



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] **Brent**

Last name [required] **Wasson**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Re: Rezoning for Housing, my wife and I are in OPPOSITION to the proposed citywide rezoning for housing strategy. Re-zoning single family dwelling neighbourhoods would be fundamentally changed for the worse. The federal government has over-stepped into municipal business. Yes, the federal government should provide funding to municipalities to address housing supply and affordability but within current municipal zoning rules, and trust municipalities to do what' best for their respective area (city, town, etc.) of responsibility. Otherwise, in this instance city council must put this to the residents of Calgary, impacted by the proposed rezoning change, to decide via a plebiscite.



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First name [required] Catharine

Last name [required] Fair

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of Calgary

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am very against rezoning of our city. My neighbourhood is mostly single-family homes and that is the reason we bought here 22 years ago. I am devastated that this is still being proposed, as all the comments I have seen are 100% against rezoning our city. I live in a bungalow, with one family on either side of me. I will be forced to move from my beloved community if on either side of me a 4-plex gets built. That could mean 4 additional families on either side of me plus with secondary suites, it could mean 8 additional families living beside mine on both sides. We do not have the parking for this, plus I am not okay with never seeing the sun in my backyard again. Our sewer systems cannot handle 16 additional families in 2 lots. This plan has not been well thought out and we have not been given a proper vote on it. Scrap these plans now and give us a plebiscite! Or just scrap them; they are not the will of Calgarians.



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First name [required]

Ruby

Last name [required]

Mailander

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Feb 22, 2024

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

[required] - max 75 characters

Council agenda development in any neighborhood

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am TOTALLY AGAINST OPENING UP NEW DEVELOPMENT in established neighborhoods, this will NOT help the low cost housing problem, these units will be far out of reach for people on a fixed income, try looking into 3D building houses quickly or modular homes which can be built quickly as well



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First name [required] daddavan

Last name [required] dixon

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters re-zoning changes to codes in neighborhoods

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Hello and Thank you for listening to Calgary "HOME OWNERS" and Please not just the Developers.
They only make their money on their builds and then leave us all to live with it!!
Forever
I Hope and pray you listen and look at re-evaluating Re-zoning

I live in Mt Pleasant and the whole thing about the older NW / NE neighbourhoods is that they are Family Friendly!! Which means a Family!!
Single or duplex homes are suitable for these older areas. The parking / parks and the neighbourhood can handle these and they fit in and leave it still beautiful.

The problem is that the City is allowing a plot with 8 /10/ 20 apartments jammed in on a 50 ft lot. The installation of Row housing brings the values of our homes down in these areas. Row Housing is not attractive in any way and I feel so sorry that the City is allowing people to be crammed into these dark tiny rooms. It is bad enough how they look on a corner lot but if they are allowed in the middle of a block that will be devastating to the value, feel, safety and what brought us to this neighbourhood in the first place.

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

There is no parking for all these vehicles - the City is sadly mistaken if they think just because this is inner City the people buying these Row Houses won't have vehicles. This leaves no parking space for the other homes. Plus with the vehicle increase in a small area the safety of everyone is impacted.

If more inner City spaces are needed then build an apartment building in an appropriate location which would allow it to have proper parking and facilities within it. Also it would most likely provide a more enjoyable space for buyers or renters to live in. Not a Row House that's about 10ft wide!!

So my opinion is NO to row Housing and NO to the rezoning of the older communities

Picture yourself living next door to a Row House with no appeal at all and 10 -20 - 30 new neighbours!!
Think if you live in your forever home and have this built next door to you or your families home and how let down you would feel with nothing you can do about it!!!

Thank you again and please do not allow the Re-zoning

Daddavan Dixon
403-293-5909



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First name [required]	valerie
Last name [required]	tobler
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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	re-zoning changes to codes
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
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Thank you again and please do not allow the Re-zoning

Valerie Tobler
403-888-0401
valee@telus.net



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First name [required] michael

Last name [required] Beamish

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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 public hearing on rezoning

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

ATTACHMENT_01_FILENAME (hidden) 20240410 letter to council re blanket rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

Dear Mayor Gondek: Like you, I have several university degrees. I am a retired Professional Engineer and have lived in Calgary for over 50 years. My work has taken me all over the developed world and I always looked forward to returning to the big skies and wide-open spaces of Calgary.

As an engineer, manager and CEO, I made decisions based on facts and physical laws. I have studied the issue you and others have described as a 'housing crisis' and I can not find even simple numbers like how many people net are coming to Calgary each year. The City propaganda that landed in my mailbox today claims over 84,600 households cannot afford where they currently live. Where does that number come from? I can find lots of 'scaremongering' stories in the media seemingly based on anecdotal evidence. My observation is that it seems that the 'housing crisis' is based on suspect models of population growth. For example, the City numbers suggest that about 22,000 people added to our population last year. Other data from the UN suggested that Calgary's population grew by 29,000 last year. Using the prevailing rule of thumb of 3.2 persons per housing unit, produces a demand figure of about 6,900 to 9,100 housing units required. City of Calgary numbers of single-family residential building permits issued in the first 6 months of 2023 were 8,100. How does this equate to a 'housing crisis' that has provoked a proposed city-wide rezoning to allow duplexes, four plexes, town houses, row houses, backyard suites, secondary suites on property currently zoned for single family residential without regard for neighbourhood context. The City has presented NO Evidence that this proposed city wide, blanket re-zoning will address the 'crisis'. Instead, I would submit that if one researches what the experience of other cities that have done what Calgary is proposing one finds that it has destroyed neighbourhoods and not resulted in an increase in housing stock, especially 'affordable' housing stock. I think that our administration has

hoodwinked Council based on a flawed New Zealand study and this ‘blanket rezoning’ policy, if implemented, will be a disaster. I would predict that hundreds of residents will leave, and the policy will have the unintended result of shrinking our population and destroying neighbourhood integrity. Furthermore, since the current experience where single family residential has been rezoned on a case-by-case basis, there is a net gain in housing units with a corresponding increase in per unit prices. While this does address the so-called ‘not enough housing units issue, please explain how it solves the affordability issue.

Council and Administration in all their communications promoting rezoning have been silent about the potential infrastructure issues associated with increased density. The infrastructure (water, sewer, storm water, electrical and communication) in most of the established communities was not designed for the sort of densification that R-CG will produce. Blanket rezoning is a recipe for neighbourhood disruption similar to what has been experienced in Currie Barracks on steroids. Where is the budget for these upgrades?

Let the market do its’ work and be patient. People are resilient. They will adapt – will you?

Respectfully submitted,

Michael C. J. Beamish, P.Eng. (retired)

10975 Valley Springs Road NW

Calgary, Alberta, Canada T3B 5S5

mcjb@mcjb.ca <<mailto:mcjb@mcjb.ca>>

P: 403-279-5747 C: 403-630-7585

"No science or impacts analysis has shown that we can prevent climate change, as there are natural forces well outside mankind's control that have far greater impact." Professor Michael Kelly, FRS



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First name [required] Sharon

Last name [required] Osterling

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

When people buy a property in the city AND pay property taxes on its current value each year, it is with the understanding that what they are buying (and continuing to pay for through their property taxes) is a set of conditions that include how the neighbouring properties are used. A 'blanket' withdrawal of that understanding by implementing this sweeping rezoning proposal amounts to a 'breach of contract' between the City and its residential property owners, and removes the opportunity for property owners to have a say in shaping the character of the neighbourhood in which they live. Our City planners should continue to do the difficult work that comes with evolving demographics one neighbourhood at a time - and not try to sweep it under the rug with lazy, over-reaching rezoning that come at the expense of its citizens - citizens who pay their salaries!



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First name [required]	Gary
Last name [required]	Mack
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing meeting of Council blanket rezoning.
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the proposed blanket rezoning. The existing zoning policy for the City is intended to facilitate orderly, logical and predictable development within residential neighborhoods. The proposed rezoning is purely a social experiment with lofty goals, which are highly unlikely to be achieved. The negative consequences of the proposed blanket rezoning will far outweigh the potential benefits, and will often produce development chaos in established neighborhoods. Home owners choose neighborhoods to purchase homes in on the basis of the look and feel of the housing in the immediate area, as well as the predictability of the nature of infill development. The blanket rezoning creates uncertainty with respect to the nature of future development and will typically degrade existing attractive and desirable neighborhoods.



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First name [required]	Trudy
Last name [required]	Baker
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

I have lived at 1219 Kerwood Cres SW, T2V2N7 for close to 30 years. I believe my home was built in 1966. I raised my 3 sons in this detached home. I consider this home to be my retirement plan and package, when and if I sell. Kelvin Grove has been a single family home neighbourhood and is now proposed to be R-CG. My belief is the addition of other housing options being proposed, and the increased population and traffic, would significantly devalue the worth of my home and therefore "retirement package and plans". To have lower priced and multi family dwellings would corrupt property values in this community. It is inevitable the value of my home would decrease with the addition of increased habitation homes. I purchased in Kelvin Grove for the express purpose of single family homes, lower populations and reduced traffic, and naturally an eye to the property value increasing as I reach retirement. Thank you,
Trudy Baker



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First name [required] Jacqueline

Last name [required] Stoop

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Jacqueline Stoop

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

ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Jacqueline Stoop is opposed to blanket land use rezoning for housing in the City of Calgary . This plan is contrary to any democratic process and is fundamentally a wholesale discrimination against the democratic process. This plan will not solve the problem as this is an issue of cost of living overall - prevalent in the exorbitant rise in the cost of taxes, food, fuel, utilities and the ability to sustain a living. The process of rezoning will simply create slums and slum landlords. I already live in are surrounded by duplexes and high density structures. The noise and traffic problems are untenable and have created a much lower standard of living. The City of Calgary has drawn people from around the world and the country because of a perceived sustainable and admirable standard of living. We have been designated one of the most livable cities in the world but this council and mayor want to meet their own agendas and make this city ugly. Respectfully I stand against the proposed rezoning.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Gord

Last name [required] Chalk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I do not support blanket rezoning. I do support densification. Areas which are currently more densely zoned and have the infrastructure or can be upgraded cost effectively should be densified. Areas that are on transit routes and major arteries should be densified. Blanket rezoning ruins the trust of Calgarians who bought the largest asset in their life with the expectations that the conditions that existed when they purchased it would be respected by future federal/provincial/municipal governments. Blanket rezoning is not the only method to achieve densification in Calgary. More thorough work and difficult decisions are required by Council and Administration to meet the appropriate densification goal without violating peoples use and enjoyment of the property they bought and the neighbourhood they settled in. This blanket rezoning proposal is causing stress and division among Calgarians that is not required to meet densification goals. Please do more work on this file to move beyond a "one size fits all" solution.



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First name [required] Greg

Last name [required] Dell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Densification

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The city is only looking out for their own best interest instead of the greater good. As much tax collection as possible is their goal.

General theme at all the meets I've attended is that the citizens do not trust the city with their opposition to this movement. Developers are looking to build the biggest unit they can because it's the biggest bang for their dollar.

The cost of materials and NAFTA in recent years has increased the cost to build and these costs haven't come down since Covid ended. These costs will always be passed down to the buyers.

Those buyers who think this is a solution for affordable housing are gravely mistaken. Builders will not lower their prices because their costs aren't coming down and someone has to pay for that. Builders run a business for profit, not a charity.



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First name [required]

Brenda

Last name [required]

Thorsten

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am totally opposed to blanket rezoning for Calgary



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First name [required] Agnieszka

Last name [required] Desjardins

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Densification

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Densification should only happen in communities or on streets where it makes sense. It DOES NOT make sense to blanket the city without thinking. It does NOT make sense to allow for a 4 plex with suites to go up next to a 2 million dollar home because as we know, that will depreciate the value of that home.

It is perfectly acceptable to have affluent communities that conform to architectural guidelines. It is acceptable to maintain character of certain communities.

It is part of life that not all of us are equal when it comes to our financial situations. It doesn't make sense to force everyone to live together and it's not necessary either. There just because someone "wants" to live in a mansion doesn't mean they get to and just because someone "wants" to live in a community that has only single family homes, doesn't mean they get to.



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First name [required]	Bruce
Last name [required]	Chorlton
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am shocked by the lack of a public vote on this issue. I am also curious as to why the timeline to decide on this issue is so short. It feels like the intention is to limit public scrutiny and input.

I am concerned with the blanket approach being taken, and the lack of regard for the impact on the nature of existing communities. I am also unconvinced that there is proper diligence regarding supportive infrastructure and services, parks, playgrounds, and parking spaces.



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First name [required] **Christine**

Last name [required] **Ochman**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Christine Letter.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

Calgary AB

Yours Worship, Members of Council

Re: Blanket Upzoning Public hearing April 22, 2024

I am writing to express my concerns regarding the blanket upzoning proposal before Council. I have lived in several Calgary neighborhoods over the past couple decades and have lived in Mount Royal since 2013.

Bottom line I object to blanket rezoning. It is naive to think that blanket upzoning alone will result in more affordable living. And this policy will result in degradation of long-established neighborhoods in the city, some which hold historical significance for the city. Blanket rezoning is not a substitute for a methodical and thoughtful approach to residential development. The knee-jerk reaction to a tight housing market at this moment will have consequences that cannot be undone.

The Mount Royal Community Association was established 90 years ago. It includes 17th Ave. as a mixed-use district, Lower Mount Royal as a transition area from high density Bellline to the single-family homes of the Estate Area and the Garden Suburb Area of Upper Mount Royal. Our housing choices are robust. Thirty-three percent of our housing is single and semi-detached housing (the City average is 61%). Fifty-five percent of our residents are renters (the City average is 31%). Mount Royal has matched or exceeded the principles of choice outlined in the Housing Task Force study.

Not only has Mount Royal housing stock increased in recent decades but today our schools are at capacity and Western Canada High is now using a lottery system to allocate spaces. Our community meets today's standards of a 15-minute neighbourhood, provides choice in housing, has a stable population, has significant tree cover, and combines a blend of historic and modern designs. Our community, like the others in Calgary, is unique. Blanket upzoning is a blind and blunt instrument that will destabilize our neighbourhood and other neighbourhoods in Calgary while not meeting its stated goals.

Blanket upzoning ignores the Municipal Development Plan (MDP), adopted in 2009, which sets broad principles for the growth of our City until 2070. Key principles include:

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

I ask that you:

1. Abandon "Proposed Amendments to the Land Use Bylaw 1P2007".
2. Respect and support the MDP in terms of directing growth to nodes and corridors and respect the stability of established neighborhoods.
3. Inform the development industry that the way to help build Calgary, is to embrace the concepts outlined in the MDP.
4. Continue to use the Local Area Plan process to refine areas where additional growth makes sense from both the MDP and community perspectives.

Yours truly,

Christine Ochman



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

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First name [required]	Cheryl
Last name [required]	Snow
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary Rezoning for housing.
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I have been a home owner in Queensland community Calgary for 24 years and I am opposed to the rezoning to land use designation amendment. I bought this home because it is a single family dwelling area and was created and set up for that use. The proposed change will cause issue to how the community is lived in. This creates over population of areas that are not set up for the influx of residents. That will make for unsatisfactory neighbourhood parking accommodation and over populated communities, which creates conflicts and issues between neighbours when you are living on top of each other due to inattention and lack of space as originally planned. I do believe that it will cause my property value to decline and create unsatisfactory living conditions in my community. I do not want our area rezoned for multiple family dwelling. I do not think it fair that I may end up with an apartment or condo or several families living next to my property when the conditions are not and were not set up for this many residents on a street.



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First name [required] Kristen

Last name [required] Dublonko

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) City of Calgary Re-zoning Opposition Letter.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I am submitting the attached letter to express the reasons for my opposition to the city's plan for rezoning.

Kristen Dublonko
8955 Bay Ridge Dr. SW
Kristen.dublonko@gmail.com

April 10, 2024

Dear City Council,

I am writing to express my strong opposition to the proposed city-wide blanket rezoning that is currently under consideration by City Council. As a resident of this city, I believe this rezoning plan will have damaging effects on our community and our city and should be reconsidered.

First and foremost, a blanket rezoning fails to consider the unique characteristics and features of different communities within our city. Each neighborhood has its own distinct identity, history, and development patterns which have attracted residents to reside within these communities because of these distinguishing features. Implementing a one-size-fits-all approach to zoning disregards these differences and could lead to inappropriate development that does not align with the character of individual neighborhoods.

Furthermore, blanket rezoning could result in increased density without adequate infrastructure and public services to support it. This could lead to issues such as traffic congestion, overcrowded schools, and strained public utilities. It is essential that any changes to zoning regulations are made with careful consideration of the capacity of our infrastructure to accommodate growth.

Additionally, a city-wide blanket rezoning could have negative impacts on property values and quality of life for residents. Up-zoning areas previously designated for single-family homes to allow for higher-density development, for example, could lead to decreased property values and diminished neighborhood character. It is crucial to strike a balance between encouraging responsible growth and preserving the qualities that make our city a desirable place to live. Blanket rezoning doesn't address the issues of affordability yet only seeks to line the pockets of developers at the cost of the community.

Instead of pursuing a blanket rezoning approach, I urge you to consider a more targeted and inclusive process that involves meaningful input from residents, neighborhood associations, and other stakeholders. This approach would allow for a more nuanced understanding of the needs and concerns of different parts of our city and could lead to zoning regulations that better reflect the aspirations of our communities.

In conclusion, I respectfully request that you reconsider the proposal for a city-wide blanket rezoning and instead pursue a more thoughtful and collaborative approach to zoning regulation. Our city's future depends on decisions that are made with careful consideration of the interests of all residents, and I believe that a blanket rezoning would not serve the best interests of our community or our city.

Thank you for your attention to this matter.

Sincerely,

Kristen Dublonko



ATTACHMENT_02_FILENAME
(hidden)

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

April 9, 2024

HER WORSHIP, JOYTI GONDEK, MAYOR OF CALGARY

800 MACLEOD TR. SE, CALGARY, ALBERTA, T2P 2M5

Addressing the challenges related to our city's population growth and more specifically, taking on affordability at a time when nearly 1 in 5 households in Calgary are struggling to afford a roof over their heads, are important issues for our great city that require considerable thought and planning. However, I'm writing to you today to say that arbitrary rezoning of more than 60% of Calgary's single-family housing is anything but thoughtful, even if it is based on "research". Arguably, the City's current rezoning plan is nothing short of reckless, hasty, and unserious.

While it is obvious that cities like Toronto and Vancouver are struggling with severe unaffordability, it is also important to acknowledge that Calgary has thus far successfully accommodated our growing population while remaining among the most affordable large cities not just in Canada but across all of North America. And yet, few people could argue that continuing to grow Calgary's housing stock—even after years of annexation and sprawl—isn't necessary or desirable. However, there is much room for debate around how and where we do so in order to achieve desired outcomes. For example, adding new public transit, including the planned green line lite-rail expansion, is arguably as necessary as densification to the city's growth and affordability goals. With this in mind, real world examples show us that building new high-density housing around transit nodes provides the best opportunities for developing not just diversified housing stock in a city but also the beneficial economic intensity around these higher traffic areas that then help pay for the new infrastructure. And, of course, these new developments relieve pressure on our existing infrastructure elsewhere which, incidentally, is key to keeping capital costs for the city contained as well as supportive of Canada's broader Climate Change goals.

Unfortunately, the existing rezoning plan appears to give little consideration to any of these broader goals. Instead, incentivizing developers to build cheap multi-plex housing on standard

800 MACLEOD TR. SE, CALGARY, ALBERTA, T2P 2M5

single family lots in suburban neighbourhoods will only add strain on our existing infrastructure including our sewers, parks, etc. Moreover, eliminating parking restrictions while adding density will only contribute to our city's carbon foot print and congestion as these suburban communities require automobiles for everyday life.

Lastly, Calgary is recognized among the most livable cities in the world but our growth, if not addressed seriously with the needs and wants of our residents first and foremost in mind, could be our undoing. As Calgary grows to 2 million people and beyond it is increasingly important our leaders consider "what makes a great city?". Major global cities are what they are for a multitude of reasons but also because they were well planned. New York City, for example, built its extensive subway system over a hundred years ago in anticipation of unprecedented growth. The city's planners built a grid road network above ground and the necessary infrastructure below ground and they certainly didn't sacrifice city parks and public squares to accommodate such growth. Modern Paris also undertook massive public works programs, commissioned by French Emperor Napoleon III, which then included demolition of overcrowded and unhealthy neighbourhoods, building of wide avenues, new parks and squares, and the construction of new sewers, fountains and aqueducts.

Thoughtful planning doesn't need to take years or decades but it does need to consider what current and, most importantly, future residents value and need in their city. While building new housing ranks high on this list the details are what matter most. It goes without saying that catering to the city's residents needs to trump the wants of politicians from different provinces or the desires of local developers and speculators looking to make a quick buck. I urge you to please reflect on what people are saying and refine, if not outright cancel, Calgary's planned rezoning initiative.

SINCERELY,

ZDENEK HEZKY
115 LAKE TAHOE GREEN, S.E.

CC: PETER DEMONG



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First name [required]

Jerry

Last name [required]

Schimpf

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council REZONING FOR HOUSING

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

As a realtor for some 38 years, I'm extremely opposed to these proposed bylaws. Every purchaser considers zoning as a primary reason for selecting a property (location, location, location).

This proposal is not fair to tax paying Calgarians who purchased homes in good faith based on the "residential zoning" of their property!

What's wrong with the existing procedure based on individual applications for specific projects?

If you must make changes, wouldn't it be more palatable to make these changes to new subdivisions only and not to existing neighborhoods.

Jerry Schimpf
339 Silver Valley Rise NW, Calgary T3B 4B1
jerry@telusplanet.net
jerryscanada@gmail.com



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Monika

Last name [required] Tallerico

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

In my opinion, this rezoning planning will do very little, if nothing to address the unhoused and shortage of AFFORDABLE homes situation in Calgary. In my community, the average house price in 2019 was under 450,000, today these homes will cost you 600,000 or more. We need to have affordable housing; this plan will only provide homes for the few elite that can afford it. There is nothing that I have seen that will make this situation better. Also, I have seen nothing that will address infrastructure concerns and nor the increase in parking concerns that the communities will face. As it stands now, the city is ill equipped (not enough \$\$) to address the aging roadways and the increased usage of water/power lines. I know that the standard response is that streets are for everyone and if there is a concern that the city will implement parking zones and or time limits, but all that does is increase city coffers and doesn't address the need to park near your home.

This proposal needs to go back to the drawing board, it needs to address the unbelievable lack of Affordable housing and cap the gap between the average citizen and the 1% elite - who will be the only ones able to afford to live here in Calgary



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First name [required]

Duncan

Last name [required]

MacFarlane

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning to RC-G

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I know of no one who does not believe that affordable and availability of housing is not crucial. However, blanket rezoning to RC-G will solve neither of these issues. This a "sledgehammer" approach that does NOT address the many concerns that each of you has heard from your communities. I have many concerns regarding infrastructure (sewers, water, power), parking, waste management, safety (increased traffic), tree canopy, and overshadowing. Many of these older neighbourhoods have no sidewalks or laneways.

"Gentrification" of my old neighbourhood (Verdun, Quebec) has turned a working class area into an unaffordable upper class town. Purchasing a house for an AVERAGE of over \$650,000, (The MEDIAN price is over \$715,00) and building a \$1 to 2M fourplex on a single family home (not including he cost to purchase and demolish the existing structure) does NOT provide an affordable housing alternative for anyone. Recent examples of apartments in Bowness are selling for \$800,000. There are numerous examples of rezoning failing to resolve this issue. See Auckland, NZ. Heres' an article addressing this issue.

<https://www.newgeography.com/content/007221-higher-urban-densities-associated-with-worst-housing-affordability>

Let's work together to find a reasonable, well thought out solution to this very serious issue.

Thank you,

Duncan MacFarlane P.Geo.



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First name [required]	Stuart
Last name [required]	Berry
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	The Public Hearing regarding proposed re-zoning changes
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I feel the proposal to introduce a blanket re-zoning for Calgary is misguided for a number of reasons:

- (1) This will ruin the character of long established communities by introducing traffic, noise and significant negative financial impact to existing property owners if this proposal allows the "rules to change" after having purchased their properties.
- (2) At the Lake Bonavista information session hosted by Coun. Demong the city staff-ers admitted that this solution does not guarantee any type of resolution to our city's housing affordability issue. If this doesn't provide a solution what problem are we solving?

I think all of council that support this initiative should volunteer to have a 4 plex (with basement suites) built next to their existing properties as a trial for the effectiveness of this proposal.



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First name [required] Duane

Last name [required] Ellard

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against 'blanket' housing rezoning. Calgary is a city that can provide living spaces and communities for a wide number of living options. If a family/buyer wishes to live in a single-housing community there should be an expectation the community they have invested in will be secure for the long term. If housing is an issue and the city believes high-density communities are the solution, with each new community zoning it should be made clear if the zoning will include high-density communities, buyers then can make choices with clear zoning bylaws. It's not fair to change existing zoning. In my opinion blanket rezoning will offer investors opportunities that will increase housing prices further out of reach for families.



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First name [required] Alison E.

Last name [required] Osborne

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City of Calgary Land Use Designation Rezoning amendment

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Madam Mayor and members of City Council,

I am Strongly opposed to the proposed housing rezoning proposal.

As a Taxpayer and a home owner in Calgary, I am concerned that a Blanket, "one size fits all" rezoning change will not help with the housing needs in this City. It is simply a Bandaid solution, which will not improve the quality or quantity of housing to the City but encourage crowded and expensive housing.

Your proposal will harm existing older neighbourhoods. Increased traffic volume and congestion will only get worse. Existing street parking will worsen with the increase of vehicles and no where to park them. The existing roads infrastructure can't cope with the current volume of traffic let alone and increase in volume.

The value of my home, the investment in my home will decrease.

The overall quality of life in the City will decrease.

As a home owner and Taxpayer in Calgary a plebiscite is the only fair way to gain Public opinion on this rezoning matter.

Thank you.

Alison E. Osborne

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] **Malcolm**

Last name [required] **Innes**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Public Hearing Meeting of Council | Citywide Land Use Designation Amendment**

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

ATTACHMENT_01_FILENAME (hidden) **Low Density Zone Change Opposition no pers info.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Postal Station 'M'

Calgary, AB

T2P 2M5

Dear Sir/Madam,

Re: Citywide Land Use Designation Amendment

I am opposed to this amendment. This is an undemocratic approach and should only be approved by the citizens of Calgary. This amendment will affect the vast majority of citizens and their and potentially negatively affect respective property values. Amendments of this magnitude should not be decided by a city council but rather directly by Calgary citizens. A city council shouldn't have the right to make such a citywide significant change to residential properties without a citizen vote.

We purchased our home 12 years ago specifically in a single-family zoned community and street. I pay appropriate property taxes for that zoned community. I do not want to live on a street that is rezoned to a Low Density Mixed Housing (R-G) District. There is no way we would have ever bought on a street with this type of proposed zoning. Most single-family homeowners in the city share this point of view.

Please do not proceed with this amendment.

Regards,

Malcolm Colin Innes

Shelley Innes



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First name [required] Laurence

Last name [required] Stanwell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Zoning changes Collingwood NW

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Wallace

Last name [required] Dobchuk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary rezoning proposal

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

ATTACHMENT_01_FILENAME (hidden) Calgary rezoning response.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Subject: Response to Proposed Rezoning Details

Dear [City of Calgary Representative],

I am writing to express my strong opposition to the proposed rezoning of Calgary neighborhoods as a solution to alleviate the so-called "housing crisis." While I understand the urgency of addressing housing affordability, I believe that the proposed approach is misguided.

Constructing new houses as a response to the housing crisis fails to address the root causes of the issue. The problem lies not in the lack of housing supply but rather in the systemic issues such as income inequality compared to inflation rates, over estimation of current property values and speculative real estate practices that drive housing prices beyond the reach of many Canadians. Simply building more houses without addressing these underlying issues will not solve the problem and may exacerbate it by fueling further speculation and inflation in the housing market.

Furthermore, I view the proposal to construct new houses as a thinly veiled tax grab rather than a genuine effort to address housing affordability. By promoting new construction, the City stands to benefit from increased property taxes, development fees, and other revenue streams associated with housing development. This approach prioritizes short-term financial gains over the long-term well-being of Calgarians and disregards the negative impacts of unchecked urban sprawl, environmental degradation, and community displacement.

I have Concerns about the density and character of the neighborhood: I believe that rezoning to Residential – Grade-Oriented (R-CG), Residential – Low-Density Mixed Housing (R-G), and Housing – Grade-Oriented (H-GO) may lead to overcrowding, strain on infrastructure, and changes to the aesthetic appeal of our community.

The potential impact on parking and traffic congestion: Removing parking requirements for backyard suites could exacerbate parking issues and contribute to increased traffic congestion in our neighborhood, which may negatively affect residents' quality of life.

The preservation of development rights and property values: The addition of Contextual Single-Detached Dwellings to R-CG may raise concerns about the preservation of development rights and property values for existing homeowners in the affected areas.

Sincerely,

Wallace Dobchuk



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First name [required]	Douglas
Last name [required]	Robb
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Council Public Hearing planning matters
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	AnyConv.com__JOTI 2.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

This rezoning plan must not be acted on!



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First name [required] Sergey

Last name [required] Chikunov

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing for the City re-zoning notice

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Dear The City of Calgary Council,

Please, see my comment as a great concern of proposed re-zoning approach, as it call to the deterioration of the most Calgarians life quality.

I believe that Affordable Housing must starts from the community development stage, when all infrastructure in the area is able to service higher population density.

Particularly my community already has all types of houses, listed in the Affordable Housing strategy, but roads are not able to accommodate the amount of vehicles there. That is, because roads were designed for 2 vehicle for the detached house, apartments - 1 per apartment. Instead, we have 4-5 vehicles per house, several for apartments, and all these vehicles are parked on the streets, narrow it down to one way lane.

Instead of solving this problem, the proposal just making it worse by adding more population to the area, not designed to accept it.

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

The noise and light pollution – these two problems will be added with population density increase in the areas that weren't designed for this.

Having population density increase will affect the whole service infrastructure, if it wasn't design to accommodate it: roads, electrical, water, wastewater, garbage removal, stores, medical.

As I know, those, who want to split their land lot and build the second house there - able to get a permit for this and proceed. But, usually, it relates to the older areas, where lot sizes permittable. How you would see the second backyard dwelling in the areas, where house already utilized about 70% of the lot? But this approach, making it possible, lead us to the situation with ugly uncontrolled construction, congested, unsafe streets, lack of transportation and super busy facilities for the areas that weren't designed for this population. There is very limited space even for the garbage bin's storage for one dwelling, how it could be done for two in a lot?

Again, my major concern: everything should be done at the development stage, not in the communities with limited resources, otherwise, it will make Calgarians life even worse.

Sincerely yours,



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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First name [required] Michelle

Last name [required] Vasquez

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Many of us had bought property based on the location and density of the houses around, and the future development promised by the builder. Rezoning allows the builder to maximize profits while going against what was promised to homeowners in an already existing community. It punishes the people whose only mistake was to buy houses first. These new zones could be applied to future new communities. Not the ones already existing.



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First name [required]	Stuart
Last name [required]	James
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	residential rezoning
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Parking and street parking is already very congested in my area. I'm concerned that the proposed zoning changes that include the elimination of parking requirements for back yard suits will increase this issue.



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First name [required]

Dale

Last name [required]

English

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning proposals

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am the owner of an attached duplex and as such have already become a victim of the City of Calgary's redevelopment schemes. When the City allowed for the addition of secondary suites in attached duplexes a conversion was done next door which drastically changed the dynamics between neighbours and our street at large. New proposals to allow an additional backyard suite and eliminate parking restrictions is insulting and dismissive of Homeowner concerns. Slumlords are already a concern to residents, but not to the City so much. My neighbours are all united against this proposal and the City Council and Mayor largely. Council will receive nothing but grief over this, and in general, because of their rapacious greed and ineptness. Many will be replaced in the next Municipal election. Thank you Mayor Gondek and your fellow ilk on Council for uniting Calgarians against you.



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First name [required]	David
Last name [required]	Dunn
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	Public Hearing meeting of council - Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
--	---------------

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear City Council

I was very disappointed when the federal government came into Calgary with funding for housing but with strings attached. I was then very upset to hear about the city wanting to do a blanket re zoning. I understand you're elected officials. I disagree though that this is an issue that shouldn't be voted on. Why not put it to a plebiscite and if it passes I am in favor. I don't believe this is a decision you should be making. What good is the investment I have recently made in my community? I have worked really hard to acquire my recent home and I love the character and make up of the community.

Please let the people vote on this issue , it is the only right thing to do.



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First name [required]	Timothy
Last name [required]	Pudelko
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	City Council Hearing on Up-Zoning (Densification)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Opposition to 2024 blanket upzone.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket policies are never the answer - none of the present councillors campaigned on their support for the proposed policy change.

April 10, 2024

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

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

Hello,

I write as 5 year residents of Lower Mount Royal, to register my opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

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

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

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

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

Sincerely,

Timothy Pudelko





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First name [required] John D.; Adele L.

Last name [required] Ingram

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation (zoning)

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We strongly oppose the proposed Land Use Designation amendment to redesignate our parcel to the "Residential--Grade-Oriented Infill (R-CG) District. The existing City planning practices and procedures, including the existing by-laws, are adequate and work to protect all property owners--no changes or amendments are required.
We will not be attending the April 22, 2024 meeting.



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First name [required]

Ron

Last name [required]

Nelson

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I live in Douglasdale, I am definitely opposed to allowing multiple housing developments anywhere near my present location, which will happen if our "out of touch" member of the "hateful eight" Kourtenay Penner is allowed her way. Our councillor never contacts her ward to see if her decisions are being supported by her constituents. Of course, she is probably too busy finding a bird, or other token representation of the city.



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First name [required] Jennifer

Last name [required] Fisher

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) City of Calgary Comments Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Jennifer Fisher
416 Parkridge Rise SE
Calgary, Alberta T2J 5C3

April 10, 2024

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

RE: Rezoning for Housing – Feedback.

The Blanket Rezoning should not be only decided by the City of Calgary councillors, it should be decided as a vote by way of a Plebiscite. Our concerns have also been communicated to Councillor Peter Demong and the project team.

Blanket rezoning is not the solution, and we are adamantly opposed in response and proposed action to Calgary's Housing shortage for the following reasons:

- Purposely bought in an established R1 neighbourhood as an investment.
- live in a quiet and peaceful surrounding.
- Negatively impact property values.
- Neighbourhood preservation.
- Increased congestion and limited parking. We already have limited parking as it is.
- Increase in noise.
- Increase in infrastructure use – older neighbourhoods' sewer, utilities waterlines, roads, and sidewalks are not equipped to manage increase in use. The City manages replacements and repairs on a reactive/emergency basis rather than proactive, not sure how this is going to change adding more people to an area that is not equipped to handle.
 - Have been told directly by a city worker the city does not like to replace water line shut offs until something happens – reactive and emergency purpose only (wait for a watermain break) NOT proactive maintenance this increases tax \$\$\$
- Reduction in greenspace in neighbourhoods, due to the development.
- The City says rezoning will help keep property taxes down – but they keep increasing and I don't see the benefits in the services provided.
- The City did not manage new residential neighbourhood developments properly, should have years ago built up not out. The City should be mandating the Developers to come up with solutions and the infrastructure should be paid by the developers not the tax payers.
- Instead of proactively reviewing ALL neighbourhoods for value and assessment. The City is NOT rezoning ALL neighbourhoods e.g. some new neighbourhoods are not being rezoned. This puts all of us who have **invested** in a quiet single family residential area at risk.
- Higher lending rates drove demand to the affordable established neighbourhoods,
- Influx of people coming from other provinces within Canada and other countries. This has also put a strain on housing, schools, healthcare.

- Blanket rezoning will not add to the amount of supply needed in the price ranges that require supply.

The City of Calgary elected officials need to listen to the people on matters that effect the community as a whole.

Regards,

Jennifer Fisher



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First name [required] Svetlana

Last name [required] Koryavchenko

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City re-zoning public hearing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Dear Council,

I would like to express my absolute disagreement with proposed re-zoning strategy and believe, this opinion will be supported by many Calgarians:

The Affordable Housing must start from the community development stage, when all infrastructure designed accordingly, to be able to service higher population density, having proper house types, such as duplexes, multilevel apartments, etc, and people should be able to make an informed decision when selecting these types of housing. Instead, a lot of problem to be introduced in the communities that are not able to handle it.

The City established neighborhoods are very different, in terms of lot sizes, infrastructures, accessibility, and the all-blanked approach cannot be acceptable, it should be decision, made for each case separately, based on the local conditions. There are communities, built 40yrs ago, where lot sizes are able to accommodate the second dwelling, but the most of the City areas – aren't.

I even cannot imagine the idea of having the backyard dwelling in any lot at my area, because the largest backyard space is 8-9meters amongst fences and house wall. Having bylaw for backyard shed and fence heights, you defeat it with 11-12 meters height second suite in the backyard.

The noise and light pollution – these two problems will be added with population density increase in the areas that weren't designed for this.

Having population density increase will affect the whole service infrastructure, if it wasn't design to accommodate it: roads, electrical, water, wastewater, garbage removal, stores, medical.

If you compare the interior streets: the driving part of the street in 1996 community is 10,5m, while 9m in new ones. Many house owners are parking on the street, some houses have 5-6 vehicles, the space between driveways is too small to accommodate even one vehicle; the existing streets, with vehicles parked on both sides, become a one lane road. That creates many traffic safety concerns, but the proposal is not addressing it, but make it worse, because of overpopulating streets.

I don't think that making Calgary overpopulated will solve the pricing problem: even the Housing Strategy document stated that major cause of housing crisis is the high flow of new residents, thus making housing cheaper will just attract more and increase this problem, not solve the problem for residents.

I believe that Calgarians deserved the high-quality life City and not making it more miserable.

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

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First name [required]	Jenna
Last name [required]	Kaye
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Up-Zoning Objection.J.Kaye.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

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

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

Dear Sir:

I write as an 8-year resident of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

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

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

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

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

Sincerely,



Jenna Kaye



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First name [required] Patricia

Last name [required] Morton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Affordable housing in Calgary and, indeed, in most of this country is urgently needed. No need to debate that reality. I am a (retired) former senior executive with a not for profit agency in Calgary- serving the mental health community 20+ years in the field. Firsthand, I have known of people literally dying (yes) waiting for placement in affordable housing - including within our own agency's housing portfolio, which numbered approximately 200 spaces at the time. I sat on several committees during the inaugural years of the Calgary Homeless Foundation, and in an advisory capacity. I can only imagine how this situation has been exacerbated over the past number of years. Social disorder, etc seems to have (tragically) become a prominent theme in our community. I am respectfully asking for your consideration of my opinion, based on years - if not decades- of experience - supporting those in need of safe, affordable homes. It is my firm position that blanket rezoning in Calgary is not a solution, even by the smallest of margins. Truth be told, I honestly believe that even the vast majority of my former FT employees would not have their housing needs/options met through this proposed change. They are working professionals whom one may consider to be the "beneficiaries" of such a change. As I'm sure you're aware - human service professionals are notoriously undervalued, most notably in terms of wages. But, that's a dialogue for another day. At the very least, I implore you to put this issue to a plebiscite. Blanket rezoning is not a solution to the current lack of affordable housing crisis. Thank you for taking the time to read my comments.



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First name [required] Ragendra

Last name [required] Prasad

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

No Comments.



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First name [required]

Dave

Last name [required]

Widdifield

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Not in favour of rezoning. I built single family not multi

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I built in a single family area knowing there would be no condos and duplexes, etc. I don't need any more people living in the area. It's already congested too much. No parking, etc. This will make things worse and downgrade the value of my home



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First name [required] jonathan

Last name [required] cajudo

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Good day, I have no problem with the plan but my only concern is the congestions on the neighborhood. For example if my neighbor decide to add a suite for rental there will be no enough space to park their vehicle, although the street are city owned but I've already seen the chaos on the new residential area that some home owners put barricade on the street in front of their houses so other cant park on their spot. Please plan it very carefully.



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First name [required]	Peggy
Last name [required]	Pitcher
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	Land Use Designation Rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
--	---------------

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am concerned regarding this rezoning for my neighborhood as my neighborhood is a very beautiful and safe place to live. Putting in affordable housing could, and very likely would, lower my property value as well as perhaps make my neighborhood less inviting and perhaps not as safe as I find it now. The other issue could be the parking issues that I see in many of the newer neighborhoods.



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First name [required] Stephanie

Last name [required] Clavette

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Hello

As a homeowner in the community of Copperfield I am 100% AGAINST rezoning our area. This is going to cause way to much congestion. Parking is limited as is and the size of the lots are way to small to have more then 1 secondary suite.



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First name [required]

Karen

Last name [required]

Jensen

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 9, 2024

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

[required] - max 75 characters

RC-G rezoning changes

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

City Council has not done their due diligence on rezoning of existing communities. As a Lake Bonavista resident, we paid a high premium to buy and live in this lake community in order to have a private lake residence. Rezoning will negatively impact our community in so many ways, just one being the over populated lake attendance. If row housing, basement suites and back lane residences are not allowed in the lake, it causes great resident divides that we have seen in abundance with Bonavista Downs. Also, how is our community going to handle the huge increase in residents' vehicles? Most homes do not have driveways and we know that most homeowners have a minimum of two cars. The math is terrifying to contemplate. How is our aged community supposed to deal with the older sewer and water systems that our very mature trees are already forcing us to re-pipe? How can our community possibly handle the overload usage of these systems? How will our current electrical infrastructure handle 9 times the load it is currently managing? I truly believe that our city council has not done due diligence in a democratic way to address all these and many more issues I have not mentioned. We feel they are sneaking unpopular changes through in order to increase their tax revenues at all our expenses. We expect them to do better. This can not possibly make any common sense to push through rezoning.



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First name [required]

Donna

Last name [required]

Stefaniw

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 15, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against this proposal. I feel the counsel is pushing this issue forward without taking into consideration the feelings of calgarians. I don't believe that this proposal will make any difference for the people that need affordable housing. They need affordable homes that they can afford to live in. Pushing forward plans that allow developers to build homes that would benefit them and not the ones that need affordable homes. Putting 12 homes in one location would not help. These days people have 2 vehicles in their homes. That means 24 cars with no parking. Makes no sense. Please stop this and take more time to understand what this means for you and me and the future of our city.



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First name [required] Melanie

Last name [required] Leitch

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Lake Bonavista Rezoning RC-1 to RC-G

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Regarding the proposed rezoning as a Calgarian and civil engineer I am Concerned with the impacts of increased density in areas designed for lower capacities. The infrastructure will not support the changes without significant impacts. This is not the right densification plan.



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First name [required] Susan

Last name [required] Morris

How do you wish to attend?

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

Date of meeting [required] Apr 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 in my area - Not sure of date of meeting

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

ATTACHMENT_01_FILENAME (hidden) Rezoning Letter - 121 Sierra Morena Terrace SW Calgary.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am against rezoning in my area.

Susan Morris
121 Sierra Morena Terrace SW
Calgary T3H 3A2
Susanmorris240@gmail.com

Attn: Calgary City Council,

I am not in favour of the proposed zoning changes in Calgary's "Home Is Here" housing strategy. Increasing housing density (more semi-detached and row housing) requires planning for:

Parking

Schools

Public transit

Sewer and water

Roads

Fire halls.

Green spaces, Parks and Recreation facilities

Zoning should remain a neighborhood-by-neighborhood decision based on infrastructure needs and capabilities.

The Homeowners Association where we currently live already consists of Semi-Detached dwellings which make an efficient use of the property with no room for adding additional buildings without demolishing the existing.

Signed



Susan Morris



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First name [required] Nadia

Last name [required] Tse

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed of a blanket rezoning for the city of Calgary. I am a citizen and homeowner in Calgary who has already been affected by the city's lack of consideration for existing communities and its residents. I am currently residing beside a single detached bungalow that has been bought by a developer, who is moving forward to rebuild a multi-plex of 9 units in replacement. I have been discussing this issue with affected neighbours who share the same negative sentiment towards this rebuild, and while we were actively opposing this rebuild with the city, our concerns and disagreement proved to have fallen on deaf ears.

I am concerned for the state of Calgary if we are to move forward with blanket rezoning for the city. The city's argument for a blanket rezoning is that it'll help move the city towards affordable housing, but rather this will incentivize and allow more free reign to developers who's primary concern is to further line their own pockets. This will result in developers increasing the numbers of multi-unit builds, while maintaining their selling prices at the high level it is, and thus not only continuing, but furthering the issue of unattainable housing for the average Calgarian. This will inevitably lead to a density crisis for Calgary.

An issue with these multi-unit builds is that the number of garages is not being proportionately built with the living units (i.e. the 9 units to be built next to my home is going to have 4 garage spaces). This is going to result in a lack of public parking spaces. Calgary will never become a car-free city given the extreme winters that we are known to have every single year, and the fact that our public transit system is not built to allow ease of access to anywhere that is not downtown further confirms that we are a city where having a vehicle is absolutely necessary. With a growing number of multi-units that will inevitably come about if a blanket rezoning is passed, it will exacerbate the existing issue of lack of street parking. Currently the city has a RPP (Residential Parking Permit) program where homeowners are required to pay an annual fee to park outside of their homes. The city claims that this program is in place to manage on-street parking, and not to generate revenue. However, with more multi-unit builds, there will be more residents who will be required to participate in the RPP program, while expanding the neighbourhoods that the RPP will apply to as density increases. At this rate, it becomes apparent that it would be self-serving for the city to push the blanket rezoning thru, while ignoring issues that affects every day residents.

A blanket rezoning will lead to inner city areas losing its appeal thru changing the entire landscape and structure of what currently exists. Having had dozen of conversations within my community, there is not a single person who favours this movement and would consider finding homes elsewhere if this were to escalate. This will drive families away from inner city to the suburbs and create undesirable spill-over effects on many streets and citizens.

Moving forward with blanket rezoning completely misses the mark with taxpayers and homeowners. Homeowners chose to live where they live for a reason, and that decision required an in depth thought process with immense commitment, especially from a financial point of view. A blanket rezoning will consequently punish homeowners in an unwarranted manner. The decision to move forward with blanket rezoning shows the city's decision to ignore a vast majority of Calgarians, as well as reiterates that the majority of Calgarians' voices is not valuable.

Thank you for your time and I strongly encourage the city to reconsider the damages that a blanket rezoning will have on Calgary.



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First name [required]

Don

Last name [required]

McLeod

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 10, 2024

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

[required] - max 75 characters

Calgary Planning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

don mcleod How will rezoning established suburban communities help increase housing opportunities for housing challenged people? This usually results in high end, expensive multi family developments that are aimed at high income owners, not the demographic that is challenged with homing issues.



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First name [required] Geoffrey

Last name [required] Mullback

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear City Council,

I am writing to express my strong opposition to the proposed blanket rezoning of residential communities in Calgary. As a resident of Chaparral and a homeowner, I am deeply concerned about the potential negative impacts this rezoning could have on our community and property values.

When I purchased my home, I did so under the understanding of the current zoning regulations, which designated the area as single-family homes and maintained the character of the neighborhood as such. The prospect of multi-family housing being erected adjacent to my property was not a consideration at the time of purchase. Implementing a blanket rezoning now would fundamentally alter the fabric of our community and undermine the investment I made in my home.

Furthermore, the proposed blanket rezoning fails to adequately address legitimate concerns regarding parking, congestion, and safety. Introducing multi-family housing without proper infrastructure and planning could exacerbate these issues, leading to decreased quality of life for current residents. It is evident that the city has not thoroughly assessed the potential consequences of such a significant zoning change on our neighborhood.

Rather than resorting to blanket rezoning, the city should explore alternative solutions to address the housing shortage. Providing land to developers, investing in infrastructure, and streamlining the permit process are more effective measures that can stimulate housing development without sacrificing the integrity of established residential communities.

The city should focus on the bureaucratic inefficiency that contributes to delays and hampers the construction of much-needed housing. Instead of imposing blanket rezoning, the city should focus on reducing red tape and expediting the permit process to encourage responsible development.

In conclusion, I urge City Council to reconsider the proposal for blanket rezoning of residential communities. It is imperative that the concerns of existing residents are taken into account, and alternative solutions that preserve the character of our neighborhoods are explored. I implore you to prioritize the well-being of residents and the sustainability of our communities in your decision-making process.

Thank you for considering my input on this matter.

Sincerely,
Geoffrey Mullback



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First name [required] Jodi

Last name [required] Morton-Parcey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Stop the rezoning. It will not solve the housing crisis. The issue is Rent Gouging. We need to put a rental cap on Rental Corporations. Rezoning will cause a real big headache for parking. New communities are already too dense to allow this.



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First name [required]

Wayne

Last name [required]

McFadden

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 15, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We, the under-named, object to the proposed re-zoning of our property to R-CG on the following grounds:

Wholesale rezoning of the entire City, which will dramatically change the fundamental character of the City and its neighbourhoods, and consequently potentially cause substantial financial loss to individual property owners as a result of property value reduction, cannot be appropriately implemented without first conducting a plebiscite to effectively and accurately determine the will of Calgary taxpayers.

Even if it were appropriate to rezone without first conducting a plebiscite, it has not been reliably demonstrated that rezoning will solve the perceived issue of housing availability and affordability, or that there is presently an insufficiency of properties zoned for higher density. Consequently, rezoning has not been proved to be necessary.



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First name [required] Mr Michael

Last name [required] Heiligsetzer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land use designation - rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] **Bryon J**

Last name [required] **Kost**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Calgary Rezoning for Housing**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I live in a low- density residential area and I wish it to remain status quo. There should be a public vote on the matter and not just a council meeting.



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First name [required] Nancy

Last name [required] Manchak

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

I am writing to express my concerns regarding the proposal for blanket upzoning in Calgary being voted on by City Council on April 22nd. As a Calgarian and property owner within the city, I strongly oppose this proposal and urge you to reconsider its potential negative long term consequences, specifically including property values and community character.

While I understand the need for responsible urban planning and development to address housing affordability, implementing blanket upzoning measures without due consideration for the diverse needs of each neighborhood could have detrimental effects on the fabric of our communities, both now and into the future.

One of the primary concerns is the impact on property values. Upzoning has the potential to dramatically alter the landscape of neighborhoods, leading to increased density and changes in the type of housing available. This is likely to lead to a depreciation of property values for existing homeowners. As individuals who have invested in our homes and communities, this prospect is very worrisome.

Furthermore, blanket upzoning threatens to harm the unique character and identity of each neighborhood in Calgary. Calgary is an amazing city and renowned for its vibrant and diverse communities, each with its own distinct charm and personality. Implementing uniform zoning policies across the city risks removing from these neighborhoods the qualities that make them special.

I urge the City Council to instead prioritize a more nuanced and community-centric approach to zoning and development that for example is based on areas with existing school capacity and transit corridors (including the upcoming Green Line).

Additionally, it is crucial to consider the long-term implications of upzoning on infrastructure, transportation, and public services. Rapid changes in density can strain existing resources and infrastructure, leading to congestion, decreased quality of life, and inadequate provision of essential services, as well as the need for increased city funding that is likely to drive future tax increases.

To close, I strongly ask the Calgary City Council to reconsider the proposal for blanket upzoning across Calgary. Instead, I recommend a more inclusive approach be implemented that takes into account the concerns of residents and seeks to enhance the unique qualities of Calgary communities.

Thank you for considering my perspective on this important issue.

Sincerely,
Nancy Manchak

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



ATTACHMENT_02_FILENAME
(hidden)

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

We attended an information session tonight put on by Councillor Demong. A speaker representing theCity stated the purpose of this blanket rezoning was people deserve affordable housing. We earned the right for housing but got that "right" by saving, scrimping, struggling and sacrificing to buy the house we now own in a single family community. We started in an apartment we could afford, moved into an Atco trailer, moved into a 900 square foot wreck, and finally, the dream, our own single family home. We earned the right for this house. We didn't "deserve" it. We earned it. And now you think everyone "deserves" a house. People earn the right to the housing they can afford.



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First name [required]	Rick
Last name [required]	Volpel

How do you wish to attend?

What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
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Date of meeting [required]	Apr 9, 2024
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters	Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Tonights meeting at Lake Bonavista was a strong showing of community opposition to blanket rezoning. A number of concerns were raised including the lack of transparency and community consultation. This session was planned as an opportunity for city bureaucrats to explain their plan but it quickly turned to a citizen revolt in which a quick poll showed overwhelming objection to city-wide rezoning. We are NOT happy and probably disgusted that the City hasnt the courage to hold community plebicitcs on the issue. This city-wide rezoning scheme needs to be stopped now, or at least defer it until the next municipal election where we can choose representatived who will truly speak for us.



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First name [required] Janelle

Last name [required] Gaudet

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
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Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)



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

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First name [required] Courtney

Last name [required] Tario

How do you wish to attend?

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

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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To Whom it may concern,

I am reaching out to voice my concerns regarding the proposed zone change for our community. While I acknowledge the pressing need to address Calgary's housing crisis, I am skeptical about how this particular change will contribute to a viable solution. In fact, I fear it may do more harm than good to our neighborhood's character and livability without substantially addressing the issue of affordable housing.

Let me explain my reservations. Our community boasts a rich history of charming bungalows that contribute to its unique allure. The proposed zone change could potentially lead to the demolition of these beloved homes in favor of multi-residential developments or upscale townhouses. This threatens to erase the very essence of our neighborhood's identity.

Moreover, such developments are likely to exacerbate existing challenges, such as parking shortages. The introduction of apartment complexes or townhomes could result in permit parking, further inconveniencing residents and straining our local infrastructure.

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

Furthermore, the towering structures that may replace our single-level homes would obstruct our cherished city views and fundamentally alter the ambiance of our surroundings. Many of us deliberately chose to reside in this area for its spacious lots, picturesque vistas, and ample parking. Sacrificing these qualities for developments that fail to provide affordable housing solutions seems counterintuitive and shortsighted.

Allowing for a zone change will only attract developers who are interested in building infills that may actually price out a lot of our current low-income families. Mayland Heights & Vista currently have one of the highest populations of low-income housing per ratio. Additionally, our community has limited access to effective transit, an old and out-of-date, and frankly overpriced grocery store. There are not many necessities or amenities accessible for low-income families. These are vital considerations that should not be overlooked in the pursuit of development.

I implore the City Planning Department to reconsider the proposed zone change and explore alternative solutions that prioritize the preservation of our community's character while effectively addressing the housing crisis. Collaborative efforts between residents and city to finding sustainable and equitable solutions that benefit all stakeholders.

Thank you for taking the time to consider my perspective on this matter.



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First name [required]	Jonas
Last name [required]	Buller
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing project
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Speaking about my neighbourhood - Prestwick/McKenzie Towne

- population density seems high enough as is, trying to add more capacity will exacerbate an already tight situation.
- Current infrastructure would need to be upgraded to accommodate more capacity, including but not limited to Water system, Sewer system and Storm Sewers.
- Schools - residents are already having to travel to get there kids to a school that would accept them.
- Snow Clearing and places to put snow is already a problem.
- Parking - there is already very little room to park.
- essential services - congestion could result in delays of responses by emergency services/first responders.
- Quality of life. People move to suburbs to enjoy a certain family and community lifestyle. They like seeing the sun and not high rise buildings.
- Space - there is very little place to expand, except vertically. With the right planning there is still room to grow in other areas of the city or sprawl outward vs infills. New areas should be appropriately planned to accommodate new volumes instead of stuffing into existing areas that are already established as family communities.
- Going with a city wide policy is a bit reckless and certain areas should be looked at where it works, and not everywhere.
- Developer strongarming and abuse - no one wants the eventuality of getting pushed from their property, ethically or otherwise, by big pocket investor/developer types who will find this as an opportunity to make money. An advantage they have over the everyday taxpayer. Capitalists and opportunists will do what they want at the peril of the common citizen, more so then they do now.



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First name [required]

Mark

Last name [required]

Conacher

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning lake Bonavista - request a community vote be pass

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

In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

This issues needs to be a city level issue where communities that already have options for housing that are not affected are not included - I feel the concil members in favor have few affected communities, the council members with single family home communities only should have more input



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First name [required]	Aber
Last name [required]	Abulhasn
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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	There is no agenda available. Only the meeting notice. Public Hearing Mee
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I'm in opposition of rezoning of my neighbourhood. It took me 10 years to save money for downtown payment and purchase a house in a quiet area. Rezoning will increase the density and traffic, I can't park on my street now because there are too many cars from my current neighbour park on the street. Rezoning will make things worse, are you going to limit the number of vehicles each house will own or are you going to put restrictions on when we will be driving. Collecting garbage carts will be difficult. The solutions for the housing crisis is by buliding more housing even if out of the city skirt.



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First name [required]	Ines
Last name [required]	Vial
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public hearing meeting of council regarding new zoning changes
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from
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First name [required]	Steve
Last name [required]	Allan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket Rezoning Public Hearing Meeting of Council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission to Ciity Council.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor Gondek and Calgary Councillors:

Adopting the concept of blanket rezoning could change the nature of our community forever, and not in a good way.

I grew up in Roxboro. My parents bought their house when the community was developed in the 1920s. They were not wealthy, and the investment in their house at that time was the most significant investment they ever made.

I went to the neighborhood public school, Rideau Park, for nine years and made friends with kids, not only from Rideau-Roxboro, but also from the neighboring communities of Mission, Erlton and Park Hill.

Because of the wonderful character of this special neighborhood, my wife and I bought our house in Roxboro, two blocks from where I grew up, in the 1970s. We raised our three children in Roxboro and still live on the same lot but in a new house that we had to build, as we lost our original home in the 2013 flood. Our children also went to Rideau Park School for nine years and made friends with kids from our neighborhood as well as the surrounding communities.

Shortly after we bought our house in the 1970s, a new purchaser of the house across the street began efforts to subdivide his lot and build an infill house on 25 feet of his 75-foot lot.

We fought this proposed development with the support of the community association, on the basis that it would change the character of the historical neighborhood; several mature trees would have to be removed; and open, green space would be reduced. As well, it would be a precedent for other developments that would forever change the nature of our community and similar R1 communities across the city.

The Council of the day not only refused the development permit, but Alderman Barb Scott advanced a motion, which was approved, preventing in-fill developments in all R1 zoned districts in Calgary. The primary basis for this was the threat to the character of historic neighborhoods, the removal of mature trees and limiting open spaces. There was recognition that citizens have made perhaps the most significant investment of their lives in these communities and policy changes should not threaten that investment.

Our city is faced with this same threat today. The issues are the same - the character of historic communities, removal of mature trees, and reduction of open spaces. But in our growing city, one must also consider pressures on parking, road and transportation systems, overcrowding schools, inadequate parks and green spaces etc.

Previous city planners have done a fine job of creating a matrix of communities that respond to the needs of Calgarians. Our Ward includes many neighborhoods that offer a

variety of housing options that suit different budgets – in fact only 18% of the housing offered is single family dwellings. Market factors dictate what is affordable depending on economic circumstances, which is as it should be.

I recognize the need for more housing options, including affordable housing, but development of multi-family residences in Rideau-Roxboro, or other RC1 communities, will not meet the definition of affordable housing. The focus of the City should be on freeing up some of its significant land holdings for housing and reducing red tape so housing developments (in appropriately zoned areas) can proceed to construction without the interminable delays that have unfortunately existed at our City Hall for as long as I can remember.

I have been in positions in our city, appointed by the former Mayor and City Council, where I have advocated for allowing secondary suites across all Calgary communities. There are many good reasons to provide for this kind of housing, which would provide more housing options, without all the negative implications, that come with upzoning.

I urge City Council to adopt a more strategic approach to providing more housing options for Calgarians. There are practical, reasonable solutions available, which will not have the devastating impact that Upzoning will have. Let's seek solutions that will bring Calgarians together, not further polarize us.



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First name [required] Margaret

Last name [required] Chandler

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I understand the need for increased density and more affordable housing. But in our neighbourhood (inner city SW R1), we have seen how increased development has led to massive loss of trees. Other neighbourhoods close to us that have already densified (e.g., Killarney and South Calgary) now have very few trees. The City has declared a climate emergency and trees play a very important role in supporting efforts to mitigate the effects of climate change. They also provide habitat for a lot of wildlife. We are also concerned that the sewer system is not capable of providing an increase in housing. A recent excavation on our street (to build a mega home) broke the sewer line and two homes had sewer backup. In our neighbourhood, we have seen how small bungalows (circa 1000 square feet) are being replaced by mega homes (circa 4,000 square feet) with no trees on the lot. These expensive mega homes do not address the issue of housing shortages and affordable housing. If the City does not proceed carefully, the diverse landscape of many inner city neighbourhoods will be lost and the problems we face -- both housing and climate change -- will not be addressed. We believe that the City should not focus so much of its energy on densifying only the inner city.



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First name [required] Wayne

Last name [required] Nyhof

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting. Re: City-Wide Blanket Upzoning of Residential Lots

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the City-Wide Blanket Upzoning of Residential lots in Calgary.

The blanket up zoning to R-CG would eliminate the public hearing process which is a key part of the democratic process. A decision of this magnitude should have gone to a city wide plebiscite in the next election. It should not be just a city council decision.

*This could have dramatic impacts on neighbours due to reduced setbacks, overshadowing, and overlooking with no process of consultation.

*With 60% lot coverage it reduces urban tree canopy and creates a higher amount of impervious surfaces, increasing storm water runoff.

*The present water, sewer and electrical infrastructure may not be able to handle the increased demand on every R1 lot on any particular street without major reworks.

*Another concern is storage of garbage, compost, and recycling bins for each unit. (24 bins for 8 units.)

*Lack of sufficient parking stalls per lot is another huge detriment. (only .5 stalls per unit.)

To my knowledge, none of the current City of Calgary council members ran on a platform of drastically re-zoning our Calgary communities. At a recent community meeting I have discovered that there are numerous city and private properties that are available for high-density development without changes in property designation.



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First name [required]

Chris

Last name [required]

Spielman

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Re zoning .

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

In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Re zoning concerns. Increase of traffic on roads that were not designed for the increase. Parking is already saturated. Charging of EV's. Where are the extra Black, Green and Blue bins going to be placed? Lowering the property values of the current residences. What's the game plan? I am 100 % against the city's plan for re zoning!



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First name [required] TAMER

Last name [required] RAMAHI

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

From my perspective, it appears that the city council aims to increase tax revenue by constructing additional houses without improving the current infrastructure. The absence of significant infrastructure projects and the recent call for Albertans to reduce electricity usage to prevent blackouts is quite concerning. Additionally, the lack of parking spaces will be addressed by implementing parking fees, not to mention other issues.

I believe it's crucial for the council to submit the Rezoning to a vote. Calgaryans should have the opportunity to make decisions democratically rather than relying solely on the judgment of 12 individuals who have disappointed us in the past, . Let the people of Calgary have their say.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Daniel

Last name [required] Ramsden

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Put it to a plebiscite vote



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Joanne

Last name [required] Tatham

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Thank you for the opportunity to submit our comments on the proposed rezoning changes for the City of Calgary. We understand the challenge the Council faces in addressing the housing crisis in our City. However, we have serious concerns about the decision to apply a blanket rezoning change across the City. Our concerns are as follows:

- the changes will result in a significant increase in street parking when infills and low density housing are constructed. This will have a negative impact on the current and new residents of the community as street parking results in reduced sight lines for people exiting their driveways. This results in potential safety issues when people exit blindly or do not see oncoming vehicles past a parked car.
- the increase in traffic causes similar safety concerns, both directly from the increase in vehicles and indirectly due to the impatience of waiting for traffic in a previously easy area to exit
- blanket rezoning does not take into account location relative to transit infrastructure, and therefore does not address affordability concerns, as people who can not afford a single family home will likely not be able to afford private transportation required in areas without good transit routes.
- an increase in housing density will reduce the property value of existing single family homes. We purchased our property because of its unique nature, and the limited number of homes available in the area. An increased density in the community reduces its appeal.
- community development and planning, in most cases, was done in a thoughtful manner. Application of a blanket rezoning ignores the planning that went into the development of these communities, and results in a number of unintended consequences (lack of parking/ schools/ grocery stores/ increased road congestion/ theft/ etc).

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

Our recommendation is to consider rezoning on a case by case basis, rather than a city wide basis. This will allow directly affected residents to voice their concerns in an appropriate forum rather than be left to chance about what someone is going to build next to them.



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First name [required]	Judy
Last name [required]	Cooper
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	Public hearing on planning matters
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Issue I foresee-parking. There is not enough parking now and to say no parking requirements for backyard suites is crazy. For a city that wants more trees planted where do you plan on putting them and all the evergreens will be gone. How many of these new units will be affordable may I ask? The newer neighborhoods have amenities such as lakes whereas the older neighborhoods have our backyards. To be towered over by a 3 storey row house is not what we signed up for.



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First name [required]

Violina

Last name [required]

Ahmemenciuc

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning means we get construction on either side of our home. High-density housing means:
-Parking issues
-Noise issues
-Traffic issues
-The community infrastructure wasn't built to handle 4 times more people
-These beautiful big old trees would be cut down
-Difficulties for the wildlife: more animals hit, more noise makes the park less hospitable for them
-The property value is going to be impacted by being surrounded by this chaos
-Will we get compensated for the dropped price of the house?



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First name [required] Sharon

Last name [required] Tobler

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Hello and Thank you for listening to Calgary "HOME OWNERS" and Please not just the Developers.
They only make their money on their builds and then leave us all to live with it!!
Forever
I Hope and pray you listen and look at re-evaluating Re-zoning

I live in Mt Pleasant and the whole thing about the older NW / NE neighbourhoods is that they are Family Friendly!! Which means a Family!!
Single or duplex homes are suitable for these older areas. The parking / parks and the neighbourhood can handle these and they fit in and leave it still beautiful.

The problem is that the City is allowing a plot with 8 /10/ 20 apartments jammed in on a 50 ft lot. The installation of Row housing brings the values of our homes down in these areas. Row Housing is not attractive in any way and I feel so sorry that the City is allowing people to be crammed into these dark tiny rooms. It is bad enough how they look on a corner lot but if they are allowed in the middle of a block that will be devastating to the value, feel, safety and what brought us to this neighbourhood in the first place.

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

There is no parking for all these vehicles - the City is sadly mistaken if they think just because this is inner City the people buying these Row Houses won't have vehicles. This leaves no parking space for the other homes. Plus with the vehicle increase in a small area the safety of everyone is impacted.

If more inner City spaces are needed then build an apartment building in an appropriate location which would allow it to have proper parking and facilities within it. Also it would most likely provide a more enjoyable space for buyers or renters to live in. Not a Row House that's about 10ft wide!!

So my opinion is NO to row Housing and NO to the rezoning of the older communities

Picture yourself living next door to a Row House with no appeal at all and 10 -20 - 30 new neighbours!!
Think if you live in your forever home and have this built next door to you or your families home and how let down you would feel with nothing you can do about it!!!

Thank you again and please do not allow the Re-zoning

Sharon Tobler
(403-276-2053)



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First name [required]	Cindy
Last name [required]	Hon
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	City Wide Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Opposition to City Wide Blanket Rezoning in Calgary.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 5, 2024

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

Re: Opposition to City Wide Blanket Rezoning in Calgary

Dear City of Calgary's Mayor and Councillors,

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

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

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

Thank you.



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First name [required]	Pam
Last name [required]	Higgs
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket Land Use Bylaw
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Brentwood resident Ward 4.....I am opposed to a City wide blanket land use change. All communities in the City of Calgary are different and unique. Brentwood is different from Walden. Older established communities should not be blanketed in with new communities. Builders should have to apply to build a duplex, 4 plex or townhouse in these older communities not be able to just buy a home and slap up a tall new build that does not blend into the other houses in the community plus it creates shadowing of the existing houses. These older communities went through a planning process back in the 60's as the new communities do now so to all if a sudden to just to do a blanket change and allow rezoning without regard to the uniqueness of these communities and this also shows no regard for why existing residents chose to live in these communities. Builders buy the single houses for \$700-\$800 tear them down and build 2 very very tall duplexes or 4 plexes which they sell for over 1 million each. The builder is the one to benefit not the neighbourhood or the majority of working Calgarians trying to buy a home or rent. The builder makes a huge profit. The low to middle income earners cannot afford these duplexes. It does not help the housing crisis as the duplexes are not affordable for the majority of the population that are affected by the housing crisis it just drives house prices up! Plus, if these are rental units in Brentwood they will command a large price in rent again will not be affordable for most people. People don't want to live in a bungalow with the home next door towering over their home! Plus, it ruins the character and look of the older areas which is a lot of the reason residents moved to them in the first place. I live in Brentwood area by the University. I am totally for Secondary Suites or backyard suites. They create affordable safe housing for families and University students which is needed in our City at the moment! At one point we rented our home out. We were able to offer a family from France as well as a number of University students affordable housing thru the 10 years it was rented Secondary/backyard suites are a yes. I was in favor of the Transit Oriented Devon commercial Brentwood Mall. I really find it hard to believe THIS Council and the Mayor would embrace a tall duplex, 4 plex, or townhouses on both sides of their existing house. I am sure they would fight and oppose it if they were put in that position and honest with themselves!



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First name [required] Jennifer

Last name [required] Shouldice

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Hi, 12years ago my husband and I stretched hard to buy in Elbow Park. This is where we wanted to raise our children and we were happy paying a substantial premium to do so (even though it meant long hours for both of us). Reasons we chose to do so included the ability to choose an R1 neighborhood, safe streets, access to great public schools and proximity to all their friends and activities. Many of the reasons we chose the inner city are already stressed, most specifically our designated public schools (Elbow, Rideau and Western). Elbow class sizes are now split grades and well over 30 kids per class, Rideau is now a lottery, and Western has threatened the same. The proposal: bus our kids through downtown and across the river to Crescent Heights (~45mins each way, when they can walk to school in 15mins), all the while bussing kids from all over the city to Western....crisscrossing along the way... With at capacity schools inner city, what's the solution for these schools if the city changes all R1s to allow up to 12 units on 50x120 lots?? Further, how will you deal with congestion? Between unused bike lanes, construction and current traffic we can hardly travel even 5 blocks in under 20mins (i dont even want to get started on how awful all the car idling is on the environment when nobody even uses the bike lanes...).

We chose (and paid) a substantial premium to have a dedicated R1 neighborhood, when our house value declines substantially the moment there's development on our street will you reduce and refund all our prior year's taxes? What about the safety issues in our neighborhood from only requiring 2 parking stalls for potentially upwards of 40 vehicles for JUST 1 DEVELOPMENT???

Our family has NEVER written to the city, but instituting a blanket rezoning without a referendum when not one councillor even campaigned on this is absurd. We realize there is money attached from the federal government and that there is a housing and affordability crisis but WE NEED THOUGHTFUL SOLUTIONS to complex problems, not just a overarching, ill thought out policy that will wreck havoc on the families who have and continue to work hard every single day just to afford to be where we are. Penalizing my children just doesnt feel right to me.

Thanks for your time and for listening.



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First name [required]	Glenn
Last name [required]	Price
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Council meeting - Public hearing on Proposed Land Use Designation Amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to City of Calgary on Proposed Land Use Designation Amendment.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 9, 2024

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

Attention: Office of the City Clerk

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

As residents of Upper Mount Royal since 1996, we would like to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

- 1. Have significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighborhoods in Calgary have evolved over many decades to reflect unique attributes of history, culture, geography and commerce. This natural evolution is what creates the diverse character of our neighborhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family. Implementation of Blanket Rezoning would throw all of this away, for what are best described as ideological reasons, and in an unexplained effort to homogenize our neighborhoods. The obvious question is, who asked for any of this?
- 2. Not address the housing issues the City claims it is seeking to solve.** We hear incessantly about a lack of affordable housing supply and high housing prices. By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their objectives. Examples abound in cities like Victoria and Toronto, where policies aimed at the “missing middle” have either failed or led to still-unaffordable housing units being squeezed into inner-city lots. In Calgary, one need look no further than the ongoing debacle in Marda Loop, where instead of affordable housing units, developers are constructing rows of tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in under direct control zoning (which may be the best indicator of what is in store for us under Blanket Rezoning) have price tags that hardly qualify as affordable housing.
- 3. Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? Wasn’t “Main Streets” the plan to achieve it? If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary’s growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.
- 4. Accelerate threats to the environment in inner city neighborhoods.** Citizens of many Calgary neighborhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate

crisis." R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.

5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighborhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.
6. **Expose affected neighborhoods to an as-yet unproven social experiment.** "Missing middle" housing strategies are being widely touted across North America. We hear too often that we should "trust the science" and that the "evidence is clear" as it pertains to densification strategies in inner-city neighborhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

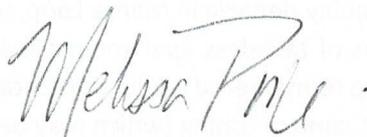
In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of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

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

Sincerely,



Dr. Glenn Robert Price
1417 Premier Way S.W.
Calgary AB T2T 1M1



Dr. Melissa Kotkas-Price
1417 Premier Way S.W.
Calgary AB T2T 1M1



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

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First name [required]

Tanis

Last name [required]

Clemenson

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket rezoning is not a favourable strategy for Calgary

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning will increase infrastructure costs, decrease the esthetics and utilization of urban communities, confuse area use objectives and increase traffic. I've lived in Houston where no zoning bylaws allow a strip mall and an apartment to be located anywhere. Seems that space would be utilized well but what it causes is confusion and congestion which starts the endless cycle of traffic planning. A city needs zones for infrastructure planning, and resource assessments. Citizens wants to visit and live in planned, functional spaces with parking, parks, shops and purpose. An apartment building where a single family home once stood is a strain on street parking, reduces green space, increases use of water, waste and is an eye sore to its neighbours. Communities should be able to dictate their zoning; they understand the community vision best and value function, history and beauty over tax dollars. Developers look at a large 50' lot as opportunity to sell up to 12 units, not caring about the drain on municipal resources and the diminishing esthetic to the community. Community associations need to lead the consultation on zoning as they face their communities' best interests at heart. Do not allow developers to lead Calgary to be like Houston. Developers should not dictate land use.



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First name [required]

Deanne

Last name [required]

Colbourne

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with the blanket zoning. This should be a part of the voting process during an election. I have never seen rezoning that has made it more affordable for housing. Instead 2 more house go up for double the price of the single home. And what happens to everything we have put into our house and our properties as home owners??



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First name [required] Sharon

Last name [required] Tobler

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Hello and Thank you for listening to Calgary "HOME OWNERS" and Please not just the Developers.
They only make their money on their builds and then leave us all to live with it!!
Forever
I Hope and pray you listen and look at re-evaluating Re-zoning

I live in Mt Pleasant and the whole thing about the older NW / NE neighbourhoods is that they are Family Friendly!! Which means a Family!!
Single or duplex homes are suitable for these older areas. The parking / parks and the neighbourhood can handle these and they fit in and leave it still beautiful.

The problem is that the City is allowing a plot with 8 /10/ 20 apartments jammed in on a 50 ft lot. The installation of Row housing brings the values of our homes down in these areas. Row Housing is not attractive in any way and I feel so sorry that the City is allowing people to be crammed into these dark tiny rooms. It is bad enough how they look on a corner lot but if they are allowed in the middle of a block that will be devastating to the value, feel, safety and what brought us to this neighbourhood in the first place.

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

There is no parking for all these vehicles - the City is sadly mistaken if they think just because this is inner City the people buying these Row Houses won't have vehicles. This leaves no parking space for the other homes. Plus with the vehicle increase in a small area the safety of everyone is impacted.

If more inner City spaces are needed then build an apartment building in an appropriate location which would allow it to have proper parking and facilities within it. Also it would most likely provide a more enjoyable space for buyers or renters to live in. Not a Row House that's about 10ft wide!!

So my opinion is NO to row Housing and NO to the rezoning of the older communities

Picture yourself living next door to a Row House with no appeal at all and 10 -20 - 30 new neighbours!!
Think if you live in your forever home and have this built next door to you or your families home and how let down you would feel with nothing you can do about it!!!

Thank you again and please do not allow the Re-zoning

Sharon Tobler
(403-276-2053)



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First name [required]	Garry
Last name [required]	Allen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	Rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Cam
Last name [required]	Kernahan
How do you wish to attend?	Remotely
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	Blanket Zoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Kernahan Blanket Zoning Opposition Letter.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

517 34 Avenue S.W.
Calgary, Alberta, T2S0T2
Cell: 403-614-5181
Email: ckernahan@shaw.ca

April 10, 2024

Re: **Opposition to Blanket Zoning**

cc: Elbow Park Residents Association

Dear Mayor Gondek, Councillor Walcott, and other City Councillors,

After participating in past Public Hearings related to Calgary Planning changes, I am left wondering if any input from the upcoming hearing on Blanket Zoning will make a difference to this latest proposal. The Public Hearings I have attended in the past seems to be more of process of “checking the box” that a Public Hearing was held, and less as an opportunity to hear from constituents and modify the proposed approach.

I am hopefully that the Public Hearing on Blanket Zoning is different and that the Mayor and Councillors make a sincere attempt to hear the outcry against this proposal. Many experts have indicated that the Blanket Zoning approach does little to achieve the objective of more affordable housing and in fact may have other more detrimental, unintended consequences, including raising the price of a dwindling number of single-family homes and negatively impacting the character of communities.

It remains unclear to me why the Mayor, and certain members of Council, have adopted a dogged approach to Blanket Zoning, over thoughtful development based on existing planning tools (like the LAP process being developed in many communities).

I have had a great experience with the professional, considerate approach of City Planners and feel that, combined with active participation from communities, we can achieve a much more effective planning approach vs. shoehorning everyone into a “one size fits all” approach through Blanket Zoning.

Although I am not optimistic, I’ll be interested in seeing the views expressed at the upcoming Public Hearing, and if the Mayor and Council really uses this an opportunity to hear from the public and act on the feedback they receive.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cam Kernahan', with a long horizontal stroke extending to the right.

Cam Kernahan



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First name [required] Elizabeth

Last name [required] Stelzer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary's Housing Strategy

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I would like to voice my concerns about the re-zoning policy. I believe there is ample land in Calgary to build multi-family housing units without needing to erect up to 9 family units on lots designed for one home. There is also concern in Calgary about the tree canopy. If multiple units were to be built on a lot designed for one, trees would have to be removed. It seems to me you can't have both more trees and more housing on these existing R-1 lots.

There are other complications as well. Extra homes would require extra height which takes away quality of life for neighbours as their daylight hours would be reduced. Also, these lots would require more parking if there were several more families living on them. There simply is not enough space for all these vehicles in these r-1 defined areas.

Simply put, this plan appears to be not well thought out and I don't believe it should be rushed into.

Thank you.



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First name [required] Trent

Last name [required] Bessette

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Trent Bessette

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

ATTACHMENT_01_FILENAME (hidden) image.jpg



ATTACHMENT_02_FILENAME
(hidden)

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

I do not support this rezoning in my area. It seems that this was very blanket over the entire city or close to that. This would bring down my property value. Parking would be ridiculous. I cannot believe they are trying to pass this.





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First name [required] Clyde

Last name [required] Fulton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I support rational redevelopment guided by thoughtful Local Area Plans that focus on specific target areas for densification prepared with meaningful community engagement and input. However, I am adamantly opposed to City Council's proposed elimination of R1/R2 zoning in favour of adopting R-CG as the city's base residential zoning. Blanket rezoning that permits or encourages replacement of single-family homes and duplexes with multiplexes without minimum parking requirements or community review and input to such redevelopment proposals is an affront to the rights of existing residents and property owners. Such changes will disrupt and destroy the very character and integrity of the neighbourhoods that residents have specifically sought-out in selecting their place of residence.

It is essential that redevelopment and densification initiatives recognize and honour the historic character of communities that existing residents and property-owners cherish; namely safe, quiet residential streets not perpetually lined with parked vehicles, and building heights that don't shadow their neighbours' yards, as have become the defining features of communities where reckless, disrespectful redevelopment has been permitted.

No member of council mentioned or ran on a platform proposing such radical rezoning during the last municipal election. "Progressives" would be the first to accuse a corporation trying to impose such a disruptive undertaking as lacking the "social licence" to proceed without earning the trust of the affected community. Calgarians' distrust of the mayor and Council is evident from recent polls, and I submit that this Council lacks the moral and ethical mandate to make such a sweeping, unprecedented zoning change. I have no confidence the April 22 public hearing will provide a fair outcome as the mayor and several councillors have already expressed their biases on this matter. The City's website pays lip-service and provides dismissive responses to many legitimate concerns of citizens. This is a divisive, controversial topic that deserves a decision by the majority of Calgarians, not simply the few who feel entitled to unilaterally decide what's best for the rest of us. This matter must either be submitted to a general plebiscite or deferred until after next year's municipal election so that candidates can clearly express their position on the issue and be supported or challenged by the electorate, accordingly.



ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I were both born and raised in Calgary and purchased our current residence in 1978. Fairview is almost inner city and is comprised of primarily bungalows and some 3 level splits. If a neighbor on either side or behind us was to build a rowhouse or apartment we would lose our sunlight and privacy. And parking would be negligible for family and friends. We will have lost all the charm and openness we chose Fairview as our forever home for We strongly appose the proposed rezoning for our district.



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First name [required]	John
Last name [required]	Chandler
How do you wish to attend?	In-person
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	PH - Public Hearing Council meeting
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_02_FILENAME
(hidden) 20240226_161125C.jpg

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

Garage not used for Vehicles.
Suspect used for illegal second
suite.

Balconies & windows
Overlook neighbours
back yards.

Three Vehicles all
Parked in the alley.
No tracks into the
Garage.





Black, Blue & Green bins block garage door and sit in the alley.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] ALLEN

Last name [required] BRADLEY

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearings of Council

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for the opportunity to express my concerns regarding the Calgary, city wide, rezoning proposal.
I am against the city wide rezoning for the following reasons.
It will pit home buyers against developers and drive up prices for existing homes and increase prices for newly developed housing.
it will affect the character of neighbor hoods, increasing traffic and increasing the demand for parking.
It will destroy the trust and faith people have in their institutions, breaking the compact a buyer understood when they made the biggest investment of their lives. Not only a financial investment, but an investment in a lifestyle and it's expected continuation.
It will be a boon for developers and perhaps current property owners, but it will not provide any affordable new units, particularly if a bidding war develops for a prime property.
It will endanger the tree canopy as a result of the increased building to lot size ratio.
It is also a question of the rights of citizens and property owners to have a direct voice in determining whether such a proposal should proceed, given the amount of concern it appears to have raised..It is a huge responsibility and onus that the council is putting upon itself and sets a precedent with unknown consequences.
It will have no immediate affect as it appears the building trades are going flat out, with the evident strain on trades people and the increased cost of materials.
In closing I would suggest that the rezoning be .considered along major traffic routes, close to bus and LRT facilities, and areas where vacant undeveloped land exists. A scaled down approach would alleviate the concerns of many homeowners and allow future councils and citizens to evaluate the effectiveness and acceptability of unrestricted zoning.
I would suggest that individual neighborhoods and communities be able to make their own determination as to the type of housing they want.



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First name [required] Richard

Last name [required] Tucker

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Home is Here

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

By way of history, I retired several years ago after working for some 39 years for a major Canadian financial institution within their Property Investment division. Through those years I was involved with acquiring and developing real estate for the company's own portfolio as well as providing mortgage financing for their internal accounts. In addition to my university degree I also attained the professional designation of Accredited Appraiser Canadian Institute (AACI) which is the highest real estate appraisal designation in Canada.

I accepted a corporate transfer to Calgary 25 years ago at which time I purchased my R1 zoned house. In my opinion the Home is Here program has the potential to negatively impact my subdivision together with my property value (as well as other such subdivisions and R1 zoned properties) should neighbouring properties be redeveloped with higher density projects. Compounding this is the potential for greater congestion resulting from additional pressure for street parking as well as increased vehicular ingress/egress to and from the subdivision. Furthermore, I question whether the existing utility infrastructure within 20 plus year old subdivisions has been designed and built with the capacity to handle increased loads.

While I understand there is a housing problem I do not believe it is acceptable to enact blanket rezoning which has the potential to negatively change the character of R1 neighbourhoods and homeowners' equity. Perhaps Council should rethink the timing of this strategy until the next general election.



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First name [required]

Ryan

Last name [required]

Carson

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I have invested in property in a nice older neighbourhood. Beautiful Trees, Great properties, Space between the houses, Street Parking that isnt always used. Having the full city rezoned is outrageous and will lower the value of my investment in this community. It will also lower the prestige of Willow Park.



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First name [required] Matthew

Last name [required] Wright

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning will support more housing options in all communities

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not wish to have more people in our community without room for parking or thought on public infrastructure and educational buildings. My children already had a hard time getting into the school in our community . After spending almost \$500,000 on my home and I still have renters around me that don't take care of their properties. My home is a zero property line. It's already 5ft from my neighbor. Close enough.



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First name [required]	Jim
Last name [required]	Ellis
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am vehemently opposed to blanket rezoning to R-CG. The biggest issues are lot coverage and added building height. In addition, this will NOT create affordable housing! If anything, it will remove a significant number of affordable homes and basement suites from our affordable housing supply (16000 with potentially illegal suites= 32000 dwelling units). One new RCG unit costs more than the original affordable bungalow-- the only ones that benefit are the developers. The better option is to keep 45% lot coverage and 10 m building height to minimize the impact on established communities. Then change the uph on RC-1/2 to 55... Increasing the units per hectare will add more units but still protect privacy and trees. Say NO to the current proposal and do something that makes sense! As a blue collar worker, I don't have the luxury of attending the Council meeting, but that shouldn't make my opinion any less valid. NO to blanket R-CG rezoning!



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First name [required]	Glenn
Last name [required]	Boswell
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket rezoning of communities
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter for rezoning proposal.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I disagree strongly with the rezoning proposal. I am opposed to the blanket rezoning of established neighbourhoods who up until this proposal were zoned R-1 or R-2.

Homeowners purchased their homes in specific neighbourhoods under specific conditions such as zoning. To change the zoning from under them, is to change the conditions under which they purchased, which aside from being unethical, equates to materially changing the conditions of a legal Contract after the fact. To me, that is a Breach of Contract.

In all of the cases I have observed where row houses are developed after razing single homes, the row houses are not "affordably priced".

Calgary is in need of more lower-cost housing supply. However, I believe that high-rise apartment buildings near Transit stations are where the focus should be. There was also a City report from the Fall of 2023 cited, where a COC expert indicated the City currently had enough land for their housing needs for the next number of years. I ask why is this rezoning necessary. Developers will be the main benefiter, and perhaps the City with increasing the property tax revenue received from 4 dwellings, where there was previously one. As for affordability? I am not seeing rezoning as a means to increase affordability.

Row houses built in inner city neighbourhoods will not be affordable. For example, does anyone believe that a row house unit built in Mount Royal will sell for \$300 000? What about in Hillhurst? Wildwood? Lakeview? Varsity? No, developers will not be building affordable housing in these previously R-1 and R-2 neighbourhoods. They will be building luxury row houses, which will do nothing to solve our housing supply and affordability problem. Instead, these previously R-1 district neighbourhoods will be forever changed, with parking and a whole host of other concerns.

Please reconsider this widespread decision, a plebiscite should be considered.

Sincerely,

Glenn Boswell



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First name [required]

Robert

Last name [required]

Anderson

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Citywide rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This rezoning policy is socialism at work and has no place in Canada let alone Calgary. Policies like this are the reason for recall of Mayor and council members. Vote this down!



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First name [required] Raymond

Last name [required] Croteau

How do you wish to attend?

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

Date of meeting [required] Apr 10, 2024

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

[required] - max 75 characters all of it

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I'm concerned with declining property value . Infrastructure will certainly be affected . More people, means more vehicles and traffic congestion. Also , on street parking will be more than an issue. Property taxes will certainly increase even more due to higher City cost developments. Distrust to the current City counsel also plays a huge part that I'm not prepared to support. We already have many single dwellings being rented out in our community, the last thing we need is property owners building side by sides and townhomes here.



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First name [required]	Odile
Last name [required]	Rollin
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	22 avr. 24

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

[required] - max 75 characters	Rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning will not address the housing crisis to provide affordable housing, it is very costly to built new homes. I have major concerns over parking, safety, congestion and loss of mature trees. This is an irresponsible decision to blanket redone Calgary.