property values will drop amidst all the multi-family construction around them. In a city where council is imposing unjust and astronomical property tax increases regardless of circumstance, I do not need my property value dropping.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Scott

Last name [required] Reid

How do you wish to attend?

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

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

Date of meeting [required] Jan 29, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide zoning

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

In favour

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

I support city-wide zoning.



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First name [required] Donna

Last name [required] Moslow

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Changes to city-wide residential zoning

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

In opposition

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

These proposed changes to residential zoning are horrible and reprehensible. A significant loss of property value and quality of life are a likely probability for those many families that will be negatively impacted by this Marxist-Leninist strategy.



Public Submission

CC 968 (R2023-10)

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First name [required] Terrence

Last name [required] Weedon

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

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am opposed to the concept of dropping the requirement for rezoning for the development and/or redevelopment of properties in Calgary. I do not believe removing this requirement in any way improves choice, increases housing supply, or improves affordability, other than reducing a developer's regulatory requirement costs, which may or may not be passed on to purchasers. I don't believe utilizing a one (or two) sized development designation is appropriate for every community in the city, nor does it reflect the unique characteristics of them. Rezoning was established for a purpose and I believe this type of review is still of value. While I support the need for increased, diverse and affordable housing I don't believe simply removing a single, though admittedly onerous, regulatory review process provides all the benefits being claimed for it.



Public Submission

CC 968 (R2023-10)

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First name [required] Joyce

Last name [required] van Dijk

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

No rezoning in my community. We have already been impacted by this.

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

In opposition

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

There should be no rezoning in my community, Wildwood. This has already impacted us. Our neighbourhood has seen low-income apartments on a busy corner with no playground for kids and they are in the alleys and on roads. We have already talked to many people and tried to talk to the kids. Someone will get hurt. My husband raised these concerns before this building was built. There is too much traffic and parking in an alley, and people speed. We have also seen negative impacts with people renting out rooms with too many people in one place and parking issues. The same with backyard houses. There needs to be better planning for housing that does not impact residents who have lived in a peaceful neighbourhood for over 50 years.



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First name [required] Adam

Last name [required] Develter

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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

Calgary Rezoning

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

In opposition

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

Hi,
I disagree that allowing and promoting the elimination of single family housing will significantly address affordability. It will negatively impact traffic, parking, and the feel of R-1 communities.

I spent my money on a home that I wanted within one of these R-1 communities. I don't agree that removing the R-1 designation will reduce housing costs. We need more supply, that supply can come from new construction.

Build more new communities along the ring road if additional housing types are needed.

I wonder how the mayor and council would appreciate a four-plex being built on either side of their single family homes?



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Nick

Last name [required] Talbot

How do you wish to attend?

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

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

Date of meeting [required] Jan 29, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

This is simply a cash grab by the City in order to prompt densification for tax purposes and in no way creates affordable housing. At least be honest about your goals.

I have yet to see an infill or mcmansion, sell for less than 3/4 of a million dollars. Please quit trying to sell us on a program that will see our neighborhoods denuded of greenery, filled with people who will not speak to their neighbors, traffic and parking issues, unwalkable sidewalks and high taxes all hidden behind a sentiment of affordable housing. No developer in their right mind is going to build dwellings that they can only sell for \$300 - \$400 dollars when they can build something worth close to, or over, a million. This counsel is doing this strictly for taxation and nothing more than profit.

If you truly wanted to create affordable housing you would require developers and builders to create housing that are priced well under \$500K but we all know that will not happen as those folks do not pay as much taxes.

This mayor and council will be the single most destructive force that has ever sat in your respective offices and the majority of you all seem to just vote however either makes the city the most money or however the rich folks of this city want you to.

Very few of you seem to actually listen to the constituents, to whom you are beholden, and just sway with developers and rich folks in order to either block citizens from accessing public streets (Crescent Road) or crush our established neighborhoods and make them devoid of regular people with regular lives in modest homes.

It seemed very clear in last years attempt to pass this rezoning, that very few of your citizens were interested in this and yet here we are again.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] nathalie

Last name [required] lagace

How do you wish to attend?

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

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

Date of meeting [required] Apr 24, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning to increase multi family

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

In opposition

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

100% OPPOSE. People purchase in R1 neighborhoods for a reason. In neighborhoods with multifamily homes have parking issues, and increased traffic. There also many builders who build absolute garbage. Adding a multi-storey, multi family build to an established R1 neighborhood will lower existing property values. We have worked hard to get to where we are today, paid excessive property taxes to do it, and now we risk losing some of our investment. Who is going to pay me for my losses? Are we suppose to just eat it and be quiet? It doesnt make sense to mix multi family with established homes.
although we understand that there is a need for more housing, do so in new neighborhoods where new buyers have full disclosure and are fully aware of what can or cannot be built in the area. Its a nice thought to say that everyone should be able to live anywhere but that is simply not he reality of the world we live in. This is not Timbits hockey- we cant all get a trophy. Not everyone will succeed in life, not everyone can make the same salary, not everyone can have the same lifestyle, and not everyone will live in an R1 neighborhood.
R1 Neighborhoods need to be OFF limits. R2 and existing mixed use neighborhoods make more sense because those neighborhoods already know multifamily homes are a possibility and the cost of the housing already reflect this.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Charles

Last name [required] Williams

How do you wish to attend?

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

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

Date of meeting [required] Jan 29, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

Neither

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

I think the city should go ahead with the rezoning 100% the city, then homes like mine we can build onto and get some affordable housing happening



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I have read and understand the above statement.

First name [required] Melanie

Last name [required] Domski

How do you wish to attend?

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

Date of meeting [required] Jan 29, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re-zoning in Calgary

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

In favour

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

Please see attached PDF regarding comments and suggestions for addressing the City of Calgary Housing Crisis.

January 29, 2024

Good morning Council,

I am writing to you in regards to the proposed re-zoning of properties in Calgary to address the housing crisis that we are currently experiencing in our city.

I think the plan to re-zone properties to allow for multi-family units on previous single family properties is a brilliant plan. However, my question is, how are we mobilizing the professionals and tradespeople to start building-up these properties?

What we need is the government to offer 0% interest loans to skilled designers and contractors so that they have the financial ability to carry-out the city's plan. Mobilize the professionals in the home building industry and then the plan can thus be carried out.

There are so many skilled people in our city that do not have the financial means to purchase properties to convert them to multi-unit, multi-family homes. The city needs to recognize the way in which we can create an abundance of new homes for families to live after the re-zoning stage has been approved.

A re-zoned property doesn't mean anything if there is no financial means to build-up these properties to create multi-family units.

Mobilize the professionals in the industry and then we have a truly brilliant solution to our housing crisis in Calgary.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Colin

Last name [required] Kelly

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

In favour

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

Hello Mayor, Members of Council, and fellow residents.

I will keep this brief, but please note my support the citywide zoning initiative. For the sake of more efficient infrastructure and use of land, which ultimately allows for tax dollars to go further, and for the impact that this will have on affordability of housing, I feel very strongly that this motion should be approved. When there is a crisis as we are experiencing with the cost of housing for current and future residents, it would be irresponsible to take smaller and less impactful measures.

Thanks,

Colin



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Curtis

Last name [required] Edmunds

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

In opposition

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

Do NOT broadly rezone Calgary for higher density, zoning rules exist for a reason. Some of us paid a lot of extra money for homes in low density areas with well distributed green space and quiet streets. You'll change these beautiful neighborhoods into noisy, congested places and destroy the investment that a lot of Calgarians have made. There are better ways to improve housing availability than turning out beautiful city into a crowded parking lot.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Evelyn

Last name [required] Bowie

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

City rezoning

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

In favour

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

Higher density housing is required both in land that is unused and near Ctrain stations. I am also in favour of secondary suites. Calgary is growing at a rapid pace. More housing is desperately needed for young families and senior citizens in particular. This is the only way that housing can be affordable. Many people will never be able to afford to buy given the high price of homes.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Trace

Last name [required] P

How do you wish to attend?

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

Date of meeting [required] Jan 29, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning existing communities in Calgary

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

In opposition

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

As Calgary is not Toronto, the city still can expand so much and is not restricted by any Green Belt, I don't agree with rezoning of existing communities due to limit of current infrastructure and strong sense of community in the neighbourhood. The City of Calgary can expand and allow any type of zoning in new communities but not in existing communities.

Please do not try to solve a problem of sudden & short-term surge in population to destroy the city in the long term. Calgary's economy is heavily relied on oil and gas industry and because oil price is good, economy is good. People are drawn in the city because of jobs and affordability. However, we all know that due to global warming concerns, oil and gas sector would dwindle in the future. Once you allow rezoning of current communities, lane houses and high rise condos will be built and the City of Calgary can't reverse this mistake in the future. In some countries where residential accommodations have been developed in a mix so fast, the cities and communities look horrible, and people can't locate their houses they lived some years ago due to fast buildings and developments. I do not agree of rezoning existing communities in Calgary!

If the City wants to do it, please do it in the most democratic way of asking citizens of a referendum yes or no answer of rezoning their existing communities.

Thank you!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kevin

Last name [required] Wood

How do you wish to attend?

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

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

Date of meeting [required] Feb 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

I am against rezoning, please vote no.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Colleen

Last name [required] Allin

How do you wish to attend?

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

Date of meeting [required] Jan 29, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing Strategy Rezoning

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

In opposition

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

Generic rezoning should not happen. Every neighbourhood should have say in why or why not the district or community should not have rezoning. What does the city provide to the community and what it "does not" should be front and centre for discussion. "Access to a community road" and services are also a very important. Lack of city transit within 1/2-1 kilometre for new residents without transportation is unfair. Crime rates in areas and how communities chose to or not to assist the lack of city resources to mitigate this should also be considered.



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I have read and understand the above statement.

First name [required] Diana

Last name [required] Pinel-Gisby

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

zoning changes for row houses and townhouses

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

In opposition

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

Our community is already being decimated by city council making laneway changes without any community engagement. We are continuously being inundated by developers wanting to build whatever they want, wherever they want. This is a great neighborhood that already struggles with traffic and people congestion. An open zoning policy is the last thing we need! City council is purposely proposing this so that current residents have even less of a voice for development in our community .I do not support this - period.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Catherine

Last name [required] Francis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In favour

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



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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.

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Taylor

Last name [required] Plewes

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City Rezoning

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

In opposition

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

Hello,

We have lived in Elbow Park for more than 10 years. Our kids have been born and raised here. This community is special because of its proximity to downtown, single family homes, history and uniqueness. Rezoning Elbow Park for multi family developments will change the make up of the neighbourhood, losing its charm and offering. When people move to Calgary from other cities, or move within the city, there are many options to choose from if families are looking for homogeneity and density, but not many neighbourhoods like Elbow Park. Our inner city communities are special and rare and Calgary should continue to work on keeping them that way.



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I have read and understand the above statement.

First name [required] Melanie

Last name [required] Domski

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The approval of the new rezoning policy in Calgary

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

In favour

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

Please see attached pdf regarding my suggestion to assist contractors/trades financially to facilitate the building of multi-unit homes in Calgary.

January 29, 2024

Good morning Council,

I am writing to you in regards to the proposed re-zoning of properties in Calgary to address the housing crisis that we are currently experiencing in our city.

I think the plan to re-zone properties to allow for multi-family units on previous single family properties is a brilliant plan. However, my question is, how are we mobilizing the professionals and tradespeople to start building-up these properties?

What we need is the government to offer 0% interest loans to skilled designers and contractors so that they have the financial ability to carry-out the city's plan. Mobilize the professionals in the home building industry and then the plan can thus be carried out.

There are so many skilled people in our city that do not have the financial means to purchase properties to convert them to multi-unit, multi-family homes. The city needs to recognize the way in which we can create an abundance of new homes for families to live after the re-zoning stage has been approved.

A re-zoned property doesn't mean anything if there is no financial means to build-up these properties to create multi-family units.

Mobilize the professionals in the industry and then we have a truly brilliant solution to our housing crisis in Calgary.



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I have read and understand the above statement.

First name [required] Laura

Last name [required] Brunette

How do you wish to attend?

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

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

Date of meeting [required] Dec 21, 2023

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Home is Here Housing Strategy

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

In opposition

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

The rezoning of established, single family home communities will have a severe impact for existing residents. The infrastructure of these communities is not built to withstand such an increase in population and will negatively impact people, wildlife, and natural areas that already exist. Existing city transit routes and public roadways will not be able to function effectively with the strain that a population increase will cause. The draw to these communities is that there are ample green spaces, backyards for families to grow into, and a strong shared sense of community between residents. Rezoning to allow for row housing and duplexes will negatively impact the areas by encouraging developers or flippers to remove natural elements to increase building space. The value of the homes, real or perceived, is that they are single family homes, surrounded by single family homes. Rezoning will only have negative impacts on the communities and their residents.



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I have read and understand the above statement.

First name [required] Edward

Last name [required] Baines

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am not in favour of more dense housing unless there is ample parking. There is not enough street parking in the newer more dense neighbourhoods. Many houses have 3 generations living in a unit. Calgary is not a transit friendly city, so vehicles are required for transportation.

If there is going to be more dense housing, ample underground parking should be required. In my opinion, that is atleast 2 spaces per unit.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Fred
Last name [required] Tremblay

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I do not wish to have our property rezoned from R-C1 to R-CG. I can accept duplexes, side by sides and secondary suites, however, it is too wide a change to allow row-housing that will certainly lead to depressed housing market value.



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I have read and understand the above statement.

First name [required] Michelle

Last name [required] Jones

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In favour

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

I am in support of the proposed housing strategy.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Michelle

Last name [required] Wise

How do you wish to attend?

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

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

Date of meeting [required] Feb 23, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Residential zoning for Communitiew

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

In opposition

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

We paid a high price for our home in Calgary in a lake community and would HATE to see duplexes and multi family homes being put in for the few who can't afford housing. This will increase traffic, limit parking, increase numbers to our PRIVATE lake and much more. We are absolutely against this. Not every community needs low income homes for low income people.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Megan

Last name [required] Payne

How do you wish to attend?

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

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

Date of meeting [required] Jan 30, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning - concerns on rezoning high density & land swap in Ramsay viewpoint

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

In opposition

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

We are losing our history and community feel with higher density projects (ex. Blues can going to condo high rise, high rise proposal by the Centex, high rise going in on the old penguin car wash site, proposed high rise on car sales and lawn bowling site, etc!) and don't have enough roads in/out of community to support higher density in Inglewood and Ramsay and the few we have are reduced with bike lanes, speed bumps, careless weekends in summer, blocked into Ramsay by the railway road closure, high speed bus lane, etc, it's an absolute nightmare. Also HIGHLY OPPOSE the 16' swap to the private residence to build on the Ramsay viewpoint lookout for unstable land below them down to the river. This is unethical, and takes away from community free space and a key infrastructure for the entire community with the viewpoint with the wooden platform, fence, and benches overlooking the stampede grounds and downtown for a person residence and higher density.



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I have read and understand the above statement.

First name [required] David

Last name [required] Williams

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

I strongly oppose the rezoning of our street, Oakside Circle S.W. We saved long and hard for many years until we finally had the opportunity to move into this area in 2018, anticipating a quiet, peaceful retirement in this jewel of a community. I find it reprehensible that the current council is proposing a blanket rezoning of ours and other mature neighbourhoods which will result in diminished property values, while simultaneously gouging us home owners with exorbitant property tax increases every year. Other municipalities in Canada strive to preserve older well maintained communities for posterity. There is an abundance of alternative options to address the current housing crisis, including selling off numerous parcels of city owned land close to transit corridors. Please be aware the citizens of Calgary will remember your reckless disregard for our quality of life during the next election, which can't come soon enough.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Tracey
Last name [required] Giugovaz

How do you wish to attend?

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

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

Date of meeting [required] Jan 30, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

In opposition of rezoning

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

In opposition

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

We purchased our home in 1993. We worked hard to afford this home in this neighborhood. We continued to work hard and pay off the mortgage. Rezoning will change the value of our home which will support us in our retirement when we sell. Having someone build a duplex or multi-family housing beside us could negatively impact our home's value. The additional traffic is also a problem. When the community was developed the infrastructure was for the homes currently here, not for a lot of additional houses.



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I have read and understand the above statement.

First name [required] Kathy

Last name [required] Janzen

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Blanket rezoning does not provide affordable housing. Bungalows are torn down and infills are built costing double what the bungalow would have cost. You keep saying you want to provide housing options but you are taking away the option of everyone who chose to live in a neighborhood with single family homes with larger lots to allow privacy in our backyards for ourselves and our children. We have built great communities where we look after our neighbors. We do not agree with you of taking away our rights as property owner. If some would like the options you are outlining, there are neighborhoods where it is allowed. Quit taking away our choice!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Daylan

Last name [required] Boyce

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

Keep Calgary low density residential.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Tyler

Last name [required] Curtis

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

In opposition

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

The reasoning is going to far. I understand we need density but it's taking away from our neighborhood's and character of the city. Some places in my neighborhood of Capitol Hill are seeing 20 units on what used to be 2 houses. I understand making this denser, but to have 5 primary and 5 secondary units per previous lot is outrageous. The area won't sustain it and the parking, feel, and character of the neighborhood has been taken advantage of. This is a disgrace we are just adding houses in back alleys and making our city into something it shouldn't be. We should utilize land better on corners, main intersections and zones to fit houses better is necessary to make change. We can't just jam 20 units into 2 previous lots and expect our density problems to alleviate. This is just going to make things worse and is not the answer.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Margaret-Anne

Last name [required] Lee

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The city of Calgary's housing strategy - reasoning

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

In opposition

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

I bought a stand alone bungalow in Lake Bonavista in 2022 and do not want to see the value erode with million dollar duplexes go up everywhere. This is what I have seen happen in Marda Loop. The zoning has not increased affordable housing - it has increased density with expensive duplexes and infills.



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I have read and understand the above statement.

First name [required] John

Last name [required] Broderick

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am strongly against the Rezoning for Housing policy. I do not want my neighborhood to change from the current zoning / density. I, like all homeowners, have made significant investments in my home and one of the leading factors was the context and density in my neighborhood. To have that taken away would be unfair for all existing home owners. I am in favour of more density for new construction, but not through rezoning of existing communities.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Marlene

Last name [required] Wong

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Housing Strategy

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

In opposition

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

I do not support the housing strategy because I do not understand how it will support the need for affordable housing. Luxury homes are currently being built in my area. With this proposal, I think developers will be not inclined to build more luxury homes using a smaller footprint. This approach seems to favour developers instead of the community . I am concerned that communities will not be given an opportunity to be involved with the design of these multi dwelling homes. How will the community be engaged regarding traffic and pedestrian concerns? How can we ensure that our needs are heard and taken into consideration if a third party is not invoked to facilitate these conversations?



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Zahida

Last name [required] Perveen

How do you wish to attend?

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

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

Date of meeting [required] Jan 29, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning for Housing

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

In opposition

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

The proposed citywide rezoning lacks crucial traffic considerations, risking increased congestion, safety hazards, and crime rates. Rushing housing expansion without infrastructure development may degrade residential areas into 3rd world-like slums. Before rezoning, prioritize infrastructure enhancement and engage communities for input. Ensure traffic management aligns with housing growth for a sustainable, peaceful environment. Addressing these concerns is vital for Calgary's future livability and prosperity.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Wayne

Last name [required] Wetmore

How do you wish to attend?

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

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

Date of meeting [required] Jan 30, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Residential zoning default proposal.

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

In opposition

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

I am against the proposed residential zoning default proposal. Knee jerk reaction to housing issues without proper process only feeds disconnect. Existing neighborhoods and individual homeowners will live in fear off having their lifestyle upended because the government brought in too many newcomers too fast.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Shaun

Last name [required] Phelps

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of Haysboro community to RC-G

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

In opposition

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

I am adamantly opposed to rezoning from R1. The value of our neighbourhood is based on ample parking being available and low density. We bought into this community with that condition. It is quiet and well established with 3 schools in the vicinity. Consider this my formal objection to the proposal. Thank you



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I have read and understand the above statement.

First name [required] Kyle
Last name [required] Shepherd

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

The change to zoning laws should be part of a city wide plebiscite, purchasing a home is major decision and citizens made the decision to purchase a home under the existing by laws. I recently moved away from the inner city to avoid the excessive over development that was occurring. In most cases the housing options created in these communities are not affordable for the average Calgarian, and instead allow developers to maximize their profits, slowly making the community a nightmare to live in. The streets are so packed with cars that you have to pull over to allow vehicles travelling in the opposite direction get by, the roads are full of pot holes and bumps from constantly being dug up for development. The existing infrastructure is inadequate for the proposed developments, parking studies and suitability studies always focus on a single development in a vacuum ignoring all the in progress and recently approved developments that will further erode the living situation. I moved away from the inner city for many of these reasons as I felt it was not longer a suitable place to live for my family. I do not want to see surrounding communities suffer the same fate because of the City's short sightedness. There are other options to provide more affordable housing, but until the other underlying issues of transit and infrastructure are fixed nothing will change. It is naïve to think that in a city so close to the mountains and so sprawled out people will not own cars. I believe that the people who will benefit most from these changes are not those looking for affordable housing, but the developers who are being given a license to maximize profits with no care for how what is developed will impact the community and existign residents.



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I have read and understand the above statement.

First name [required] Susan

Last name [required] Morison

How do you wish to attend?

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

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

Date of meeting [required] Feb 8, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning. I am entirely against the planned blanket rezoning.

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

In opposition

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

I am entirely opposed to the blanket rezoning of my community that would make the primary designation for row housing. Although I believe there is a need to increase density and make housing more available, Shaganappi is an older community and row housing in this community would forever alter an established community and would not achieve the goal of increased density or affordability and I foresee for housing would be upmarket and would not be affordable for those entering the market. I believe that dedicated parcels of land should be considered for rezoning but that this should be done on a case by case basis rather than as a massive rezoning that would require residents to argue against a building permit rather than for a building to argue for a permit. Please give careful consideration to what you are planning and give some consideration to the wishes of the residents who have lived in these communities for decades.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Bryen

Last name [required] Girling

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City of Calgary Housing Strategy, Rezoning Proposal

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

In opposition

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

We vehemently oppose the rezoning proposal, condemning the shift from R-1 or R-C1 zoning to mixed-density development in existing residential areas. This change represents a breach of trust and alteration of community character, refuting the city's claim of non-devaluation. We expect the city to preserve choices and premiums paid for single-family living, restricting rezoning to new developments, and protecting established single-family subdivisions. Please see attached for additional details.

Subject: The City of Calgary Rezoning Proposal

Comments offered to City of Calgary Council for April 22nd, 2024

I trust this correspondence finds all council members well. I hereby convey my profound objection to the rezoning proposal in reference to the aforementioned matter.

While I acknowledge the imperative for additional housing units in Calgary, the prospect of abandoning the existing R-1 or R-C1 zoning in favour of a blanket mixed-density development within established residential subdivisions is unequivocally unacceptable.

The proposed zoning alteration contravenes the conditions under which homeowners initially acquired their properties. Opting for R-1 housing in subdivisions with stringent architectural and design controls was a deliberate choice, ensuring that homeowners would reside in a development characterized by a consistent architectural aesthetic, distinctively setting each subdivision apart with its own unique style. In many instances, this decision incurred additional costs for homeowners.

The current proposal seeks to essentially discard these controls, thereby fundamentally transforming the character of longstanding residential communities. This constitutes a breach of the trust and intent underpinning the initial development of these areas and the subsequent property acquisitions. The assertion by the city that these changes will not result in the devaluation of adjacent property values is demonstrably inaccurate. Consultations with multiple real estate experts confirm that the desirability, and consequently the value, diminishes in situations where mixed-density housing is introduced adjacent to single-family homes. This devaluation is particularly pronounced in estate-style homes, where both value and design parameters are intended to maintain a consistent style.

The decisions made by existing property owners, and the premiums paid to reside in a single-family community, should not be summarily disregarded in the pursuit of increased density. Any contemplated rezoning changes to incorporate mixed density should be restricted to new developments. Prospective buyers would then have the opportunity to make informed decisions within a clearly

defined set of design parameters, and property values would be established accordingly, ensuring no compromise on value or lifestyle.

It is imperative that any proposed rezoning changes be confined to new developments. Established single-family subdivisions must be safeguarded to preserve their fundamental character. Moreover, the City of Calgary bears the responsibility to existing homeowners and taxpayers to refrain from devaluing or fundamentally altering the character of their subdivisions.

Thank you for your attention to this matter.

Sincerely,

Bryen Girling



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Thomas

Last name [required] Kargacin

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

The City of Calgary is indeed in need of increased housing to meet the demand. However, I don't think a blanket rezoning strategy is the appropriate measure to be taken. Zoning should be done on a gradient to increase density as you get closer to downtown or other notable event spaces. The proposed R-CG rezoning would be a hindrance to the current affordability crisis. As one home in established neighborhoods which costs \$500k-\$750k now becomes two homes that cost \$850k-\$1mn+. Infills only help the developers not homeowners. Infills are also often built poorly and offer limited upsides to residents of the community. Additionally, blanket re-zoning will have negative property value implications. It would make people on larger lots in existing neighborhoods not be able to afford their property taxes. This especially has implications for those who are retired and live on fixed incomes who would have to sell their homes and enter into a housing market in which they cannot afford.

Calgary has a history of rapid growth to meet demand and the city's communities shine as a reflection of that historical growth. However, historical rapid growth also plagues the city as well. A good example are the four-story walk ups which served as a rapid increase of housing capacity to meet the demand of post war Calgary. Four-story walk ups are now the bane of the beltline. They are poorly designed for modern living in Calgary with outdoor parking, low security, inaccessible for those with disabilities, and lack proper transit support to make car free living possible. The reason I bring these buildings up is that they are an untapped policy opportunity for increased housing. Rather than blanket rezoning, increase the height allowances on properties such as four-story walk ups so we can further build out downtown and adjacent communities. Change parking zoning to allow for development of lots in Calgary so that one level of parking under a high rise can become paid public parking to help offset the cost of the building long term, provided desirable parking for transit or local business, similar to the way SAIT built their parkade.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jacqueline

Last name [required] Hayter

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council on The City of Calgary's Housing Strategy

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

Neither

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

There are several points to be made. Changing the housing in a neighbourhood should always be done with care. Increasing the density of a neighbourhood is no different. For me, I'm concerned with how the mass to be constructed blends in with the surrounding homes. The frontal mass of a new structure should respect the adjacent builds, good landscaping should be mandatory and an interesting architectural design. What I see grass, no trees, small setbacks for a new huge mass which rises sometimes three stories. All this is upsetting the neighborhood design.



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I have read and understand the above statement.

First name [required] Michele

Last name [required] Grierson

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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

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

Comments: I understand the need for more housing in Calgary. I moved here 45 years ago and we saved everything to put a down payment on a house in a neighborhood we love. We are still in this neighborhood after years of paying off our mortgage. How can you possibly now tell me you're going to allow developers to swoop in and change everything we've worked so hard for? Please limit new housing to new neighborhoods where everyone knows what they're buying up front. You are shattering the social contract.



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I have read and understand the above statement.

First name [required] Sean

Last name [required] Clarke

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City of Calgary housing strategy.

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

In favour

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

I am in favour of rezoning the City of Calgary. I believe our beautiful city needs this to stem our current sprawl. Sprawl just drives us further apart.



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I have read and understand the above statement.

First name [required] Edward

Last name [required] Ilnicki

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide rezoning

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

In favour

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

Hello Calgary City Council,

I'm writing to strongly urge you to vote in favour of citywide rezoning to help address housing affordability. As someone who grew up in Alberta and recently moved to Calgary, I'm extremely optimistic about our city's future, but only if we take proactive steps to build a sustainable community that is accessible to everyone.

Increasing the supply and variety of housing available in Calgary is a key pillar to ensure that our residents can live happily in their communities at every stage of their lives. From students who are looking for their first apartment, to young couples buying their first duplex in the inner city, to growing families scaling up to a larger suburban house, and to retirees downsizing to a condo in their favourite neighbourhood, densifying and changing our housing supply is critical to ensuring that everyone can live where they want to, affordably.

Decisions made about our city over the next 5-10 years will significantly impact our next 30 years. I strongly urge you to take a proactive approach and approve citywide rezoning, and I thank you for taking this issue seriously.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Corinne

Last name [required] Ross

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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

I do understand the need for additional housing but do not agree with having a blanket rezoning. There are issues with parking if you allow too many secondary suites in a specific area ie cul de sacs. I find if there is not enough street parking then some residents start parking in alleys and hinder access to garages etc. I feel there are times when parking is not considered when decisions are being made but it should be.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Alison

Last name [required] Farrell

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] 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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I wish to comment on the rezoning strategy proposed by city council that suggest the solution to the housing crisis is blanket rezoning policies.

Stop making social issue the responsibility of the individual citizen.



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I have read and understand the above statement.

First name [required] Gustavo

Last name [required] Lourenco Moises

How do you wish to attend?

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

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

Date of meeting [required] Feb 14, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Clarify how Restrictive Covenant on land title will affect rezoning

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

Neither

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

My land title has a restrictive covenant dated 02/12/1958 (7442HN). I would like to know if the rezoning will void the restrictive covenant on the land title.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] tom

Last name [required] jack

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning by-law

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

In opposition

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

Zoning underpins maintenance of the character of a neighborhood. Home owners selected the purchase of their homes based on the character of the neighborhood and access to amenities and services housed therein. To remove the security provided by stable zoning classifications seems a betrayal of trust for those with a vested interest in the community.
For established neighborhoods such as ours the ongoing push by the city for increased density has not been accompanied by increased investment in amenities, a solution to abuse of on street parking, improved pedestrian travel options within the neighborhood and so on. These are holistic concerns affecting the whole neighborhood and are unlikely to be addressed in one off zoning decisions made on a lot by lot basis.



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I have read and understand the above statement.

First name [required] Alan

Last name [required] Jones

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning

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

In opposition

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

Please add my name to the list of people who OPPOSE this proposal for the mass rezoning of single family houses to RC-G.

This will negatively affect our community by the following:

Exponential increase in parking requirements

Overloading existing capacity of sewer, electrical supply, telephone, internet cable, water lines, garbage collection (blue, green and black carts), public transit busses, community grocery and retail shopping.

The City will have to spend BILLIONS to upgrade the current infrastructure to adequately service this exponential growth in population density.

Each existing lot will have decreased/ eliminated green space for each family as the population density increases. Single dwelling v. Duplex v. Quad-plex etc.

Destroy the original character of the community that attracted families to these single family home areas.

Affordable housing can be developed anywhere in the city, not just in the existing neighbourhoods. Given the appropriate public transit connections to newer neighbourhoods the people who need affordable housing can get to anywhere they need to go. If they want to live closer to where they work and this area is more expensive, then they now have a goal to work towards.

Thank you for your time



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required]	Tyler
Last name [required]	Pubben
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In favour

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

As a member of the city business community I am extremely interested in all proposals that can help my staff find affordable housing as it makes it easier to find productive staff in the first place.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] John

Last name [required] Rowland

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

Neither

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

Calgary Housing Affordability and Zoning

Terry, I am writing to respond to an enquiry / notification about elimination of Zoning as a way to deal with Calgary's Housing crisis.

In simple terms, the city is rearranging the deck chairs on the Titanic. Or to use another trope, "when the only thing you have is a hammer, every problem looks like a nail".

There is not one cause to the housing crisis, but many. It the result of decades of short-term decisions with no view to the long-term results.

Here are some of the contributing factors of our present crisis in housing:

- Bank of Canada Policies with respect to low interest rates, resulting in inflating of prices
- Federal Government changes in rules around mortgages in the early 2000's that also inflated prices.
- Changes to the law with respect to non-resident ownership of property in Alberta.
- Concentration of ownership of real estate in to fewer and fewer hands. This ongoing consolidation works against creation of affordable housing, and since large investors have access to unlimited funds (due to the miracle of quantitative easing) people seeking to purchase their first home are competing with Hedge Funds, and Blackrock. International money laundering is also a factor.
- Changes to the mandate and operation of CMHC with respect to affordable housing financing that took place in the 1990's
- Cultural & Financial changes in society that resulted in Canadians viewing housing as an investment, not as a home. Through the first two decades of this century, many people have treated their house as an ATM. This view has negatively impacted on affordability.
- The City of Calgary has been taxing on the basis of Property Values, not on the basis of services actually used by property owners. This has incentivized City Planners to see increasing property values as a positive outcome. Some other associated issues would be:
 - Speculators deliberately seeking zoning changes to increase property value
 - Tax Burden / sharing between different levels of government in Canada. At a functional level, in Canada the level of government that delivers the most services has the least ability to tax, with the result being that cities are always being forced to beg from other levels of government to fund basic services.
 - New developments that result in increasing legacy costs being imposed on cities. Historically (1950's) the city was the body that developed land for development. Under this model the short- and long-term costs of development were both paid for by the city. With Developers now developing land, the incentives are to externalize all of the long-term costs.
- Failure to distinguish between "productive assets" and "unproductive assets". A productive asset adds value (a factory, a farm, a garden) through its lifespan, whereas an unproductive asset (most housing being built) the owner sees increase in price as the only return on investment. This incentivises speculative investment, not productive investment.
 - A related issue is that almost all affordable housing build has no economic components to them. If someone living in an apartment loses their job, they have no access to

resources that would allow them to generate income. They can't start a business, plant a garden or do anything else to replace their lost income. (possibly an online business but that is a high skill task and not accessible to most poor people)

- An additional component is bylaws that restrict activities allowed in residential areas. This makes it more difficult to start small businesses using the capital that the homeowner has. (their garage)
- Immigration Policies that are resulting in a large number of new people coming to Calgary. This is a strange dynamic, as at present in living in Calgary, there are people who are working online at full time jobs in Dubai, while other well qualified individuals are driving Uber (not utilizing their skills in the Calgary Economy). While this does create the potential for international trade, these immigrants are what has been described as "Anywhere" people who view all cities on the globe as the same, and not rooted in any community. (Calgary, London England, Dubai, Singapore are all the same to them). These people will leave as soon as a better opportunity arises and have no loyalty to Calgary.
- Excessive regulations framed as improving safety and quality adding costs to housing while delivering very minimal improvements. In actual practice, additional costs associated with these regulations result in the deferral of maintenance as the property owner cannot afford to do it. This also results in illegal suites as the costs associated with legalizing suites is too great.

These are just a few of the factors that impact the lack of affordable housing in Calgary, none of which are addressed by Zoning Changes.

A City is a "Complex System". Everything is related to everything else. It is not possible to understand what the impact of any given action will be. In "Complexity Theory" there is also the concept of "Emergence" or "Self Organizing Systems". A Self Organizing System is an *anathema* to those who like Central Planning, which is most governments. To get out of this dynamic, a change of perspective on the part of Canadians is required. All the above issues need to be addressed at the same time, which is beyond the capacity of anyone to comprehend, which means that they can only be addressed by allowing "Self Organization" to happen.

Great regulations facilitate trust between strangers. Poor regulations result in corruption and gridlock. Getting out of this requires that all the regulations that result in corruption and gridlock need to be eliminated, while keeping those that facilitate trust between strangers. Decision Making needs to be localized, and situated as close to the people being impacted by the decisions as possible. (People need to have control over their own lives). This also means that access to resources (money) needs to be decentralized and control over tax dollars / investment dollars returned to the local communities.

Bottom line, we need to decentralize so that our communities can "Self Organize" and individuals / communities can seek out the best way forward for them. As leaders you need to trust that citizens will choose to keep those regulations that make their lives better, while getting rid of those that obstruct. As a civic leader you need to trust that we as Calgarians know best what we need, and do not need the city to tell us.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Cheryl

Last name [required] Turner

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City rezoning

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

In opposition

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

I do not my house to be in a multi-unit zone. I think that the some city neighbourhoods should be preserved as single family homes. It will change the character of Calgary to have row housing everywhere you look.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Janice

Last name [required] Heck

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

city-wide rezoning (Public Hearing Meeting of Council) -- April 22/24

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

In opposition

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

Keep in mind: 1. newer areas with large, two-storey homes and nice yards won't be impacted at all. Is this fair?
2. How will we include play spaces and privacy on lots that will contain 8 units and an average of 24 people per lot?
3. How will we provide sufficient resident parking -- and access for EMS, fire, police, and street maintenance?
4. How will we achieve net zero or be able to fight climate change if there is no additional room for trees, shrubs, gardens, and attractive flower beds? Concrete use will increase, and perimeters of lots will be paved over.
5. Small, pleasant bungalows with lovely yards will be torn down to create two- and three-storey rowhouses which will block out the sun, look unattractive, cause potential fire hazards, and keep seniors from owning their own single-level homes that they have worked all their lives to enjoy and maintain.
6. Greedy developers won't care about "affordability", but will focus on "more bang for the buck" to make profits.
7. The toll on dwindling water resources will be felt if, say, instead of two toilet flushes per hour, there will suddenly be as many as 48! In an 8-plex with an average of 3 people per unit, there will be far greater water usage per existing lot space. Please do the math!
8. Where will all of the children be able to play? On the street? Will more parks and playgrounds be provided? What about noise levels? What about outdoor fire pits for 8-unit townhome complexes? The smoke pollution will be disastrous! Can each community association accommodate the burgeoning number of new residents? The quality of life for everyone will be adversely affected.



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I have read and understand the above statement.

First name [required] Daniel

Last name [required] Zilka

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket City Wide Rezoning to R-CG

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

In opposition

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

I live in Rutland Park. This proposed change will allow for 4 units and 4 secondary suites on a standard size lot (8 units, with more units on larger lots), 3 stories, 60% lot coverage (as opposed to the current 45 %), and reduced minimum parking requirements. Secondary suites are NOT included in density calculations when the City is pushing communities to meet the MDP density goals. All 3 of our communities, Rutland Park, Lincoln Park and Currie, already meet these 60 year density goals, with the exception of Currie, which will exceed the goal by 5 times the anticipated density at build out. Rutland Park low density lots are covered by Restrictive Covenants that would prohibit construction of more than 1 or 2 housing units on the lots. The City of Calgary does not relieve the owner of his/her obligations under the terms of the Restrictive Covenant. Re-designating the land to R-CG does not create affordable housing. There is NO requirement for affordable housing on any privately owned land. Removing older more affordable bungalows from the rental market may further reduce affordability. Increasing lot coverage to 60% will have a significant impact on our urban canopy—there is no private tree bylaw to protect mature trees on private land. Minimal on-site parking puts pressure on existing residents. Not all new residents will take public transit, so traffic will also increase. Secondary suites can double the number of units, but are not calculated into density figures. The density is being focused on established communities, but no new amenities are being provided there. In addition, families are less likely to live in the smaller units, and local schools are at risk of closure and redevelopment.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Benedikt

Last name [required] Bouche

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket City Wide Rezoning to R-CG

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

In opposition

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

We are residents of Rutland Park. The proposed rezoning change will allow for 4 units and 4 secondary suites on a standard size lot (8 units, with more units on larger lots), 3 storeys, 60% lot coverage (as opposed to the current 45 %), and reduced minimum parking requirements. Secondary suites are NOT included in density calculations when the City is pushing communities to meet the MDP density goals. Rutland Park already meets these 60 year density goals, with the exception of Currie, which will exceed the goal by 5 times the anticipated density at build out. The low density lots in Rutland Park are covered by Restrictive Covenants that would prohibit construction of more than 1 or 2 housing units on the lots. Re-designating the land to R-CG does not create affordable housing. There is no requirement for affordable housing on any privately owned land. Removing older more affordable bungalows from the rental market may further reduce affordability. Increasing lot coverage to 60% will have a significant impact on our urban canopy—there is no private tree bylaw to protect mature trees on private land. Minimal on-site parking puts pressure on existing residents. Not all new residents will take public transit, so traffic will also increase. Secondary suites can double the number of units, but are not calculated into density figures. The density is being focused on established communities, but no new amenities are being provided there. In addition, families are less likely to live in the smaller units, and local schools are at risk of closure and redevelopment.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Harrison

Last name [required] Cheng

How do you wish to attend?

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

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

Date of meeting [required] Jan 31, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Support the new rezoning proposal

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

In favour

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

As an owner of multiple rental properties in the city, I see the struggles of tenants looking for housing. This proposal will increase density and alleviate the housing crisis.



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I have read and understand the above statement.

First name [required] Kellie

Last name [required] Carlson

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning Initiative

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

In opposition

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

I am opposed to this initiative. As a home owner, I believe it is reckless to rezone neighborhoods with a broad brush. Adding density to certain areas, i.e. inner city, makes sense. To allow condominiums, 4-plexes, etc. into established, rooted neighborhoods is a mistake. These neighborhoods would be devalued and much less desirable. An example of the ultimate deterioration of a neighborhood is Marda Loop. Parking has become such an issue that it is a challenge to drive down any residential streets. It is no longer a neighborhood of choice. City Council needs to listen to the people of Calgary - we don't want this!!!



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] **Bharat**

Last name [required] **Dixit**

How do you wish to attend?

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

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

Date of meeting [required] **Feb 16, 2024**

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re-zoning

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

In opposition

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

See attached objection comments.

I am writing to express my strong opposition to the proposed re-zoning, in my case, from R-C1 (residential designation for single detached homes) to R-CG (residential designation rowhouses, side-by-side and duplex homes that may include a secondary suite, and also allows for single detached).

We had bought our property as a single detached home as the only zoning so that we may enjoy privacy, small neighbourhood, and the view of the mountains. The proposed rezoning would change all this for the worse and result in the opposite to why we had initially purchased the property – loss of privacy, high density occupation, and loss of our view.

We oppose the proposed re-zoning because of the following reasons:

- Loss of privacy – lots more homes and neighbours;
- Much higher housing density – up to four homes where there is currently one;
- Loss of view – obstruction to the spectacular view we currently have, and for which we had paid a premium;
- Inadequate infrastructure – roads, parking, water, sewage, and electricity infrastructure is for single family homes. This would be inadequate when each house is replaced by four, or more, houses;
- Overwhelm local schools – building of rowhouses, duplexes or fourplex, side-by-side house etc. would result in influx of additional people that would overwhelm community schools, local shopping, community associations;
- Change the character of the community and neighbourhood and make them less esthetically pleasing;
- Why are estate areas exempt from this proposed change? If they are exempt, other parts of the community should be as well. Same rules should apply to all.
- Rushed decision-making – aggressive haste by current city council to bring in change that has not been fully thought through, shared with the affected communities, and prevented or mitigated adverse effect;
- Lack of trust – absence of robustness of the proposed re-zoning, lack of trust and credibility in the current council, and no thought of unintended consequence that might occur;
- Irreversible change – inability of current residents to oppose, modify, or mitigate what would happen in their surrounding places. Once re-zoning has occurred to a fourplex or rowhouses, no going back to single family housing;
- Absence of lessons-learned – no assessment of other cities where such re-zoning experiments have been put-in-place. No input or revisions from the experiences there; and
- Loss of value – we paid a premium for our home in this neighbourhood. Property values would decrease and we would be the losers while the current city council would be long gone.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Sloane

Last name [required] Sudner

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Council meeting - Public hearing - Rezoning for Housing

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

In opposition

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

Completely opposed to re-zoning for housing in Calgary. I purchased a home in a low density neighborhood specifically for the increase in quality of life due to low crime, low noise, low traffic and increased privacy. The poor immigration plans should not be Calgary's responsibility. My home and my neighborhood should never be re-zoned. As a freehold owner I will do everything in my power to legally challenge as a freehold title ensures specific rights. As it is there is not enough parking in low density neighborhoods.



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.

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Victor

Last name [required] Duncan

How do you wish to attend?

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

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

Date of meeting [required] Apr 24, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing on rezoning in Calgary

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

In opposition

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

One of the worst ideas I have ever heard brought forward in this city. The majority of the new properties being allowed would not fit in with any of the surrounding houses, parking is going to be an issue on anything being built and the traffic will dramatically increase. The peace and quiet that we have come to enjoy will be gone and many properties will be towered over by structures that dwarf the single family homes currently occupying these lands. The continual lack of respect and consideration for the existing taxpayers by the city thinking it knows what is best for us is beyond me and I cannot wait to get a new mayor and council that listens and respects what we the taxpayers want.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Nabil

Last name [required] Al Adani

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

Neither

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

Hey there! It is awesome to think creatively and avoid limiting yourself. Making residency more compact might crank up stress and lead to not-so-great communities. While multi-dwelling is a smart move for the housing issue, how about focusing on upcoming areas for development? That way, we can transform them into buildings and encourage businesses to spread out across the city, rather than all bunching up downtown. This way, our city will be a vibrant mix of all kinds of flavors, keeping things dynamic and offering Calgarians even more choices.

Just a friendly suggestion! Please do not ignore it.
Nabil Al Adani (adani100@ymail.com)



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Alison
Last name [required] McQueen

How do you wish to attend?

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

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

Date of meeting [required] Feb 14, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

calgary housing strategy - cant find agenda!

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

In opposition

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

WHY do we need to provide more housing? Who's moving here without a place to live first? We don't have the infrastructure in neighborhoods to accommodate more traffic and additional parking in established areas with schools (already bottlenecked and permitted and schools / daycares full). Building tall structures on the streets cuts sunlight and view to those behind - lose a lot more trees / nature (thats why most people live here!). Crushing more people into an already crowded area is no solution to housing. Stop building and fill what we have! With so many professional industries going remote / hybrid why do we need to attract more bodies here? How are you addressing the increase in need for transit, road repair, parking, schools, daycares. Densification is NOT the answer. You are going to create more disparity, unemployment and homelessness - do you not see that? We need to get the people who are already living here ALL working and living in a home - or get them somewhere where they have a chance to contribute and thrive.



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I have read and understand the above statement.

First name [required] Tim

Last name [required] Dietzler

How do you wish to attend?

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

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

Date of meeting [required] Feb 19, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning for housing

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

In opposition

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

Yes, I am opposed to the rezoning as proposed. Already we see that our neighbourhoods are being transformed into high density, with congestion of traffic, lack of parking, removal of trees, greenspaces lost, increased crime and taxes increased. Instead, create hubs of dense housing in locations that can be built to handle high density. Example: take a new, undeveloped quarter section recently added by a previous annexation and build it to accommodate large numbers of people. Extend infrastructure that matches the need (water, sewer, transportation). Densify there... Older neighbourhoods do not have infrastructure to support this densification. Don't ruin the character of our existing neighbourhoods.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Brittany

Last name [required] Engen

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing of meeting

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

In opposition

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

I'm not sure if you guys missed out on grade 3 science class when we learned about planting trees, and having gardens to help improve the environment (which would then help the climate "emergency"). Selling houses to developers to make millions of dollars for these properties to have 0 yard is a horrible idea. Not only does it take away from the beautiful neighbourhoods with an abundance of nature, it doesn't improve the quality of life for everyone around these four plexes. We need yards, we need parking for our cars, we need places to thrive. City council is acting like we live in a city like San Francisco where we can walk or bike everywhere. We need cars. We need places to park. We need yards and places to raise our kids. These four plexes are driving up house prices for a single detached home where families need to live. We need backyards for our kids to play. Not only do we need the space, it's taking the charm away from the older communities and replacing it with cookie cutter four plexes so now a single bungalow is blocked completely by developers making millions. Also with raising grocery prices, having gardens to grow fruit and veggies is what some people need to have to afford fresh food. Where are these yards in four plexes?



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I have read and understand the above statement.

First name [required] Veronica

Last name [required] Williams

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing meeting of council re:rezoning for housing

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

In opposition

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



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Harriet

Last name [required] Boston

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In favour

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

I recently purchased my first home in Rosedale with RC1 zoning. My plot of land is actually 2 plots that were merged together years ago yet only has RC1 zoning. Since moving in, I have found the community of Rosedale to be resistant to any change, but without good reason why. We are experiencing a severe housing crisis in Calgary but without a blanket rezoning, it will be hard if not impossible for homeowners like me with big plots of land to make any changes should we wish to. If we did community-level decision making and left it to Rosedale residents, I would not be able to obtain another zoning level, again for no specific reason other than they don't want change. I therefore fully support this decision as it is logical to ensure that the zoning restrictions are not the obstacle in building new houses. We still have an extensive building approval process, which is of course vital and thorough, so the zoning should no longer be a hindrance when proposing new or additional dwellings.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Julio

Last name [required] Savoia

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The City of Calgary's Housing Strategy

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

In opposition

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

As an inner-city resident in High Land Park, I have serious concerns regarding the City of Calgary's new housing strategy regarding the blanket approach of RC-G zoning. The theory behind this new approach is that it will somehow alleviate the current housing crisis because developers will be able to work around existing zoning within communities to build rowhouse and townhouse style developments on lots that are currently occupied by a single detached home. This new strategy will essentially allow the development of an eight-suite apartment without adequate off-street parking for its residents in established areas that are currently zoned R1 and R2. The hope is that if you increase the supply of homes, regardless of location and cost, it will somehow make homes more affordable. This affordability myth is the main reason City Council and administration are pushing hard to promote a strategy that they know will not be popular with most Calgarians.

The reality is that this new housing strategy will drive up the price of homes in middle- and upper-class communities, making houses less affordable there. At the same time, this strategy will have little or no impact on lower income areas because developers and home buyers are not attracted to these areas in the first place. Developers will pay more for 1960's style bungalow on a tree lined street in Highland Park, than they would for a home in a decaying or less desirable community. With this new strategy, a developer will pay a higher price for a home in Highland Park to tear it down than someone who wants to keep it as a home. They will pay a higher price to ensure they secure the lot for development and by doing so drive up the price of other homes in the area. The developer will then have to cover their costs and charge more for their developments and in the end housing in Highland Park will have increased by 15 to 20 percent. How does this address the City's issue of affordable housing?

If the City was truly interested in addressing the housing affordability crisis, they should be encouraging developers to build affordable homes by offering them incentives. A developer would never sell their homes for less than they paid for a tear down, there would not be any profit or gain for them. Allowing developers to work around existing city zoning and building guidelines only guarantees that the housing crisis will continue to get worse and that homes will only get more expensive in established communities like



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] ardys

Last name [required] flegelA

How do you wish to attend?

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

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

Date of meeting [required] 0024-01-04

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Standing policy committee on infrastructure and planning

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

In opposition

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

The building of row-housing, multi-family dwellings or high-rise infills in the middle of communities will upset the ambience achieved through years of family living. Gardens planted for food will not thrive due to lack of sunlight, People will not thrive due to lack of sunlight, The added pressure on sewer systems will be incalculable, The added traffic and parking needs will make the streets unsafe. The unalienable right of privacy in your back yard space will be unavailable. Homes were purchased by home-owners for reasons that give them joy not.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Romina

Last name [required] Barlaro

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning in lake bonavista

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

In opposition

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



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Bruno

Last name [required] Barlaro

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of homes to multi family homes

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

In opposition

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



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.

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Tara

Last name [required] Marlatt

How do you wish to attend?

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

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

Date of meeting [required] Feb 12, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re-Zoning proposal

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

In opposition

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

This is an atrocious idea. I fear council is not focusing on solving the correct issue. They cite a "housing crisis" but a quick mls search today (Feb 3,2024) shows over 2000 residential properties for sale in city of Calgary boundaries. Focus on infrastructure first - that is the actual issue. Roads are in embarrassing condition, families in sub-urban areas have to have a lottery for school attendance to try to avoid bussing their kids 20km to school. There is no housing crisis.



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First name [required] Hannah

Last name [required] Macklin

How do you wish to attend?

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

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

Date of meeting [required] Feb 8, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed rezoning R-CG - Strongly oppose

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

In opposition

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

Subject: Comprehensive Opposition to Rezoning Proposal for Multiplex Homes

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning in our neighborhood that would allow the construction of multiplex homes.

Our community has thrived on its unique character, and the introduction of multiplex homes would alter the landscape significantly. Increased density may lead to higher traffic congestion, limited parking availability, and potential changes to the overall atmosphere of our neighborhood. The charm and tranquility we currently enjoy could be compromised.

Furthermore, the potential strain on resources such as schools and other essential services needs careful consideration. The influx of residents resulting from multiplex construction could overwhelm our existing infrastructure, particularly our schools. It is crucial to address the impact on the education system and ensure that our children continue to receive a quality education without being burdened by overcrowded classrooms.

Thank you for your time and dedication to serving our neighbourhood. I strongly oppose the rezoning of our neighbourhood and you should too. I appreciate your attention to these multifaceted concerns.

Sincerely,
H



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I have read and understand the above statement.

First name [required] Bob

Last name [required] Runnalls

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing of Council on Calgary Residential Rezoning Proposal

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

In opposition

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

As residential property owners within Calgary for 41 years we feel the proposed rezoning of most of Calgary's residential areas to R-CG will have the most negative impact on the quality of life enjoyed by those of us who have chosen our current neighborhoods to live in. Negative impacts of putting multi-unit row houses into single family neighborhoods include: (1) the environmental and aesthetic loss of residential gardens, lawns, and trees, (2) safety issues for children of significantly increased traffic volume on otherwise quiet residential streets, (3) vastly increased on-street parking problems that would be aggravated even more by weekly problems with significantly more on-street garbage / recycling bins, (4) decreased property values of individual homes when row houses get built next door. City Administration's published responses to these problems are neither credible nor effective. As examples, they state that parking problems can be alleviated in part by "bicycle parking and building better sidewalks." Really? Also a stated solution for the proliferation of garbage / recycling bins with row houses is "bin sharing". (?)

The proposed rezoning will be irreversible as developers will seize the opportunity to make huge profits by building multiple units on existing older single family lots, without absorbing the costs of providing infrastructure. As there is no assurance that developers would build anything but high spec, high cost multiple units, (as in Canmore) there would be no benefit to the city's low-cost housing problem.

In our 41 years of living in Calgary we cannot think of any other proposal that would so negatively affect our enjoyment of living in our home as this proposed re-zoning. City Admin has not provided credible rationale for such a city-wide sweeping, irreversible proposal. Likewise they have not provided credible answers for how to address the obvious logistical problems this rezoning would create. The loss of enjoyment for people living in their current homes would be palpable.



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I have read and understand the above statement.

First name [required] Ralph

Last name [required] Frese

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Generally, I'm in opposition to more recommendations than in favour of them and hence have the following concerns, observations, understandings as a current home owner of a single detached property. Increased density will reduce the quality of life enjoyed by current home owners in terms of general, ambient sound (noise), sky sight lines, no room for trees, potential various obnoxious odors, potential increased night-lighting, reduced privacy if next to a multiple story building and a feeling of being crowded. Increased density will reduce my property value (as you state). Increased density is not why I chose to live in the community where I now do. It is unbelievable and totally unacceptable that the proposal allows for four home units on a 50 foot lot each with secondary suites as well as backyard suite additions!! How many 'lots per block' would have multiple family units? All or is there a cap? Will all communities be rezoned the same way, for example Mount Royal same as Marlborough or will this plan create greater contrasts in community home densities (are we all in this together)? Will our property taxes be reduced because of multiple family structures next to a 'standard' residential structure (single family)? Since the city will continue to grow, to what extent/for how long/to what communities would this policy apply? I visualize a city that will have such significant housing density it will deter families from considering calling Calgary home. I expect greater civil and social issues with greater densities of people living closer together; how will those be addressed? And being retired and having chosen my current home in a community that is providing me with the quality of life and community amenities I want, for the first time, thoughts of leaving this city have entered my mind.

I haven't addressed issues involving utility services, parking, traffic, noise, garbage management but that's only money.

While these comments may indicate selfishness of wanting and maintaining the lifestyle I worked hard and long for, they are a reality of my thoughts and concerns. I sincerely sympathize for those new citizens who want a home in this city but I'm not willing to give up my earned lifestyle as reflected in the enjoyment and comfort of the home I'm now in and in the neighbourhood I'm now in.

Thank you for the opportunity to comment.



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I have read and understand the above statement.

First name [required] Karen
Last name [required] Abrahams

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing - Public Hearing

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

In opposition

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

Rezoning all lots previously-designated R1, as proposed, goes too far. Doing so would demonstrate blatant disregard for the lifestyle and housing choices of many existing property owners. The height, depth and width of current row houses and duplexes cannot be contextually built in established districts of predominantly single-story homes with gardens and reasonable side yard building setbacks. This unprecedented change would amount to government-initiated and sanctioned theft of privacy, quiet, sunlight, views, mature landscaping and tree canopy, parking and many other attributes enjoyed in Calgary's most-loved and desirable neighbourhoods. For shame! I feel outraged, vulnerable and betrayed. The Mayor and City Council members who will vote on this issue comprise an infinitesimal percentage of Calgary's citizens. A change of rules this significant should be considered only after the next election, including a plebiscite, and with all Mayoral and Councillor candidates divulging, in advance, their vision for Calgary's future living environment.



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I have read and understand the above statement.

First name [required] Henri
Last name [required] Walhout

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning for housing - comments from the public

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

In opposition

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

I feel it is unconscionable for Calgary City Council to make such a momentous change to the zoning bylaw without a plebiscite. The proposed bylaw changes that will allow row housing and duplexes in all R1 neighbourhoods will negatively affect the quality of life for the existing home owners in many ways. A council decision of this magnitude should be made after the next city council election with a plebiscite attached with the Mayor and Councillors clearly stating their position on this matter beforehand.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Sabine

Last name [required] Goubau

How do you wish to attend?

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

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

Date of meeting [required] Feb 8, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land use amendments 5.1 to 7.2.7

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

Neither

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

The city's engage.calgary.ca page is not uploading feedback. So here it is:

. 1) With so little protection for neighbours, the blanket rezoning could generate fights between neighbours and resentments on a large scale, and degrade the fabric of Calgary's society. As a former member of the city's SDAB, I saw how intense these conflicts can become, even over much smaller issues.

Blanket rezoning without provisions for fairness could be seen as governance-condoned theft, where a potentially large profit for some, implies by design a loss for others. This is relative of course, but the huge shift in building envelope within residential neighbourhoods, does require REAL and ENFORCEABLE protections from this kind of "theft". Some could be in the form of financial compensations or fair expropriations.

2) To my knowledge, you haven't done a test trial (you did one for recycling, an issue with a much smaller impact on the city). Where is the evidence that your proposed policy will be effective in addressing the housing needs you have identified?

Thank you for your work trying to alleviate a complex housing issue. Kind regards.



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First name [required]

Last name [required]

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

Date of meeting [required]

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary housing

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

Neither

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

I am responding to citizen input regarding Calgary housing. I would like to emphasize the importance of low income housing and the need for small property/ affordable single home dwellings. We are all aware of inflation and increasing costs that do not match the average income. Also, the population is increasingly changing to split families, elderly people, and SINGLES. For this reason, Please consider wisely using property to maximize the number of citizens that can live on the property. For example, using one or more floors of vacant buildings to be rezoned for housing (including downtown high rises, motels that are struggling financially, strip malls that are failing) . In regards to single home properties, make smaller homes on smaller properties and/or more townhomes that are affordable. Today's average single/ couple does not want a large property to maintain. There is a lot of hype about minimalistic small (mini) homes, but few can be found in Calgary. Many of the large homes in my community (Tuscany) are being rented to 3 or more people. I am one of those renters. As a retired, single divorcee, there are few (decent) affordable options. Please consider better housing options for singles and couples.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Garnette

Last name [required] Sutherland

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

Hi, I am against further rezoning for housing. I live at 3052 Varal Road Calgary adjacent to University District and the build of a new Fire Station Apartment complex. The area is all ready high density with an ever decreasing amount of green space and more and more cars. This can not be good! Why is it necessary to change the character of communities and hence our city? Should Council not focus on revitalising the downtown core.

Thanks,
Garnette sutherland



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I have read and understand the above statement.

First name [required] Doris

Last name [required] Murphy Dunlop

How do you wish to attend?

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

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

Date of meeting [required] Feb 3, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Tushaar

Last name [required] Dhadwal

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Very against this.

We have worked hard to save up and buy single family homes in RC1 streets. We paid premium money to be on these streets. This change in zoning is to fill the pockets of developers.

Schools are already overflowing. Re zoning will make it worse.

Also there are lots of multi use complexes already available for developers to buy and make bigger dwelling units on - Kensington Road as an example - why are you coming after our streets.

The Mayor is taking a very short term and possibly narrow focussed look on this.



Public Submission

CC 968 (R2023-10)

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First name [required] Pouran

Last name [required] Manzouri

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary rezoning - canyon meadows to Rc2

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

In favour

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] LeeFung

Last name [required] Ng

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In favour

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

Calgary is becoming a metropolis of some sort... I am proud to have been here since early 2011.... I might be stuck for life in this city and I have no regrets! God bless Calgary...
I am currently in Edgemont. We wish to tear down our current residence and convert it into a duplex of 4 dwelling units, so we can sort of get a second salary for retirement.... It will help alleviate the current housing crisis in Calgary as well.
I support rezoning.



Public Submission

CC 968 (R2023-10)

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First name [required] D Cameron

Last name [required] Black

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed Re-Zoning For Housing or The City of Calgary's Housing Strategy

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

In opposition

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

As a property owner and rate payer, I am firmly AGAINST the proposed wholesale re-zoning of Calgary's residential areas. Re-zoning in the manner described on your web-pages (which I have studied and considered) may be appropriate in certain specific instances in certain specific residential neighbourhoods, but it is ludicrous and fool-hardy to apply such zoning everywhere regardless of the unique character of the existing homes in the affected community. I can't see how the proposed wholesale re-zoning of Calgary's residential areas will solve the "housing crisis" when experience has shown that what actually occurs is affordable single family housing gets demolished and replaced with expensive and unaffordable duplexes, townhomes and row-houses. That's reality.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Bob

Last name [required] Runnalls

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing of Council on Calgary Residential Rezoning Proposal

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

In opposition

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

As residential property owners within Calgary for 41 years we feel the proposed rezoning of most of Calgary's residential areas to R-CG will have the most negative impact on the quality of life enjoyed by those of us who have chosen our current neighborhoods to live in. Negative impacts of putting multi-unit row houses into single family neighborhoods include: (1) the environmental and aesthetic loss of residential gardens, lawns, and trees, (2) safety issues for children of significantly increased traffic volume on otherwise quiet residential streets, (3) vastly increased on-street parking problems that would be aggravated even more by weekly problems with significantly more on-street garbage / recycling bins, (4) decreased property values of individual homes when row houses get built next door. City Administration's published responses to these problems are neither credible nor effective. As examples, they state that parking problems can be alleviated in part by "bicycle parking and building better sidewalks." Really? Also a stated solution for the proliferation of garbage / recycling bins with row houses is "bin sharing". (?)

The proposed rezoning will be irreversible as developers will seize the opportunity to make huge profits by building multiple units on existing older single family lots, without absorbing the costs of providing infrastructure. As there is no assurance that developers would build anything but high spec, high cost multiple units, (as in Canmore) there would be no benefit to the city's low-cost housing problem.

In our 41 years of living in Calgary we cannot think of any other proposal that would so negatively affect our enjoyment of living in our home as this proposed re-zoning. City Admin has not provided credible rationale for such a city-wide sweeping, irreversible proposal. Likewise they have not provided credible answers for how to address the obvious logistical problems this rezoning would create. The loss of enjoyment for people living in their current homes would be palpable.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Marie

Last name [required] Barnes

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

Neither

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

While I believe that rezoning will help with the current housing issues in Calgary. There is another emerging issue and that is that property and housing is being bought by out of city, out of province or even out of country individuals. These people are buying property for investment purposes. In doing so this does drive the demand for housing up. Therefore in addition to rezoning the city should also consider some additional deterrents to out of city investors artificially inflating the housing market.



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I have read and understand the above statement.

First name [required] Kevin
Last name [required] Johnston

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am strongly against the proposed citywide rezoning to promote higher density housing. I have lived in Calgary for 35 years. Our family's most valuable asset is our home in the city for which we have been paying off a mortgage for 20 years. This rezoning may ruin the livability of our neighborhood and compromise the value of our largest asset. If the city believes it must rezone to promote more affordable housing, it should be done with a smaller trial in one or two communities with the highest demand and chance of success first instead of this blanket rezoning. Such a large, drastic change should not be made without trying on a smaller scale first.



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I have read and understand the above statement.

First name [required] Timothy

Last name [required] Powell

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide residential rezoning proposal

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

In favour

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

I believe these changes would improve all our communities by helping families set roots in areas of the city that are otherwise unavailable due to a lack of safe rental properties. The City of Calgary has the opportunity to facilitate the building of Safe Basement suites within the properties like mine. Instead of forcing property owners to build illegal, unsafe suites and put people at risk.

Please pass the necessary changes needed to make this rezoning possible for all Calgarians and allow responsible property owners the right to build safe and affordable suites within their homes.

My home is in the Temple NE district and is zoned R-C2 with a proposed rezoning too R-CG. My understanding is this would allow for a legal secondary suite to be built in my home.

I purchased this property with an illegal basement suite already installed and rented. When I took possession of the property I evicted the renters and we found a number of fire hazards within the walls in the home. My intention was to rebuild the home to code and rent the basement suite at a reduced rate to someone in need. I have always given back over my life to my community when possible, this would be no different. We soon after found out about the illegal suites in Calgary and decided to make the repairs and improvements regardless, but refrain from renting until we could rezone the property.

With the help of an engineer, a local architect firm and the City of Calgary. I have already personally made over the last few years the upgrades and followed every building code in preparation to approach the City of Calgary for approval for the rezoning of my property. As a few examples of some upgrades, I have an independent heat source for each level, large windows for egress in an emergency, connected fire alarms, CO2 alarms on both levels, independent access to the basement via a shared main entrance, separate laundry rooms and a double car garage with a parking space for both levels. All the electrical, plumbing and structural work has been permitted and inspected by the city of Calgary.

This rezoning is the last step.



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I have read and understand the above statement.

First name [required] Janet

Last name [required] Davis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

proposed zoning changes

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

In opposition

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

Mardaloo is presently too busy (poor access, no parking) and can't accommodate any further zoning changes. Infills on 50 foot lots were enough- then came 4 plexes on corners and high rises on 33rd avenue, etc. The infrastructure of the area can't support any more development than what has already been approved.



Public Submission

CC 968 (R2023-10)

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First name [required] Jane

Last name [required] Howe

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

Date of meeting [required] Apr 22, 2024

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[required] - max 75 characters

The City of Calgary's Housing Strategy - Rezoning

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

In opposition

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

Hello, I am in opposition to the blanket rezoning of the City to R-CG. I agree that there are areas of the City where developing truly affordable housing is feasible and appropriate (along major thoroughfares, on underutilized City land, in neighbourhoods needing revitalization etc). Why rezone the entire city when, realistically, affordable housing will only be built in some areas? It is my belief that blanket rezoning will open the door for developers to develop non-affordable housing in desirable neighbourhoods. I live in an established SW neighbourhood developed in the 1960s. It is a vital neighbourhood of well maintained single family homes. If a developer were to knock down my home and put up a fourplex, you can be certain that each property would be priced over a million dollars. This kind of development would negatively impact the character and integrity of established, vital neighbourhoods. Increased traffic and noise, overshadowing, overlooking and increased pressure on existing water and sewer mains designed for single family homes are all consequences of overbuilding in established areas. I believe blanket rezoning has the potential to destroy the character of Calgary's beautiful neighbourhoods and will not improve housing affordability.



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First name [required] susan

Last name [required] morales

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

Date of meeting [required] Apr 22, 2024

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[required] - max 75 characters

densification rowhouses

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

In opposition

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

If this bill is passed I will not be voting for the present mayor and council The area I live in is already overpopulated and without the infrastructure to support the present population I



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Brooke

Last name [required] Tagg

How do you wish to attend?

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

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

Date of meeting [required] Apr 17, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Oppose the rezoning of the Signal Hill neighborhood to R-CG zoning.

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

In opposition

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

In the Signal Hill neighborhood, please do not rezone and increase population density since the current infrastructure will be severely stressed. Currently, the Signal Hill community's infrastructure is operating at capacity of electrical power, TV cable, internet nodes, water supply, sewer disposal, roadways, parking, schools, shopping, parkland, and community facilities. Therefore, I would like to be involved in person to voice the concerns of my family and also concerns of others in Signal Hill.



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I have read and understand the above statement.

First name [required] Norrie

Last name [required] Ramsay

How do you wish to attend?

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

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

Date of meeting [required] Feb 5, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Resining proposals

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

In opposition

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

The proposed refining is a totally inappropriate approach to building our future city. Please chose to live in certain areas and paid accordingly such as R1 areas and openly allowing developers to walk over the wishes of the public is unbelievable. We almost don't need a council of this is what you think is a good idea. I also think using the housing crisis which has taken decades to develop and thinking an open season for developers is going to fix things is over simplifying it. It almost feels you are under developers employment which is obviously not the case. I'd resist this proposed way forward and would consider legal action if this went forward. Total lazy approach to leadership and really disappointing that this council thinks this is a good idea.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Daljit

Last name [required] Dhaliwal

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Change city wide zoning from RC1 to RC2 specially old areas like Bowness

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

In favour

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



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Carolyn

Last name [required] Brooke

How do you wish to attend?

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

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

Date of meeting [required] Apr 23, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I am very much opposed to this initiative as I truly don't believe that it will lead to reduced housing costs. Any single family homes that I have seen demolished have been replaced with significantly more expensive multi family units. For example, a small home gets replaced with two or more much more expensive homes.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] robert

Last name [required] morales

How do you wish to attend?

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

Date of meeting [required] Feb 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

our tax payers will vote to replace every council member if this bill passe

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

In opposition

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

city council is not listening to taxpayers and should be replaced.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Karen

Last name [required] Kopciuk

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am opposed to this proposed change that will fundamentally change our communities and city as it is flawed on so many levels. First, redevelopment needs to include the vision and goals of the communities involved, as described in the North Hill Communities Local Growth plan. It takes into account the needs of the people who have lived in and contributed to those communities. It also takes into account the infrastructure needed to support the change. That is my second point - allowing builders to do what ever they want without ensuring the existing infrastructure can handle this densification is a disaster. Existing communities now need to play catch up to ensure the water, sewer and roads can handle the influx of people. Third, I bought my single family home in a neighbourhood that had trees along the sidewalks and lots of green space. Where the infills are now being built on my street there are no new trees being planted or if there is one, it is one that will be short and not provide any tree canopy. Row houses have even less green space. So, third, climate change needs to be part of a sustainable plan and not an afterthought. Adding more concrete in place of grass or other absorbent materials is already making the impact of climate change even worse. Lastly, I bought my single family home in a neighbourhood that was not a parking lot. When densification occurs, there is no street parking anymore and there is a lot more traffic noise and pollution. The council was voted in by the citizens of Calgary, not developers, so please listen to the people who have called Calgary home and want it to remain their home in the future.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Amanda

Last name [required] Croot

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I do not agree with the rezoning of the outer suburbs (McKenzie Lake, Mountain Park) to allow for more housing ie. secondary suites etc. as we are already seeing an increase in issues within our street because of these either legal or illegal suites. As well as homeowners renting to someone and a bunch of other people moving in. Parking is chaotic and they do not have the same ethics in regards to the upkeep of the homes, yards, etc.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Nav

Last name [required] Kaur

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

In favour of the rezoning.

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

In favour

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

I am in favour of the rezoning. The population in Calgary is rapidly increasing and we are in need of more houses.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Paul
Last name [required] Moynihan

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing Strategy

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

In opposition

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

Please do not proceed with this proposal as it will destroy the character of R1 neighborhoods like ours. We purchased our house because of its R1 designation and view the City's proposal as a heavy handed and undemocratic means of building new houses. If you really want to make housing more affordable, stop your relentless increase of property taxes and develop the many available parcels of land that the City already owns.



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I have read and understand the above statement.

First name [required] Neil
Last name [required] Gregory

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City Wide Rezoning

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

In opposition

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

Broad city wide rezoning to increase density is a flawed approach that devalues the choices and investments that existing homeowners in Calgary have made when they chose to buy, build or renovate in their respective communities. The downstream consequences of this action I don't feel have been fully thought out with respect to the negative impacts this could have on our city. While I gather this increased density has the potential to material add to the property tax base near term it will most likely serve only to drive more seniors out of their current homes, create ongoing construction turmoil in established residential neighbourhoods and turn communities into parking lots that have no actual identity, sense of community and/or history.



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I have read and understand the above statement.

First name [required] Amanda

Last name [required] Macdonald

How do you wish to attend?

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

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

Date of meeting [required] Feb 8, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

I do not agree with the rezoning proposal and how it will effect my established community. Densifying existing communities without the ability to increase infrastructure needs will create more congestion and restrictions. It will also change how my community was originally designed and how its matured. The city needs to work better with developers to create new communities which consider higher density and developed infrastructure that can accommodate. Council needs to start listening to Calgarians.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] ruthella

Last name [required] davis

How do you wish to attend?

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

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

Date of meeting [required] Feb 10, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Changes to zoning.

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

In opposition

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

It is very confusing because many people and organizations (including myself) have already submitted their opinions about the changes that the city seems to be pushing forward. In fact my understanding was that the changes for doing away with restrictive zoning have already been voted upon and passed. Why then, are we 'pretending' to give further voice to concerned citizens. It all seems like a waste of time and money at this point. Many of my acquaintances who had voiced their opinion in the past will not again spend the time to make their concerns known. 1.) You seem to think letting people vent their frustrations and concerns many times over, somehow, makes them feel a part of the decision making. 2.) All this is really doing is making many more cynical about government and creating alienation and anger.



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.

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Dustin
Last name [required] Theberge

How do you wish to attend?

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

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

Date of meeting [required] Apr 24, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council

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

In opposition

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

I am writing to voice my opposition to the cart Blanche re-zoning proposal. This is an unacceptable proposition which unfairly affects those who have made significant decisions and investments with regards to where they want to live. Which in part, would have been determined based on zoning at the time of purchase. We purchased our home in Lake Bonavista nearly a decade ago based on the community, which inherently, the zoning is a part of. While I agree that housing is an issue, I don't see how a broad stroke approach to this strategy is appropriate. Likewise, why developers are allowed to build single detaches homes in new communities, which are unlikely to be affected by the rezoning for a number of decades. This strategy should put limits on what developers can do on city outskirts, where city infrastructure is already an issue. This rezoning is a punishment to those homeowners who chose to live within established parts of the city to avoid negative impacts and strains on undeveloped land and the environment, as well as strain on city resources. Thank you for allowing me to provide my feedback.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Holly

Last name [required] Owen

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In favour

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

Attended Feb 6 info event in NE Calgary. Very well-organized, with plenty of people to interact with.
My son and I, homeowners in the area, and with him being born here in Calgary, believe that open rezoning will enrich the fabric of the city and the province. Calgary has the biggest footprint of any city in North America, and the infrastructure is mostly there to fill in those mostly empty spaces. It could save so much money. I remember a time when all the new projects had cedar siding — we can now see that the housing structure possibilities are endless. Thank you for the hard work and for the opportunity to speak for those needing somewhere safe to live.
Also, and we are aware this is an add-on; while we are repairing and upgrading neighborhoods, is it possible to begin creating a more bicycle friendly and walkable city? I was born near Montreal, and the presenter on Not Just Bikes says it's the best bike-friendly city in Canada.



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I have read and understand the above statement.

First name [required] Beth
Last name [required] Tillotson

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

I am against rezoning in my neighborhood of Parkland.

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

In opposition

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

The reason I am against rezoning in Parkland is that I believe property values will go down. I am also against rezoning green spaces.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jackie

Last name [required] Pascal

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning of 14th Avenue in Aspen Woods to a 4 story 73 unit apt block

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

In opposition

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

I am in complete opposition to the apartment block in Aspen Woods. We as a community ;lobbies against this rezone and won at city council. We put in a lot of work and now the developer changed from 5 storey to 4 and was able to resubmit to rezone (ridiculous).. We then lobbied again and hired an urban planner to help us but this time it was approved. The community is fed up with city hall - mayor and city council are not listening to residents. When it was defeated at council it should stay defeated. It is not needed in this community when a very large development is going in on 17th Ave. S.W/. across from Aspen Landing. I have lost all faith in City Council and its build wherever they want no matter what the residents want. Where are the alderman who are supposed to be working for our communities - they are not. What is the point of asking residents for their input when they have no intention of listening and not approving these horrible apt buildings in a residential area. I don't feel my comments will be heard or anyone elses - just a formality for city council to say the residents have a chance to comment on these building disasters in lovely communities. The traffic nightmares will be horendous. Before you approve these rezoning nightmares perhaps you should all go out to these communities and actualty listen and see what this will do to our communities..



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Sarah

Last name [required] Marshalok

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land use amendments

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

In opposition

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

Your plan will not work. Answer this and keep it in mind; What do you do when your toilet is leaking?

- A) Fix it
- B) Call a plumber
- C) Turn the water off
- D) Mop it up

If you just try and fix it you'll have a much larger mess, if you call a plumber the leak will keep leaking until they tell you to turn the water off making a larger mess, or you'll be mopping forever. The ONLY correct answer is shutting off the water. Same goes for the housing crisis. You cannot expect builders to build these new places and sell them for reasonable prices, nor will someone buy it and rent it for a reasonable price. You cannot plan to build more houses and continue letting non Canadians, and non Albertans to buy the properties. Many people are moving here from Vancouver, Toronto, other countries, etc. buying out our housing market. Your plan simply won't work in a timely enough manner to make a difference. You need to stop ANYONE from outside of Alberta from buying the houses here TEMPORARILY. Do not tell me it can't be done, temporary restrictions were made during the wildfires and during Covid restricting access between provinces. You NEED to turn the water off BEFORE you fix the problem or it simply WON'T WORK . I was told at a community meeting that this plan will take up to 50 years to lower the prices. I'm 25 years old and I'll be dead by then. Another option that would be A LOT faster than building houses is take back the thousands of short term rentals (airbnbs) in the city, we were doing fine before them. This would create immediate long term rental options. It wasn't us who ruined everything, it was the generations before us. You expect us to struggle for the entire rest of our lives to be 75 years old and finally able to buy our first houses because the prices finally dropped? I was asked what about in 30 years? Well in 30 years I'll be homeless. You need to fix the mess Calgary, Alberta and Canada has created. Lets set up a meeting to discuss this further. You have my email.



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I have read and understand the above statement.

First name [required] Laura
Last name [required] Stegeman

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I do NOT support city wide rezoning. I purchased my home in an R1 neighbourhood for a reason. You cannot retroactively change that. If there is too much red tape to get housing built, deal with that. Blanket rezoning is not a reasonable answer. Going forwards, it would be reasonable to do this in new areas where people have the choice whether that is the type of area they want to live in. Older areas that have multi-family housing have EXPENSIVE real estate. It is not helping bring the prices down. This supply issues has been created by poor government policies. Citizens should not be held accountable for decisions they didn't make. <https://journal-buildingscities.org/articles/10.5334/bc.125> "There is strong consensus on the reported negative impact of density on psychological health. Hence, high-density neighbourhoods have more people with stress-related health problems or depression (Chen et al. 2015; Dave 2011; Fassio et al. 2013)."



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I have read and understand the above statement.

First name [required] Marshall

Last name [required] McCarthy

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing strategy

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

In opposition

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

This will not solve the "housing crisis" and will only create more high priced housing. People who purchased single family homes in single family communities do not want an arbitrary change in zoning that jeopardizes their property values and surroundings.



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I have read and understand the above statement.

First name [required] Lesley

Last name [required] Abbott

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide re-zoning

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

In opposition

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

I am opposed to the rezoning - one because I am already opposed to secondary suites in our area and secondly, mainly due to parking issues. I am in an area where we have many secondary suites in our detached homes. What is happening is that the main residents usually have 2 cars as do the secondary suite residents, if not more as there are above garage suites as well. Parking is a nightmare! No one uses the back lane garages either so that is part of the problem.



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I have read and understand the above statement.

First name [required] Amr

Last name [required] Sayed

How do you wish to attend?

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

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

Date of meeting [required] Feb 10, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing rezoning

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

In favour

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



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I have read and understand the above statement.

First name [required] Carrie

Last name [required] Elhard

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary's Housing Strategy and rezoning

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

In opposition

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

Oir community, through discussions on our community chat, are vehemently opposed to having our community rezoned to allow Row Houses, duplexes and secondary suites. Our concerns are aa follows;

We are a small neighborhood of approximately 150 houses consisting of a large circle of houses on the perimeter and 8 small cul-de-sacs. How it is set up like this, limits parking on our emtire circle. There are already homes that park in their garage, and on the street just for their single household occupants. Should houses be broken into multiple families there will simply be mot enough parking causing over crowded streets, people battling for parking spots and causing tension between neighbors. Our neighbor alone typically has 5 vehicles in their garage, driveway and on the street. Next, there are no schools or shopping in our little neighborhood. Families with kids will have to bus or drive kids to the designated schools. Wasting time and gas and causing more school buses to be on the road. CBE already can't find enough drivers.

There is no grocery shopping within 45 minutes walking distance. Those without transport will have to walk and in winter that could be dangerous. We have no city transit in our community so buses are not an option.

Those who live in this area have soent a lot of money to get into this golf community. Many have invested heavily into updating their homes. Bringing in housing units devalues our own home values. We bought here to keep the small, safe, exclusive community feel. We will lose that. With secondary suites, row houses, etc., brings over crowding and possibly unruly people into the community. We've already faced that a few times. Properties were unkept, parties and large crowds around all the time, an over abundance of vehicles because it took a lot more tenants to be able to afford rent of a large home in this community. They caused us a lot of grief. We want our little community to continue to feel safe, uncrowded, kept to a certain standard, limited traffic for kid safety. With no schools or shopping available, it's not a great way to move our community forward.



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I have read and understand the above statement.

First name [required] Darryl

Last name [required] Smith

How do you wish to attend?

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

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

Date of meeting [required] Feb 7, 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

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

To City Clerk

Please accept my submission to the City of Calgary on the Rezoning Proposal.

I would like to voice my complete disagreement with the City of Calgary's rezoning initiative.

Mr. George Brookman wrote a very good letter in the Calgary Herald (Feb 09, 2024) that should be read by ALL our city counsellors.

This Zoning amendment takes away control homeowners shouldn't have to give up to satisfy the City's idealistic dreams. There is always an unforeseen result of trying to appease a small group without thoroughly thinking this out BEFORE a knee jerk decision is made that effects the majority of Calgarians.

I have attended the information session and have found the city does not have a real path forward at this time and has not really thought this through.

The City of Calgary has city owned land which could be developed for low cost housing without a rezoning plan. These parcels are situated in areas that have access to shopping and transportation which would help the low income people that do not have a car.

There is also a very high vacancy rate in the downtown core of office buildings that could be converted to condo's and apartments.

I've done some calculations on the housing crisis and it seems that approx. 3 – 5 % of the people in Calgary cannot afford a home. So the city's plan is put that burden on the remaining 90 % of home owners to assist these people.

May I remind the various levels of government that YOU were and ARE responsible for the current situation and should not pass you inability to develop appropriate housing onto the many R1 area's in Calgary.

We have worked very hard to get out homes and maintain them. We have chosen to live in certain areas of Calgary because they are quite and are single family homes. If the City proceeds with this proposal many areas of Calgary could see increased traffic, lack of suitable transportation, issues with enough schools for these people, and this does not even consider the present infrastructures capacity to handle all these new residents. The city of Calgary promotes a GREEN initiative but by rezoning you are opening up the areas to increased traffic and more pollution and possibly more crime, if you have an electric vehicle the present grid may be unable to handle the increased capacity. I think a better solution would be to consider new areas to develop which can address the needs of the 3 -5 % of low income needs. These areas could be designed with transportation, hydro requiremen

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Alberta presently does not have rent control and the minister clearly stated that rent control will not be happening in Alberta. This statement gives builders and developers carte blanche to go into an area buy up the existing homes , convert them to multi- family (4 -6-8 etc) and charge the "going rent rate" which may not make affordable housing available.

The Mayor and city counsellors are basically lining the pockets of landlords and developers at the expense of R1 neighborhoods.

There are plenty of vacant lots and building within Calgary that could be converted to low cost housing without laying the burden on home owners.

24th Street SE south of Quarry park BLD has an uncompleted complex that could easily be converted to a multi- family establishment. There is also vacant land in the area that could be used for housing and it is in close proximity to the proposed SE LRT.

Another location is the old Vicount Bennet school which has been vacant and used for years as well as the Chinook Learning Services location. These areas can be converted to low cost housing which doesn't necessarily mean High density high rise building but tasteful 3 or 4 story complexes that fit in with the neighborhood.

The city could and should look at possibly mobile home parks as a low cost alternative, these homes are well built easy to move into a location and could be strategically placed on vacant city land near shopping, LRT, medical etc.

Another consideration for low cost housing is to rezone area's within 1km of LRT lines and high volume bus lines to allow increased density.

There are plenty of viable options for low cost housing that the city should investigate before a Rezoning initiative.

I don't think the city has really explored viable options for housing and as usual is shifting the burden to hard working middle class home owners. Residential areas that have increased population density have also seen an increase in crimes, drugs etc.

Another consideration for low cost housing is to rezone area's within 1km of LRT lines and high volume bus lines to allow increased density.

There are plenty of viable options for low cost housing that the city should investigate before a Rezoning initiative.

Any proposed development changes in an R1 area should require a thorough review by ALL stake holders which would include the planning department, community associations and neighbors directly affected by the proposed change.

This cannot be a one sided procedure where the city determines what is acceptable and what is not.

Presently rezoning to secondary suites is poorly managed. When a secondary suite request is made the city puts a sign on the property and you have an opportunity to state your concerns by an online form.

Unfortunately you do not get a reply stating WHY the unit was approved or not approved. There is a big void in communication with the affected parties in the neighborhood and we are all stake holders within our community. My concern would be the same scenario with rezoning Calgary.

There has to be a common consensus reached before the city blindly proceeds with the rezoning proposal without researching ALL avenues of housing affordability.

In closing I would hope, no expect the city to consider ALL the stake holders here not just the 3 – 5% of people looking for housing. I do sympathise with anyone in need of housing and I hope some of my suggestions will actually have the Mayor and council considering these ideas.

This is such an important issue it should be decided by a referendum or a plebiscite.

Please send a return email to myself acknowledging receipt and logging of my email.

Darryl Smith
145 Douglasview Rise SE
Calgary, Alberta T2Z 2P5
825-484-8888

Darryl...



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Robert

Last name [required] Gillies

How do you wish to attend?

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

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

Date of meeting [required] Feb 26, 2024

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



[required] - max 75 characters

rezonong

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

In opposition

General comments

The rezoning plan doesn't define the problem and how the problem will be solved. It appears very much like "if we build it, they will come."

CMHC suggests that Canada will need to build an additional 3.5 million homes by 2030. Affordable has a different meaning to everyone but in today's term, it might seem to mean less than \$750,000. How many new affordable units is Calgary proposing to build to meet this target?

Issues

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

- There is no target that I could see on the City's website indicating the number of units that they would like to see built with rezoning.
- There is no price range of the units that the City believes will be required to help alleviate the housing shortage – if only units costing in excess of say \$750,000 are built when few can afford them, nothing has really been accomplished.
- It appears to me that building row houses or semis is an awfully slow process to eliminating the housing shortage. The plan lacks imagination. For example, I would have thought as opposed to building row houses in Lake Bonavista, one might consider an apartment building at Macleod and Anderson where the final result produces more affordable residential units which would be closer to public transportation.
- I find the rezoning proposal to be quite simplistic – let's rezone everything to allow us to receive Federal Funding. I believe a more targeted approach to building more units is required.
- On the website, there is a statement that there is no evidence of negative economic impact on single family residences when row homes are built next door – I am not sure how you can make that statement – evidence to date may indicate single family homes have not gone down in value but how would one know what the single family home may sell for if the row home wasn't built –instead of increasing in value by 5% it might have been 10%. What is the source of this evidence?



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I have read and understand the above statement.

First name [required] Hong

Last name [required] Wang

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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



Protecting Calgary's Communities:

Re: CREB® REALTORS® oppose blanket zoning proposal

Dear City of Calgary Council Members,

On behalf of the Calgary Real Estate Board (CREB®), I am writing to express our concerns regarding the proposed blanket rezoning initiative set forth by the City of Calgary, as outlined in the forthcoming public hearing scheduled for April 22, 2024.

As the chair of the Government Relations Standing Committee (GRSC) at CREB®, I am keenly aware of the profound impact such zoning changes could have on our community, particularly in relation to the housing landscape and property values.

Our stance on this matter is clear: CREB® opposes blanket rezoning and advocates for a more community-focused approach to address Calgary's housing shortage.

We firmly believe that zoning practices should be rooted in cultural, architectural, and social considerations to preserve the unique character of our communities, enhance property values, and foster resident pride. Blanket rezoning, as proposed, poses significant risks, including congestion, infrastructure strain, and a decline in service quality.

Moreover, the sudden transformation of neighbourhoods without carefully considering local market dynamics could have unfavourable effects on residents (life style, or quality of life) and property value for homeowners.

While we recognize the importance of addressing housing affordability, we firmly believe that a targeted approach to zoning, rather than blanket rezoning, is the most prudent course of action. We can harmonize our balance of housing needs and environmental responsibility by prioritizing sustainable growth practices, such as preserving green spaces, energy efficiency, and smart development.

It is imperative that the concerns of affected stakeholders, including residents, property owners and real estate professionals, are heard and considered throughout this process. We encourage robust community engagement, transparent dialogue, and meaningful consultation to ensure that the voices of those impacted are adequately represented.

2024 Board of Directors

Chair
Christian Twomey

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Susanita de Diego

Treasurer –Bob Jablonski

Director Liaison– Kurtis Bain

Directors –Matt McBean | Lori Oljnyk | Dan Stante | Len T. Wong

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In closing, CREB® stands ready to collaborate with the City of Calgary to explore alternative solutions that balance housing demands with neighbourhood preservation and the long-term interests of property owners.

We urge the City Council to evaluate the implications of blanket rezoning carefully and to consider more nuanced approaches that prioritize community well-being and sustainable development.

Thank you for considering our perspective on this critical matter. We look forward to constructive dialogue and meaningful action to address Calgary's housing challenges while safeguarding the interests of residents.

Sincerely,
Hong Wang
Chair, Government Relations Standing Committee
CREB®



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jatinder

Last name [required] Khera

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning must more options for ground level homes and less nu den on corpo

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

In favour

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

Rezoning must more options of home as on ground level and less burdon on mc and public



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I have read and understand the above statement.

First name [required] Janna
Last name [required] McManes

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

While I think this could benefit some inner areas of the city, suburban communities are not set up to accommodate this type of rezoning. People move to these areas to get away from the density.



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I have read and understand the above statement.

First name [required] Karen

Last name [required] Robson

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing What We Heard Report re REZONING changes.

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

In opposition

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

The community I currently live in I chose because of the great design and feel based on its zoning plan. It has different housing built into the community strategically placed so it maintains its well planned appeal and purpose. Throwing in different housing next to an existing residential home is downright unappealing and it will affect the balance built into the community re traffic, parking, social peace, and other expectations that we expected based on where and what we purchased. There are many ways to address housing crisis that do not necessitate negatively impacting well planned out existing communities. Build new housing dense communities as new communities are developed that are then properly planned for from the outset with intent being more multi-family dwellings. That way those communities have a flow developed properly and for that purpose instead of a hodge podge of buildings dumped here and there with no proper planning and being an eyesore ruining developed areas with that poor planning. That is the best plan forward as well as reducing the amount of Air B&B housing in communities so that they are put back on long term rental market. I am against rezoning residential areas already long developed and well established. You will ruin those communities and negatively affect their functionality into the future. Once ruined they cannot be brought back to what they once were. If I wanted to live in a community of hodge podge builds here there and everywhere I would have bought in the inner city. I did not buy in the inner city as that is not the type of community I wanted to live in. Between the municipal government in Calgary and the provincial government both seem intent on not listening to us the voter. This is not your City it is our city and you work for us not vice versa. Calgary does need more multi family housing but it must be done properly and planned into new communities being developed and built. Do it right.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jane

Last name [required] Crichton

How do you wish to attend?

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

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

Date of meeting [required] Feb 1, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am writing to express my concerns regarding the proposal for rezoning as a solution to the housing affordability crisis. While I appreciate the efforts to address this pressing issue, I believe rezoning alone will not effectively alleviate the problem.

Say NO to Rezoning for Housing.

Numerous studies, including research by the University of Calgary, have shown that simply rezoning areas for higher density does not necessarily result in more affordable housing. In many cases, it can lead to gentrification, pushing out low-income residents and exacerbating inequality.

Instead, I urge consideration of alternative solutions that focus on creating truly affordable housing options and building inclusive communities. Public housing initiatives have proven successful in other cities, providing stable housing for those in need. Investing in planned density around transit hubs not only reduces commuting times and carbon emissions but also promotes accessibility to jobs and amenities.

Furthermore, prioritizing the development of neighborhoods with essential infrastructure such as schools, libraries, parks, and public recreation centers fosters vibrant and healthy communities. This approach not only enhances quality of life but also promotes social cohesion and economic resilience.

In conclusion, I believe that a comprehensive approach to addressing the housing affordability crisis is necessary, one that goes beyond rezoning and embraces strategies that prioritize the well-being of all residents. I urge decision-makers to explore alternatives such as public housing initiatives, planned density around transit hubs, and community-focused development plans.

Thank you for considering my perspective on this important issue.

Sincerely,
Jane Crichton
72 Bennett Cres NW
Calgary Alberta T2L1R1



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I have read and understand the above statement.

First name [required] Kerry

Last name [required] Robertson

How do you wish to attend?

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

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

Date of meeting [required] Feb 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Community Development Committee - City of Calgary's Housing Strategy.

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

In opposition

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

My family and I bought into R1-community, one person has bought two houses which he/she is or has converted to up and down rentals. The cost for rentals can be as much as a mortgage. It will not allow for some to afford housing; it allows for developers to infiltrate into quiet communities and change it for their benefit - money. My community has experienced additional traffic, noise, crime, and disrespect to homeowners, resulting from rentals.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Matthew

Last name [required] Izyk

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

R-GC (row housing)

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

In opposition

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

Older, established communities are considered desirable within the city of Calgary, they allow young families to have a safe space to raise children with lots of green space to play and less traffic on the streets. If more homes come in it will lead to higher traffic volumes and many parking issues. If this bill were to continue to go forward I would want the city to place a one car per unit limit as we already see many issues in new and developing communities.



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I have read and understand the above statement.

First name [required] Ralph

Last name [required] Keller

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Rezoning will change the livability of the affected districts and add parking issues.



Public Submission

CC 968 (R2023-10)

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First name [required] Susan

Last name [required] Kober

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Stop the Rezoning of West Hillhurst on 19th St. between 3rd and 4th Avenues

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

1. Destruction of Community Character: West Hillhurst is a vibrant neighbourhood with a unique character that has been nurtured over the years. The proposed rezoning plans threaten to disrupt this character by allowing high-density developments that do not align with the existing architectural style and scale of our community. This will result in an irreversible loss of charm and identity.
2. Impact on Parking Availability and Increased Traffic Congestion : The current infrastructure in West Hillhurst is struggling to cope with traffic and parking demands. The proposed rezoning will exacerbate this situation, leading to increased congestion on streets and laneways, and reduced safety for pedestrians. The proposed 36 unit building has parking for 18 vehicles. If 100 people are living in the building they could have 150 cars (no visitor parking). Permits may be available for housing in the immediate area of the proposed complex, so where will all the other cars park? How will existing businesses on 19th Street from 3rd Ave. south have sufficient parking for their clients? 19th Street is a snow route and is also regularly cleaned in the summer. Where will the additional cars park?
3. Strain on Local Services:
Our schools, healthcare facilities, parks, and other essential services are already under pressure due to population growth in recent years. The rezoning plans fail to address how these additional developments will be adequately supported by local services without compromising their quality or accessibility.
4. Negative Impact on Property Values: Rezoning often leads to unpredictable changes in property values within affected areas. It is crucial to consider impacts. Examples are loss of privacy, safety issues, construction noise, overshadowing from taller buildings which would lead to a decline in property values. Property values would continue to fall as current long time residents relocate and their homes are purchased by developers. You would no longer know your neighbours.
5. Environmental Concerns: High-density developments can strain natural resources such as water supply systems while increasing energy consumption levels within a given area. It is vital to prioritize sustainable development practices that minimize environmental impact rather than approving projects solely driven by profit. This project removes existing green space.
6. Health and Safety The proposed building has below ground units. See petition for details



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First name [required] Margot

Last name [required] Theriault

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Reasoning for housing

Are you in favour or opposition of the issue? [required]

Neither

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. Council and city planners make the incorrect assumption that Calgarians will give up their vehicles. You all know this is not a reality. Once EVs are more common where will they plug in at night? How do the current rezoning proposals address the future need to accommodate and charge electric vehicles?



Public Submission

CC 968 (R2023-10)

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First name [required] Andrew

Last name [required] Stanley

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City Wide Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The City should hold a plebiscite on whether to eliminate single-family zoning city-wide. I am against rezoning for the following reasons: Rowhousing will cause economic harm to existing property owners property value, Allowing RCG will enrich developers by driving up property value. The new RCG supply we see built today is already too expensive and damages low cost housing stock. The city needs to offer housing diversity rather than a blanket zoning approach. Rcg zoning is a massive negative impact to the community, but also not going to supply enough to make a dent in housing problems, thus, should not be done because it is not a significant enough improvement.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Chad

Last name [required] Quinlan

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Council Meeting- Blanket Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Council meeting - Public Hearing: MONDAY, APRIL 22, 2024, 9:30 A.M. – 9:30 P.M.

Committee: Council meeting - Public hearing

Location: [Municipal Building](#)

Address: [800 Macleod Trail SE](#)

PUBLIC FEEDBACK- TOPIC: Citywide Blanket Rezoning Proposal

Per: Chad Quinlan

Date: February 12, 2024

To Whom It May Concern,

I am writing to express my opposition to the proposed citywide rezoning proposal for housing development. I believe that this approach is highly flawed, rushed, and will carry a multitude of unintended consequences for many city residents in the coming years.

The city has acknowledged that there is a current challenge meeting some market segment housing needs. It has chosen to adopt a media term, and often overused inflammatory descriptor, that there is a 'crisis' of housing. Indeed, with rampant inflation, flawed immigration policies, restricted government funding, foreign market manipulation, and speculation amongst other issues, this has led to pressure on the housing market to provide more affordable options for buyers. I acknowledge that there is some need for relief to help address the shortage of housing supply. My issue is that a blanket rezoning, suggested to be inclusive, completely ignores and penalizes those who have made a highly personal choice and invested heavily into neighborhoods that provide single family zoning. Simply opening up zoning to effectively ruin those neighborhoods impacts a massive number of homeowners who do not desire the negative impacts of increased densification.

My current neighborhood is surrounded by rapidly changing neighborhoods that have been subjected to infills, multi-family complexes, condos, row houses and the like. Many of the residents that I know in those neighborhoods, in addition to my own experiences living adjacent, are that parking, crime, noise, vandalism, reduction of trees/greenspace, reduction of personal space, and loss of history/character have all made considerable impacts to the livability, appeal, and health/safety of residents in those areas. Many of them come to walk their dogs or spend time at the parks/greenspaces in our neighborhood to 'escape' the noise and unpleasantness of their own neighborhood. Many of them feel trapped in their own homes- unable to sell and afford a single family option outside of their area- but unhappy with their current residence due to the negative impacts of extreme overdevelopment.

I would argue that the rezoning open house responses that the city has provided, indicating that we must simply adjust to parking constraints, or pivot to public transport, or simply give up quality of life for someone that may not even be a Calgarian yet seems ludicrous to me. I'm not arguing that increasing the supply doesn't have some sense, and perhaps densifying some strategic locations, but a truly inclusive strategy would acknowledge that it is right to preserve some single family

zoning for the many benefits that come with those types of residences. I would also argue that Calgary's amenities, weather, and public transportation do not currently support living without or fewer cars even if one is to drive an electric or other lower emissions vehicle. Calgary's public transportation system is ill equipped for many, particularly those who are on lower income and must work in multiple areas of the city or in industrial areas, to provide adequate service areas. A real-world example I have observed many times is that it is not reasonable for someone to have to take two or three buses to get to the East Industrial area from the West side of Calgary. One should not have to be subjected to a multi-hour commute that may be entirely strained by weather and/or safety considerations simply to get to work. To think that you can simply penalize people, by taking away parking or pushing extreme densification, into using a flawed transit system is naïve and unrealistic.

By taking an approach that is ultimately left to a council decision, something as impactful as a blanket rezoning change, is imposing change on some Calgarians that is highly unreasonable and unfair. Calgary's consultation process, and a lack of adherence to LAP's, Master Planning Guidelines, and other guiding documentation cannot not be tolerated. A decision of this magnitude should only be decided by a plebiscite as the number of homes and individual owners impacted are considerable.

I believe Calgary is trying to solve the densification and housing supply challenge with a blunt instrument that will have wide ranging negative impacts to the value of homes in all sectors in the future. One must only look back to the 1980's where rampant overbuilding of condominium complexes contributed to a major bubble that crashed and collapsed sector values for several years following. Allowing wide ranging development with little thoughtful planning to regulate, where, how much, and how these developments occur is irresponsible and puts urban planning in the hands of developers. Those same developers will follow the path of least resistance and profitability- how does the city expect to shape development thoughtfully and reasonably when they allow developer incentives to dominate decision making?

My solution suggests a step back by the City to plan this out more thoughtfully. I would argue that the city needs to strictly quantify the numbers that are driving the need for this change. Citing that 84,000 people can hardly afford the house they live in does not justify blanket rezoning. Citing that waves of thousands of immigrants from within Canada and abroad does not justify blanket rezoning. The city needs to dive into the next level to understand what income levels these people have, where they will work, how they will get around, what the market will tolerate, where development and density best can occur while offering options to ALL- not just those supposedly disenfranchised or 'residents to be'. I would argue that the city needs to strongly review incentives to develop city owned lands- particularly the revival of TOD's (Transit Oriented Developments) around C-Train stations. I would also argue that the city should look at poor performing Light Industrial lands around McLeod trail or the East side of Deerfoot to leverage rezoning opportunities. Many of these areas are near C-Train stations, that could be further complemented with effective bus transfer routes, and will have far less opposition, will increase beautification, and open new and impactful densification opportunities. Finally, in established neighborhoods, I would argue that percentages of neighborhood development could be proposed for rezoning- rather than entire

neighborhoods. This would still open thousands of possible building sites but preserve some single-family sections in each area for those who do not desire further densification.

The city must prevent thinking that people in single family residences who do not wish this change are overprivileged, selfish, or unwilling to tolerate change. Many, including myself, have worked extremely hard to be able to have the privilege of owning the home that we do. It was not an easy road and took much sacrifice and strategy. A truly inclusive strategy by the City, that acknowledges a far wider consideration of all residents' perspectives, would be to acknowledge that neighborhoods with space, gentle amounts of parking, and peace and quiet can also be very good things. Thoughtfully blended neighborhoods with selected/balanced areas of densification that make sense is the right thing to do.

Chad and Nicole Quinlan
chadquinlan@yahoo.ca



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Christine

Last name [required] Sheppard

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing strategy rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Rezoning will not help provide more housing. Our problem is affordability. We need rent controls. A single mother with 3 kids had her rent increase from \$1500 to \$2300. She can't afford that.
We pay property taxes and fees on utilities that pay council's salaries. We bought our house in a single-family zone 1 area because it's where we prefer to live. We don't want to live in a multi-family, housing dense area. Your proposed rezoning amendment also removes any public input on zoning which is completely wrong.



Public Submission

CC 968 (R2023-10)

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First name [required] Darren

Last name [required] Curran

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 2, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Rezoning R-1 to R-G seems not well thought out or planned and needs more study. Seems like a reactive response to housing in Calgary and doesn't consider parking issues nor EV charging. Rather than a blanket approach should be addressed by community. Already see illegal basement developments with kitchens in my neighborhood ahead of official passage.



Public Submission

CC 968 (R2023-10)

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First name [required] Willem

Last name [required] Vermaat

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 24, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City of Calgary Housing Strategy. Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Citywide Rezoning is a very bad idea. The value of a home in an area zoned for single residences will lose its value if it is going to be surrounded by fourplexes or duplexes. The home owners who bought into the areas zoned for single residences did so with the expectation that the zoning would stay that way and that their residences would take value over time for their retirement. If that value is taken away there will certainly be a huge social uproar and troubles which can not even be imagined. And it certainly is not fair for the citizens of Calgary. So therefore open up more land inside or outside the City of Calgary for development so that our youth can have a chance to own their own home at a reasonable cost eventually. Infrastructure challenges can be overcome with new ideas and new methods of transport, but social peace and harmony will be hard to find in people-packed inner city properties. Thank you.



Public Submission

CC 968 (R2023-10)

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First name [required] Vivien

Last name [required] Jonathan

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Feb 13, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Vivien Jonathan

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Vivien Jonathan for all new developments outside of the core downtown there MUST r parking space for at least one car per unit. How else are there to be spaces for plugging in EV's. Please do apply common sense to the overall planning.