



ATTACHMENT_02_FILENAME
(hidden)

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

BLANKET REZONING

While I understand the urge to do something about the housing shortage, the City Council's proposed blanket rezoning will do nothing to alleviate the shortage nor create affordable housing in my neighbourhood nor likely in any other of the older, pre-1985 neighbourhoods. It certainly wouldn't be immediate. There would be some major unforeseen consequences of this rapid forcing through of the blanket rezoning policy. It is too large and important an issue to be decided upon by 15 people after less than a year of discussions. Their choice will have far reaching effects on more than 1 million citizens. Why not have a plebiscite?? This policy drastically affects all of us. At the very least, delay the decision for at least a year to allow proper advertising and discussion of the issue.

This seems to be a local knee-jerk reaction to a large, countrywide problem. Blanket rezoning here won't help. Get to the root of the problem, possibly the federal immigration policy, or inter-provincial migration, and start from there. Involve all three levels of government and find some workable, intelligent method of dealing with the problem. Quickly and efficiently.

Meanwhile, since this is an immediate need, why not build housing on many of the vacant lots strewn around Calgary. For example, the west side of Macleod Trail just north of 26th Ave SW. The C Train is right there, downtown is very near and best yet, it is bare ground; no trees or green space will have to be removed. These few blocks have been vacant for years.

There are many areas in Calgary that have multi-style residence zoning, so continue to build in those zones. At least when you buy there you know what you are getting. Don't try to change an already-developed community. It won't work and will destroy the fabric of that community.

There should be some recourse to a proposed development as there is now. It should be decided on a case-by-case basis with study and input from affected persons.

Concerns:

My rights as a property owner are being infringed upon. We bought in this area specifically for the type of neighbourhood that it was. This is like playing a game and having the rules changed midstream. I greatly resent the loss of input for property development adjacent to mine.

Property values will decrease substantially and may affect those who have built up equity for their future. Will property taxes decrease to counteract the loss of value? No, taxes will have to increase to improve/repair overused and aging infrastructure.

Complicated legal issues may arise as to actual property ownership. The Lake is on our property title – what are the ramifications of that? The City could find itself in some legal battles.

The loss of mature trees, lawns, gardens will have a detrimental effect on the residents and their psychological wellbeing. In fact, a very recent City of Calgary topic was the loss of trees in the City. In our yard alone, 6 mature trees would have to be cut down to make space for construction of the extra units. Maybe the various departments should speak to each other. Many of us have wildlife-friendly gardens and the loss of those will have an additional environmental impact.

Parking will be horrendous. I can't imagine, even at .5 cars per unit, parking an additional 4 or 5 cars on our portion of the cul-de-sac.



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

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First name [required] Mohammed

Last name [required] Al Qadasi

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 - strongly oppose

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] Safiullah

Last name [required] Mohammad Zahed

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 in 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 moved to this neighbourhood two years ago only for the reason that its a quite , children friendly , clean , open , bright orgnized streets ,
Itbis a multicultural blick that all the nieghbours know each other.
I would not want fourpluxes , higher biuldings , crowdly nieghbourhood in area where i moved to raise my kids.
I am not opposed to secondary suites but No Condos , duplexs , town houses or infills.



ATTACHMENT_02_FILENAME
(hidden)

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

I would like to speak in favour of rezoning to address the current housing crisis and homelessness



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First name [required] John

Last name [required] Ressler

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Re-Zoning

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)

Absolutely the blanket re-zoning change (to the land use bylaw) is a good change, and should be implemented. This city needs to get up to speed with the reality of its own growth.



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First name [required]	Alimul
Last name [required]	Razi
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
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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)

City doesn't have any plans to improve the roads in the community. It is already crowded and takes long time to get to work as the only road that leads to downtown is Beddington - where I live. Before you build more housing, you should think of improving the roads and communication.



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First name [required]	Sue
Last name [required]	Tang
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Council Meeting - 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)

City council, please please please do not approve the city rezoning proposal!!



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First name [required]	Nancy
Last name [required]	Dick
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
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Are you in favour or opposition of the issue? [required]	In favour
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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 would like to provide my support for blanket rezoning. I live in the community of Briar Hill/Hounsfield Heights and spend much of my time in the communities of Hillhurst, West Hillhurst and Sunnyside. Although I understand that my neighbours are concerned about parking and the loss of community character, the increased density and ability to welcome more people into our community is well worth it. It will increase support for our local businesses and schools. I also tend to think that the 'character' of our neighbourhood has already significantly changed due to the immense amount of new single family houses that have and continue to be built. Allowing duplexes and four-plexes will no more change the character of our neighbourhood than the typically very large single family homes already have.



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First name [required]	Jay
Last name [required]	Vizer
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Notice of Public Hearing on Planning Matters - Agenda TBD
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	JV.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Comments attached

I have submitted the following comments for consideration at the April 22nd meeting:

April 10, 2024

I have been a resident of Varsity for over 25 years and I am the owner of properties affected by the City of Calgary's proposed new Land Use Designation amendment. I am opposed to the rezoning of my parcel(s) to R-CG and I am opposed to the complete rezoning of all properties in the City of Calgary to the new high density designations: R-CG, R-G, and H-GO.

There appears to be no consideration to the devaluation of adjoining properties should multiple dwelling structures be constructed alongside them. As well, no consideration is given to privacy with heightened structures that will be permitted to overshadow adjoining properties' back yards.

Many have lived in and owned houses in Varsity for multiple decades. Some residents are still the original owners. These people as well as those new residents fortunate enough to call Varsity home have worked hard to live in and maintain this community. The property taxes they have paid over the years have gone to ensuring this is possible.

Increasing the population density of Varsity will increase the stress on the current infrastructure including sewer, water, power as well as increased traffic congestion. These items have not been addressed by the City, nor has the issue of who will pay for upgrading or the infrastructure to accommodate the added pressure.

I would like to remind city council that they are obliged to ensure that they are actually representing the majority of established residents of Calgary, the tax payers, the landowners, the people that have established roots in this City, those that have lived here for many years and call Calgary home - basically the people that have built this city.

The purpose of zoning is to establish consistent harmonious communities. Zoning restricts the type of land development and ensures that the residents are satisfied with their community as designed. As time goes on this also means that the local environment is protected and that existing properties are protected from devaluation. It provides value to constituents that own property and thereby increases value to the City of Calgary.

The City has no documented factual evidence that blanket rezoning will be beneficial in bettering the communities of Calgary. In essence it is more likely the culture and character of the community will be destroyed. Community isn't just about people that you're trying to stuff into an area it's about the people that are already there.

Further, why is the City of Calgary sending out leaflets indicating that 87% of low-density residential properties allow single or semi-detached homes? This is misdirection; cherry

picking statistics. That is what low-density zoning is all about. Do they mention that a significant amount of these areas also already have high density residential buildings (including high density low-rises) across the street? Do they indicate just how much of Calgary is already designated as high density residential? Where is that information?

I understand that the blanket up zoning would eliminate the public hearing process. This is not an appealing prospect as it gives developers and absentee landlords complete freedom to pretty much build whatever they want whether or not it suits the community, neighborhood or adjoining properties.

As well, destroying what was a nicely planned neighborhood which includes a diversity of zones in including R1 through M-H1 Multi-Residential - High Density, Low Rise that already exist. Not to mention consideration of all the new apartments, condos, row houses and low rises which have been completed or are yet to be completed in the University District. Again, these are right across the street from existing established R1 dwellings. Forty-three percent of residences in Varsity already reside in multi-dwelling units such as condos, apartments, duplexes and low rise structures.

The City of Calgary has not provided evidence of consulting with their own city planners for this new zoning proposal. They have also not identified the risks to the current neighborhoods, properties, homeowners and businesses by enacting this proposal or the mitigations to those risks. It appears from the publicly provided information that all unforeseen costs of the re-zoning will be inflicted upon the current residents.

The City of Calgary's "Blanket Upzoning" policy proposal is appalling. It abdicates their responsibility to uphold present zoning and to consider the constituents that have been established in these areas for decades and in some cases from the inception of the neighborhood.

In closing, I am adamantly against the "Blanket" rezoning of any of Calgary's neighborhoods.

Sincerely

Jay Vizer



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First name [required] Krista

Last name [required] Kormos

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG 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 Rezoning at all. This will destroy the existing neighbourhoods. One half off-street parking is unacceptable. The streets are already jammed with cars because of the numerous illegal suites that have been allowed by the City of Calgary. This would also cause a major loss of mature trees which is very bad for the environment.



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First name [required] Janet

Last name [required] Strasser

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning

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)

I am submitting a rejection to this proposed bylaw.



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First name [required] Joanne

Last name [required] Morin

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 Upzoning

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)

I am opposed to the proposed blanket upzoning as it is not in the best interests of the community. It is a poorly considered plan that will negatively impact the feel of neighbourhoods on many levels. Adding higher density along public transportation corridors is a much better option. Please reconsider the negative impact on allowing high density across the board.



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First name [required] Bernadette

Last name [required] Butler

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden) IMG_3019.png



ATTACHMENT_02_FILENAME
(hidden)

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

I believe a plebiscite is needed in this issue. It is not fair to have 15 people decide the fates of our neighborhoods. Also, 6 councillors already disagree with the plan of RCG blanket rezoning. Hopefully council can be reasonable and realize 6-10 units on one city lot in the middle of the street will not work

< Sent [External] Calga... ^ v

To the Mayor, Councillors, and City of Calgary,

I have been a resident of Killarney for 34 years. I realize we need more housing but Killarney alone has already many large housing developments with the old army housing (Richmond road and 30th St SW) converted to great condos! There is parking for the residents. A new apartment building is started on 37St and 26Ave SW. There will be parking for the residents. There is also the huge one planned for the old Viscount Bennett grounds. That will be massive! Can the community get a break in the meantime and put a kibosh on anything over 4 units on one original lot. I think a maximum of 4 units should be allowed per lot. These are also better when built on a corner for added parking space. I know each unit supposedly has a garage but the word is these are used for storage and they park on the road.

Put yourself in our shoes. All of a sudden there are 10 new cars looking to park near their house, too. Even if people take transit to work, most have a car parked for everything else.

I did not rewrite the attached letter from Rick Craig but I have attached it because I agree with him and I sign my name along with his.

Sincerely,





Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Douglas

Last name [required] Farries

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Land Use Designation amendment: rezoning to R-CG

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

ATTACHMENT_01_FILENAME (hidden) City of Calgary zoning amendment April 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition of re-designating my R-C1 parcel to R-CG.

- As this parcel is in an established Heritage community, we have 60+ years old mature trees, which are part of Calgary's \$1.3 billion urban canopy, not including private trees. These trees will be cut down with each new build. The City is looking to increase density in established neighbourhoods by 50%. This translates to 50% of the City's urban canopy, and hundreds of millions of dollars in mature trees value destroyed along with their ability to capture carbon, shelter bird life, amongst many other benefits.
- It is not acceptable to place an 11-12 meter or 3 storey home next to a one-storey bungalow. How would that possibly fit in with existing homes?
- Having up to 10 units - comprising 4 units, 4 secondary suites and a backyard suites - on a 50' x 100' lot is wholly unacceptable, especially when the Federal Home Accelerator program stipulates only a 4-plex.
- Who pays for needed utilities, sewer upgrades? Taxpayers or developers?

Alternatives/Amendments

- Height of properties needs to be based on area architecture.
- Existing residents who have invested in solar and are shaded by an 11 meter/3 storey home next to them, will have their investment compromised.
- Housing forms need to have a similar height to existing homes i.e. Ward 11 have a maximum height of 7 meters or 2 storeys.
- **Propose mid-block lots allow semi-detached units, 4-plexes on corner lots, and 4-plexes, rowhouses with secondary suites on main roads; 4-plexes with secondary suites and backyard suites located in close proximity to bus/C-train. Densification with a targeted, phased approach to address issues that will come up; location of multiple City Bins, insufficient parking, etc.**
- Maximum R-CG housing forms should be located near transportation hubs, main roads, corner lots to address that the City is only allowing .5 parking per unit.
- The City needs to work on a density plan that has a mutually acceptable outcome to City residents. The current blanket rezoning proposal is handing established neighbourhoods to developers to do as they wish without residents having input. **There is no neighbourhood protection or preservation built into this proposed blanket rezoning.**

Housing Crisis: A crisis requires urgent, immediate action

- Calgary Housing Company purchases real estate stock - houses, apartments, underused schools, etc. - to convert into affordable housing.
- At each C-Train station in the City with a parking lot, allocate a portion of that space to build housing.
- All AirBnB units in the City, are permitted to provide long-term rental only. Up to 6,000 units would become available overnight.
- Provide better incentives for building secondary suites in existing homes; suites ready in 180 days.
- Rental subsidies, propose at Provincial or Federal level.
- Prefabricated and modular housing in areas such as Richmond Greens, Viscount Bennett site.
- Change part of the Manchester City Yards to housing or all of it, as this is a prime location i.e. inner city, close to C-train, services, existing infrastructure. Also, in Ward 11, on Haddon Road at Southland Roads District 6, convert part to housing.



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First name [required]	Geoff
Last name [required]	Martin
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	April 22, 2024 Council meeting re public hearing city blanket upzoning
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)

Letter will be sent to Ward 1 councillor, et.al.

TO: sonya.sharp@calgary.ca; ward1@calgary.ca

RE: **CITY BLANKET UPZONING PROPOSAL TO R-CG**

I am writing to express my concerns and opposition regarding the proposed blanket upzoning of our neighbourhood to R-CG. Kindly consider this communication as a written submission/matter of record for the upcoming April 22

I live in Varsity, a diverse neighborhood with pockets of townhouses, duplexes, apartment buildings 3-13 stories high, and single-family homes. There may be plans to develop high density sites at University Innovation Park, Bow Valley Church, Crowchild Square, etc. The city is the largest landowner with over 400 parcels for development, and only 0.5% approved. Current city zoning has allowance for 178,000 units on greenfield sites, 267,000 units on brownfield sites, and has decommissioned some schools and golf courses. Current zoning allows for highrise development along LRT corridors, including the green line, and allows development along community throughfare streets with city approving 95% of development proposals. The city had indicated satisfaction with their current baskets of land to 2070.

Why is the city considering going into the heart of communities to allow developers to build their highest value proposition and load up the land with high-density buildings? Developers already have generous development potential in the zonings as per above paragraph. A high-density proposition to R-CG on a regular lot allows for 4 units, plus 4 secondary units plus 4 backyard units. A parking allowance of .5 per front unit is unrealistic considering the average Calgary household has 1.7 vehicles. From what I have seen, 15-plus refuse barrels, buildings with little or no side setbacks, along with no to minimal trees and gardens on new multi-unit developments are looking grim already (although less than a year old). As well, these newer and smaller units sell for market rates; they are not low-cost housing.

When I have taken a taxi home, the drivers indicate they would love to live in a community such as ours. They would like to leave their high-density, noisy, traffic-filled communities with few trees and gardens. I don't see the benefit of turning wonderful established communities into areas people want to escape from.

Communities matter. The environment that we live in matters. A home with many trees and landscaping is healthier for our environment and our health. As a homeowner living blocks away from feeder and throughfare roads in the heart of a community, I do not want 11-12 metre buildings, high density development units beside me.

I propose that you re-think the blanket upzoning model. Use city land parcels and LRT corridors for high rise development, and keep residential through-fare corridors for thoughtful, increased housing density. I am against handing developers free reign to Calgary neighborhoods, and therefore I am opposed to blanket upzoning to R-CG.

Thank you
Geoff Martin

CC Distribution to The Mayor and Council, MLA, MP, Varsity Comm Assoc.
themayor@calgary.ca;
councilclerk@calgary.ca;

jennifer.wyness@calgary.ca; ward2@calgary.ca;
jasmine.mian@calgary.ca; ward3@calgary.ca;
sean.chu@calgary.ca; ward4@calgary.ca;
raj.dhaliwal@calgary.ca; ward5@calgary.ca;
richard.pootmans@calgary.ca; ward6@calgary.ca;
terry.wong@calgary.ca; ward7@calgary.ca;
courtney.wallcott@calgary.ca; ward8@calgary.ca; gian-carlo.carra@calgary.ca; ward9@calgary.ca;
andre.chabot@calgary.ca; ward10@calgary.ca;
kourtney.penner@calgary.ca; ward11@calgary.ca;
evan.spencer@calgary.ca; ward12@calgary.ca;
dan.mclean@calgary.ca; ward13@calgary.ca;
peter.demong@calgary.ca; ward14@calgary.ca

calgary.varsity@assembly.ab.ca

Webber.Len.Com@parl.gc.ca

joanneatkins@shaw.ca



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First name [required] anne

Last name [required] payne

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 couldn't afford my present house in Parkland until I was 50 years old. I love it here. I live on a cut de sac where everyone knows everyone. The children all play together and ride bikes and skateboards here. We are aware of traffic and the cars and trucks know there are both children and adults outside in good weather-(sometimes bad weather too). This proposal is ill-advised. It will devalue our homes, create more traffic and problems with parking. But, ultimately, this proposal will not create more affordable housing; there will simply be more people paying more money for more crowded neighbourhoods. This little cul de sac is comprised of nice houses , not huge ones, still they are expensive in light of our current economic conditions. I would not be able to afford my own house at this time. I would not be able to afford a townhouse or duplex here, simply because of market conditions and population increases in Calgary. Building multi-family structures in most of our residential neighbourhoods is not the solution. I can already anticipate losing the little tot park on the back side of my street. In some other parks, Braeside, for example the City has removed slides, benches, even trees--perhaps to prepare for a series of duplexes or multi-plexes. For my part, I would be crushed to lose the ambience that I purchased, along with my house, so many years ago. This present Council is not entirely to blame. Throughout the years, many councils have given in to big-money developers. They, in turn, purchased the land to construct very expensive (and bland,, in my opinion) houses. A case in point is Currie Barracks. Why not seek land close ot transportation hubs and to downtown? This whole situation is causing city-wide divisiveness. Property owners are fearful that they will forced out of their neighbourhoods because of overcrowding. Meanwhile, property taxes will still rise, even on multi-family dwellings. I fail to see how constructing two or four townhouses on my street will alleviate the affordability issue. These buildings will be priced in accordance with the surrounding edifices, so that they too will be unaffordable for the average home-buyer. You need to alleviate the heightened sense of foreboding of current property owners.For my part, I will likely capitulate, sell my house for an overly inflated price, and move to a more stable community somewhere.



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First name [required]	Joe
Last name [required]	Morin
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
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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 strongly opposed to the proposed blanket rezoning.

While I understand and support the need for increased densification, a blanket upzoning is not desirable or appropriate. Increased density may make sense along major transportation and transit corridors, such as the streets backing onto or facing the C-Train tracks, Crowchild, Shaganappi, 32 Ave N, 40 Ave N; however, increasing the density within these communities will result in a significant change to the feel and desirability of the community without accomplishing the stated goal of more affordable housing.

Ironically, the city is also proposing to protect trees on private property despite the obvious consequence that blanket rezoning will result in a loss of vital green spaces, trees, and other vegetation.

Communities without back alleys are unable to accommodate the increased parking requirements that would result from increased densification. Even those streets and communities with back alleys would be unable to accommodate the vehicles likely to result if a property was developed to the maximum capacity allowed under the proposal.

Furthermore, many older communities don't have adequate infrastructure (water, sewer and potentially electricity) to support increased densification across entire communities.

Finally, this issue was not discussed during the election despite its significant impact on citizens and communities. If any matter was appropriate for a plebiscite, it would certainly be the proposed R-CG Blanket Rezoning.

I strongly encourage you to discontinue with the proposed rezoning. At a minimum, it should be subject to a plebiscite.



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First name [required]

Dan

Last name [required]

Hupe

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



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 Members and Officials,

I am writing to express my strong opposition to the proposed changes to zoning rules that would allow for the construction of secondary suites within our city. While I understand the potential benefits of such a change, I have serious concerns based on personal experiences and the potential impact on our community. Firstly, I must highlight the issue I've encountered with a secondary suite built by my neighbor. The proximity of this suite to my property has resulted in significant disruptions to my quality of life. Specifically, the legalization of marijuana combined with the heavy smoking habits of the renter in the suite has created an intolerable situation. The placement of the suite's door adjacent to my property has led to the infiltration of marijuana smoke into my home, particularly affecting areas near my fireplace exhaust and the fresh air intake to my furnace. This has resulted in an unpleasant odor permeating my house whenever the furnace operates, it sucks in the air from outside (marijuana) and my home reminiscent of Snoop Dogg Crib. If nothing else please prevent anymore secondary suite entrances built on the same side as the adjacent home fresh air intake, because I was told by the city bylaw department and the Calgary city police legally I cannot do anything about it. Furthermore, the proposed increase in secondary suites will undoubtedly exacerbate existing parking issues within our neighborhood. Currently, families struggle to secure parking spots near their homes due to limited availability. The addition of more secondary suites will only serve to exacerbate this problem, as it will inevitably lead to an increase in the number of vehicles vying for already scarce parking spaces. In light of these concerns, I urge you to reconsider the proposed changes to zoning rules regarding secondary suites. While I acknowledge the need for affordable housing options, it is imperative that these considerations are balanced with the rights and well-being of existing residents. I implore you to explore alternative solutions that address the housing needs of our community without compromising the comfort and safety of those already residing within it.

Thank you for your attention to this matter.



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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] Council

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am 100% against blanket rezoning of the city of Calgary communities. This is completely unacceptable and is not going to be allowed. The "message" put to the folks of Calgary is Calgary Needs More Homes". Okay, sure, but you are not going to be allowed to decimate our communities to do it. You are not going to be allowed to let developers come in and tear down people's houses and build 4-plexes in their place. You are not going to be allowed to let developers add 4 secondary suites to allow for 8 families to live in the plot of land that used to allow 1 family. City planners have been working with parcels of land around Calgary to help them be developed for homes and more affordable places for people to live. I found out at a town hall meeting on Thursday, that city council instructed the city planners to abandon those plans and work on rezoning the entire city. So there is a way to build more places for people to live without wrecking our communities. It's a NO!



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First name [required]	Camilo
Last name [required]	Torres-Barbosa
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	Proposal to redesignate my parcel to Grade-Oriented Infill (R-CG) District
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)

Dear Council. I just want to take this opportunity to thank you for this initiative. In my humble opinion, this will help us all and new community members. I was always dreaming about building a legal suite in my parcel either for me or other family. I hope it will be implemented!



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First name [required]

Scotty

Last name [required]

Shelestynsky

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

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 really hope council has done their homework and that there is valid and reliable research done on why we would do this. Ordinary citizens need to be told of the reasons behind and the management of concerns related to increased violence, theft, vandalism and parking issues in areas that will be rezoned. If council can provide this information they will find this issue goes away. If not, then listen to your people - the only reason your job exists.



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]	Velma
Last name [required]	Boyer
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	Land Use Designation (zoning) change- The City of Calgary 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)

Comments on my property.

Address: 1811 Olympia Drive SE, Calgary, AB T2C 1H6 393LK;3;32

This lot and surrounding area lots are very different from other lots in the City. It is unique in that

there is no back alley, no sidewalks on either side of the one lane in front of the property. (Not a two

lane road). It is very difficult for large vehicles to come in this lane (our road) especially

the large

city fire engine, long haul moving vans, snow plows, City Street Cleaners, etc. There is no room to turn around.

Even UPS type of delivery vehicles void using this one way lane. Parking is also a major problem,

so if we add more housing units, it will be a night mare. This is the way it has always been.

Next, is the question, can the infrastructure, i.e., water, sewage and electrical infrastructure be

able to handle the higher demand of a larger population. Is there any plans to

update these? Especially in the older areas of Calgary. The electric grid by my place could not accommodate electric vehicles for the people living here now. What about

the proposed population increase?????



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First name [required]	Bob
Last name [required]	Maria
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)	Letter to City Council regarding rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Dear City Council,

Inasmuch as we appreciate City Council's efforts to alleviate the housing crisis, we would like to know how the issues we are writing about will be addressed should the rezoning changes come to pass.

One concern we have is the impact the further densification would have on parking in communities that were primarily supposed to accommodate single family units. Infills are not too big of a concern as most of the time, the new builds come with their respective parking accommodations. However, if a fourplex replaces an existing single-family residence, is there a clause that requires dedicated on-site parking for the new development? As it stands, inner residential streets are quite narrow and, in areas where such streets are lined with laned homes which may or may not have secondary suites, that street narrows down even more because there are more vehicles per household than there is parking allotment on the property, hence the "need" to spill out onto the street. In most communities across our quadrant, it is not uncommon to see vehicles parked on grassy knolls; oftentimes encroaching on sidewalks. There have also been numerous occasions where we have witnessed driveways, including our own, being blocked. Access to our community mailbox is likewise hindered by vehicles that park right in front of them. One can only expect these occurrences to become more common should rezoning efforts not include due consideration to this issue.

On that note, we will definitely see more vehicular traffic on our streets. It is our hope that the City does its part to ensure our infrastructure keeps up with this increased demand.

Further to that, our utilities (water, electricity, heating) will definitely see an uptick in usage. We would like the assurance that upgrades will be conducted to assure continued ease of access to these basic necessities.

Lastly, if the City was genuinely concerned about the housing shortage, why were so many commercial establishments allowed to crop up within metres of each other? We understand the need to bring services closer to the general public, however, in our community of Saddleridge of late, it seems that every couple metres there is a strip mall or commercial building coming up. Could these areas not have been used for the development of more residential buildings? Or perhaps, a mixed-use facility that would have addressed both needs simultaneously?

We thank you for having given us the opportunity to express our thoughts on the matter of rezoning and look forward to a positive outcome for all Calgarians.

Bob & Maria



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First name [required] angela

Last name [required] barton

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I was born and raised in Calgary Alberta, my children and grandchildren were also born and raised in Calgary Alberta! We used to be proud to be Calgarians, that changed in 2021 when we got this municipal government, and then it got worse, rezoning is a selfish plan.. I bought my home in a neighborhood that was warm and inviting and neighbors that are kind and friendly as did my children when they bought their homes in their neighborhoods.. I'm sure the mayor or her council will not be volunteering their properties to build duplexes or townhouses on, I won't either, my children won't either, Trudeau has managed to pay off the Calgary Mayor, well contrary to what Jyoti gondok and Trudeau believe, Canada is still a free country and it's citizens are free thinkers and have the right to make our own choices!! I choose NO to rezoning!! As do most of if not all Calgary homeowners do!!! It's time that Jyoti gondok do something right on behalf of Calgarians! Being a liberal does not mean that gondok works for Trudeau, being Mayor of Calgary means, she works for Calgarians!!! Gondok and her council have not made any good political decisions for Calgarians yet, let no rezoning be the first good decision for Calgarians!! Stand up and say No to Trudeau and say No to rezoning and let us be proud to be born and raised Calgarians again!!!!



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First name [required] Pamela

Last name [required] Taylor

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 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)

As a homeowner of a single detached home i am in opposition of this proposal. I bought a single detached home because i have no desire to live in a rowhome /town-house area. Its been my experience that renters do not take the pride and care of the property that an owner does. Furthermore they do not respect neighbors property or boundaries. As it stands the house next door to me sold and was converted into a rental property 4 years ago. This has caused multiple problems for me over the years such as loud parties, firepits smoking me out to the point i wake up smelling like a fire pit. Damage to my property , dandelion infestation and grass disease all because renters dont care. This particular home has 2 families living in it. It is a starter home with room for 2 vehicles to park out front. Now because its rented out there are 5 vehicles associated with it taking up space in front of my home. The garage is also rented out separately which shouldnt be aloud. 5 vehicles to one small starter home isnt fair to myself or neighbors. Until i can build a garage i expect the space in front of my home to be available. Renters dont care nor do the owners of these rentals as its all about the money they're gouging.



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First name [required]	Sarah
Last name [required]	Koury
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)



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 native Calgarian for nearly 35 years, I am writing to oppose the proposed citywide rezoning agreement as it currently stands. While I do agree that the housing crisis does need to be addressed, I do not agree that an uncapped rezoning structure will be beneficial. I have serious concerns that this will cause a rampant change to the infrastructure of neighborhoods, promote an unregulated development industry and attract investment property developers, whom do not prioritize the needs of our local demographic. I believe that there needs to be much stronger measures put into place to protect local people. A large-scale rezoning agreement, without infrastructure and protections put into place, runs the risk of collapsing the local demographics of the neighborhood. A perfect example of this is would be that our schools are over - capacity and full. At the most, I feel that the rezoning policy must include a cap on development per neighborhood, and each development must undergo heavy scrutiny, to ensure that it is providing affordable live-in homes for local people and not investment property for foreign / out of province buyers. Please reconsider the policy as it stands. Thank you.



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First name [required] **Heather**

Last name [required] **Sagan**

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) **Land Use Designation Proposed Changes City of Calgary.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

**Mayor and Councillors
City of Calgary**

Re: Proposed Land Use Designation Amendment

April 12, 2024

As a Calgarian and taxpayer, I say NO to the Land Use Designation (zoning) changes being proposed.

“As of April 2020, Calgary’s suburban areas have 23-32 years of planned land supply. The supply level should ensure there is no supply constraint in the long term capacity for growth. The current level of serviced and funded land (approved under the One Calgary 2019-2022 service plan and budget, and expected to be available over the next five years) provides capacity to address the citywide suburban market demand for the next 15-20 years, but capacity varies at sector level.”

This is a direct quote from: The City of Calgary Suburban Residential Growth 2021-2025 Monitoring growth and change series 6.0 Conclusion

In three years, how did the City of Calgary go from having housing capacity for 15 – 20 years to a housing crisis?

Population increase in 2022 was 24,720 and in 2023 was 27,405. There are no demographics associated with the increase. Was it individuals, couples or families? If it was families, divided by a family of 3, housing would be required for 8,240 residences in 2022; in 2023 if the population increase was couples, 13,702 residences would be required.

The Calgary CMA saw 17,300 housing starts in 2022, with 14,800 of those occurring in Calgary. In 2023, Calgary saw total housing starts increase by 13 per cent, reaching 19,579 units. It increased for all dwelling types, with row homes at 34 per cent and apartments at 17 per cent growth.

Is Calgary in a housing crisis? The above information is in the public domain on the City of Calgary website. Based on this information with population increase and building starts I submit that Calgary is not experiencing a housing crisis to the extent that Mayor Gondek and Council are portraying.

I believe that Mayor Gondek and Council are sharing disinformation with the citizens of Calgary. The proposed change to Land Use Development and zoning are extreme and unnecessary. If the Planning process needs to be streamlined then the Planning Department should streamline it.

Heather Sagan
28 Arbour Cliff Court N.W.
Calgary, AB T3G 3W6
403-288-5819
tsagan@telus.net



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the blanket rezoning of residential lots and agree with the comments and concerns expressed by the Varsity Community Association as follows:

- Allowing multiple (up to 8 - 10) dwelling units on a fifty foot lot can have a dramatic impact on next door neighbours due to reduced setbacks, overshadowing, and overlooking. It reduces the urban tree canopy and creates a higher amount of impervious surfaces increasing storm water runoff. Another concern is the storage of garbage, compost, and recycling bins which totals 3 bins per unit or 24 bins for 8 units. There is also concern with lack of on-site parking as the requirement is only 0.5 stalls per unit. One of the recommendations of the Housing and Affordability Task Force adopted by Council in September is to eliminate all minimum parking requirements for residential developments which I am also opposed to.

Currently, any property owner can apply for a land use redesignation to change from RC-1 or RC-2 to R-CG or H-GO. A public hearing would be held to hear from affected parties and a decision rendered by City Council. The blanket upzoning to R-CG would eliminate the public hearing process which is a key part of the democratic process. The Varsity Community Association has taken the position that the city-wide blanket upzoning is not appropriate and will have minimal impact on affordability and I am in agreement with the VCA's statement.



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First name [required] Xiaodong (Grace)

Last name [required] Wang

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 public hearing on planning matters-proposed rezoning my property.

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 "housing crisis" cannot be solved with this proposed rezoning. There is no scientific based evidence to show this rezoning will solve the "housing crisis". The "housing crisis" has been created by trudeau and gondek poor economic choices and lack of common-sense direction for our economy and country. GDP has been stalling, there is no economic growth, high inflation rates, and taxes upon taxes on everything and poor middle class. The middle-class life has become harder and harder since trudeau and gondek came into power. Everything is expensive - the food, the gas, property tax, the rent - and there are no real effective solutions from the federal government to deal and solve these realities. Only photo-ops. 10 years ago we did not have "housing crisis", "food crisis", high inflation, high unemployment, low growth. Alberta was the engine of Canada. What has changed?? I do not agree to change the soul and character of my community for another failed economic experiment. The government wants to destroy the peaceful and quiet life of the hard-working citizens. Canada is a huge country, build different houses not in our existing communities. Adjust the immigration levels to reasonable numbers. This rezoning is not the solution for "housing crisis".



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First name [required]

Donna

Last name [required]

Schollar

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 - 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)

Rezoning for Housing - should at the very least be decided by each community - definitely a PLEBISCITE matter, not an initiative decided upon by City Council and the administration.
To ignore the planning ,investments and considerations that each homeowner and taxpayer has made to be in the community, area and layout setting is inconsiderate and NOT RIGHT.



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First name [required] Grant

Last name [required] Stanley

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)

Hello, we recently received the city flyer outlining the proposed blanket rezoning. I thought I read it wrong. I do not support the possibility of building 3 story 4 plex town-house with each unit having a basement suite and no obligation to provide parking. I'm in Brentwood, so near the University and the C-train. I can only imagine what developers would like to do when purchasing a lot in our neighborhood with their money, lawyers and know-how in terms of navigating the cities systems to get things pushed through. We are already surrounded by houses with illegal suites and lots of cars. Many of the older homes do not have garages big enough for vehicles and street parking is at a premium already. I can imagine things getting ridiculous with 8 units beside me instead of 1. A few years ago a friends neighbour sold their property to developers and they built the biggest thing they could get on the lot and maximized the number of units. The multi unit building is built almost right up to their fence, 140cm away and now my friend has 12 windows from 4 units looking down into his yard. Privacy is gone, sunlight is gone, quiet is gone. I do understand our current housing predicament. I would support a duplex and carriage houses above garages. But to allow these lots to be crammed with up to 4 units, 3 floors high with no expectation of considering parking is something I cannot support. I do believe in certain locations within our community this type of development would fit. I just do not believe in a blanket rezoning. I also have concerns about green spaces. It seems they are not protected. We moved here for the access to green spaces. In a time where the government of Alberta is now making us pay to use K-country our city green spaces are even more important. I would support some protections for these green spaces, not development. Please reconsider this blanket rezoning proposal and make a more thoughtful structured plan.



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] Laura and Robert

Last name [required] Germiquet

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation - rezoning of residential areas

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)

232 Edforth Place NW is part of the redesignation plan. This proposal does not work for this lot as frontage is 9 metres wide, which will limit any access to a rear lot. The cul-d-sac and lot design has limited parking, and services are designed especially for limited housing. All lots are serviced from the front, and redesign or repairs would limit access to all residents. We have concerns broadly on the safety, infrastructure, and congestion. Access and egress is restricted by a single road. The lots in this area have carried a high tax base for many years, to preserve a level of privacy and a standard of living, and you presume to arbitrarily remove this value from our asset. Far better that you look globally, to more sophisticated municipalities like Beijing, and build outwardly from the centre, utilizing ring roads.

Laura and Robert Germiquet



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First name [required]

Rick

Last name [required]

Swacha

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing on Planning Matters - specifically 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)

Rezoning for Housing Initiative should definitely be a PLEBISCITE matter, not something decided upon by City Council and/or the administration. To simply ignore the considerations, sacrifices and investments that present day homeowners have made to be in the specific location, community and setting is disrespectful and simply wrong.



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First name [required]	Mila
Last name [required]	Belic
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket City of Calgary Land Use Designation Re-zoning amedmt Home is Here
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Opposition to Rezoning Glamorgan 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

OPPOSITION to City of Calgary Blanket citywide Land Use Designation (Re-zoning) amendment to implement the Home is Here: The City of Calgary's Housing Strategy.

OPPOSITION to the proposed Land Use Designation amendment to redesignate to Residential – Grade Oriented Infill (R-CG) District. Specifically in Glamorgan SW Community, Calgary.

OPPOSITION to added congestion, decrease in community aesthetics, increased parking demand issues, impact to playground zones, increase in garbage, littering, crime, personal safety issues, increased noise pollution, disregard to home ownership with increased rental housing, especially to lower income, non-Canadian residents.

OPPOSITION to City of Calgary sole objective to increase property tax revenue without consideration or regard of the impact to the citizens of the Glamorgan SW community.

OPPOSITION to creating high density, squeezing in up to four units on currently single-detached stand alone lots for the disingenuous objective of helping with a "housing crisis" that was created by the Government in the first place.

OPPOSITION to creating rental "backyard suites" or "secondary suites" for rental purposes to primarily increase property tax revenue.

OPPOSITION to any negative impact to my home, home value, community feel, property value, any future negative impact!

OPPOSITION to increased property taxes in general above and beyond normal standards of living wages.

OPPOSITION to any "carbon tax", "carbon levy", "carbon ryder" fee of any kind

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First name [required]

Earl

Last name [required]

Castiglione

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 City of Calgary's proposed 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 am writing to express my deep concerns and those of many fellow residents regarding the proposed blanket rezoning plan. I have several apprehensions about the potential impacts this plan could have on our beloved community.

Firstly, I am alarmed by the fact that the proposed rezoning would permit the construction of row houses with up to eight units on most Brentwood lots, covering up to 60% of the lot. This is a stark increase compared to the current 45% coverage allowed for single detached houses. The impact of such high-density buildings on our area's character and adjacent homes cannot be ignored; issues related to shadowing, massing, overlooking and parking are inevitable.

I have experienced firsthand the impact of an R-CG next door. A 36-foot wall filled with windows and noisy AC units now stands where large spruce trees once provided privacy and tranquility. This has resulted in a significant loss of sunlight and privacy for existing homeowners like myself.

Moreover, it has come to my attention that despite having Infill Guidelines, Established Area Guidelines and sections of Municipal Development Plan (MDP) which emphasize "sensitive" and "contextual" redevelopment considering its impact on existing homes; these guidelines were blatantly disregarded in some cases we observed. This is a clear violation of MDP Section 2.2.5 which promotes infilling sensitive to existing physical patterns and neighbourhood character.

Another concern is the rezoning of park spaces along John Laurie Blvd. The City has assured that these spaces will remain parks even if rezoned, but I am not convinced. I firmly believe that changing the designation to S-SPR would offer significantly more assurance of their preservation.

Lastly but importantly while I concur with building more housing especially affordable ones; it's disheartening that proposed blanket rezoning doesn't mandate new buildings be affordable housing units – densification alone doesn't equate affordability! My fear is this could escalate property prices making it even harder for low-income residents like some in our community find affordable housing.

I urge the City to reconsider the proposed rezoning plan and to engage in further consultation with residents to address these concerns. I believe that it is possible to increase the supply of housing and provide greater housing variety without compromising the character of our community and the affordability of housing.



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First name [required]	Salim
Last name [required]	Allibhai
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Notice of Public Hearing on Planning matte
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Public hearing20240413.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

See attachment

Salim Allibhai
1620 96 Avenue SW
Calgary T2V5E5
allibhai@telus.net

April 13, 2024

Office of the City Clerk,
The City of Calgary,

Hello:

Your Worship the Mayor of the City of Calgary,

The Aldermen of the City of Calgary and the City Planning Department.

In response to the Undated NOTICE OF PUBLIC HEARING ON PLANNING MATTERS, I submit as follows:

1. In its March 2024 meeting you did not approve that the blanket rezoning should be decided by a Plebiscite by the Citizens of Calgary in October 2025.

You have indicated that this matter is urgent and must be addressed now and cannot wait until the Plebiscite in October 2025.

The FACTS currently available are:

a. The current available capacity to construct housing in the City of Calgary is 12,000 units per year. Thus 18,000 units will be constructed by October 2025.

b. The currently available land in the City of Calgary for housing construction is significantly more than 18,000 units.

(Source: Land available to the city in the Transit corridors and other already housing ready lands).

2. Recent pamphlet received from the City of Calgary states that "Calgary needs more homes. 86,400 households cannot afford where they currently live".

It is a fact that blanket rezoning does not result in affordability. On the contrary, it results in Gentrification which pushes up the land values. Infield Developers are the ones who benefit from this blanket rezoning and not Calgarians seeking affordability.

Affordable housing defined as rental less than 20% of the highest paid rent in a specific development will be non-existent in the greater variety of homes enabled by this blanket rezoning.

"Affordable Housing" is a strategy that the City has to adopt and drive. There is significant potential for the city to construct "Affordable Housing" units along the Transit corridor.

3. City of Calgary has been approved for a \$228million dollar grant from the Federal Housing accelerator Fund. This grant is on the condition that no funds will be advanced to the City of Calgary unless zoning rules are relaxed.

Nowhere in the City literature is there any mention of this conditional grant dictated by the Federal Housing Minister.

If the City's motivation not to wait until a Plebiscite decided by the citizens in October 2025, and relax the zoning now is to access this funding, then the city should so communicate to the Citizens. There is no need of this charade of holding the public hearing.

PERFECTION AND ACCOUNTABILITY

The citizens of Calgary do not ask that their elected officials and paid administrators be perfect. However, they do expect accountability from their elected officials.

The 'standards of Accountability require,

A. Transparency

If the true purpose of implementing this blanket rezoning is to access the Federal Housing Accelerator Fund, then be transparent and communicate accordingly to the Citizens of Calgary.

B. Plebiscite

This is a very important issue for the citizens of Calgary, and it is a must that it be resolved by a Plebiscite. The citizens will wait until October 2025 to participate in the plebiscite unless in the wisdom of our elected officials, the \$228million conditional Federal funding takes precedence.

Thank you for this opportunity to communicate my thoughts.

Salim Allibhai



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First name [required]	Verna
Last name [required]	Baldwin
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 Mass Rezoning By-Law
Are you in favour or opposition of the issue? [required]	Neither

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)

No statistics provided by City to show allowing developers to develop anywhere will provide affordable housing.
Multicomplexes take away community feel we currently have where we look after our neighbors (clear sidewalks, to appointments, etc.).
Heritage Community Plan already identifies areas for more development.
People are not going to get rid of their vehicles. More Parking should be provided.
Calgary is already behind on tree canopy that helps environmentally (especially for birds) and mentally for residents.



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First name [required]	Dianne
Last name [required]	Thornton
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
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 opposed to Rezoning!



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First name [required]	Livia
Last name [required]	McCabe
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 Upzoning - Council has NO RIGHT to be deciding this!
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)

How dare a decision of this magnitude which be made so hastily and by a handful of City Councillors?? We made decisions on where to purchase real estate in our city based on zoning, and paid the premiums for the choices we made. To simply dispense of the covenants we believed were in place is outrageous! Stop this proposal now! Let the people of Calgary decide!



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First name [required]	Anne
Last name [required]	Child
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 (Proposed Land Use Designation Amendment)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	AC Objection Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 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 a thirteen-year resident of Upper 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 me and my property. For the reasons outlined below, I 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.** 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.
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. I 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 facing a 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. I 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, however, these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality.

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, I urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,
Anne Child



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]	Marnie
Last name [required]	Cardell
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)

Rezoning needs to be voted on by the citizens of Calgary, not a Council that is not representing its constituents. How can a Council that may not be voted back to represent the population in the next election, pass such a burden on the back of taxpayers?



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First name [required] Josie

Last name [required] Macchia

How do you wish to attend?

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

Date of meeting [required] Apr 13, 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 live in the community of Panorama Hills. This street is a cul-de-sac, therefore there is very limited street parking as is. With this rezoning, there is going to be a lot of friction between neighbors due to parking causing a lot of neighborly disputes. Also the people who have bought in this neighborhood, paid more and did so because it is a single family dwelling area.
I strongly oppose to this and as some of the councilors had suggested, this question should have been on a plebiscite so the people who actually pay the taxes are the ones who should decide and vote on it. Very dissanpoined.



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First name [required] Michael

Last name [required] Chutny

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning to R-CG

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 proposed blanket re-zoning in the current format. The density increase should be allowed near the high transit routes only - not blanket rezoning to R-CG of almost the whole city as proposed currently. While clear, current and consistent re-zoning laws make sense from the the efficiency of city administration perspective, the proposed R-CG blanket approach for most of the city is nonsense. We as citizens should be allowed to choose the community and type of housing we want to live near-by, without being forced to the outskirts of our city if the preference is to live in single or duplex zoned community. This is a bad example of City over-reach and large scale social engineering.



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First name [required] **Barbara**

Last name [required] **Vigar**

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 Initiative**

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

ATTACHMENT_01_FILENAME (hidden) **Zoning Response.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my strong opposition to the proposed rezoning bylaw in our community, particularly the transition to R-CG zoning. As a resident who has invested in a single-family home here, primarily because it was zoned for single family homes, I am deeply concerned about the potential ramifications of this rezoning on our neighborhood's character and quality of life.

While I understand the rationale behind increasing density along major thoroughfares surrounding our community, I firmly believe that allowing mixed housing development within established neighborhoods is not the appropriate course of action. Such a decision would irrevocably alter the fabric of our community.

One significant concern I have is the impact on the natural environment. Allowing for the construction of multi-story units on adjacent lots would necessitate the removal of mature trees, significantly altering the landscape and affecting sound quality. I have recently heard that the City wants to preserve tree canopies. Allowing for this development ensures the removal of trees with no room for new trees on a lot that is covered with that much development and starts at the front sidewalk.

Another significant concern that has not been adequately addressed is the impact of higher buildings taking up to 60% of the lot, causing shadows to encroach upon single-family home lots. This would impede residents' ability to grow plants and vegetables, affecting not only the aesthetic appeal of our neighborhood but also potentially impacting residents' ability to engage in sustainable and self-sufficient practices.

In recent years there has been much concern about flooding and a significant amount of money spent to attempt to mitigate damage. If the city continues to allow every square inch of the city to be covered with concrete, there is no room for water to escape other than into people's basements or underpasses. It is imperative to maintain open spaces where water can seep into the ground or flooding will get worse. (Other cities are realizing the importance of this)

The proposed increase in housing density would exacerbate existing issues with parking and congestion on our streets. This will undoubtedly lead to frustration among residents and pose safety risks, particularly for children walking to school or playing outdoors. Additionally, the heightened traffic flow could potentially contribute to an increase in crime, compounding the challenges we already face due to the proximity of a C-train station. The influx of more people into our community would make it increasingly difficult for residents to monitor and identify suspicious activities, as increased parking on the streets could obscure views into properties.

As a tax payer, I have further concerns about the longer term costs of allowing for the building of these 8 plexes or more in older neighbourhoods. Has the City considered that upgrades will have to be made to services such as electricity and sewer? Do you want to have upgrade services on every block that you allow this kind of development on, blocks that were originally developed for a single family dwelling? The costs will be prohibitive.

There are many parcels of land throughout the city where development of high rises and other forms of increased density can occur without destroying all single family neighbourhoods. There are neighbourhoods that are already zoned to allow for increased density. We are not all the same and as such our neighborhoods should not all be zoned the same.

I understand the City is committed to resolving the housing crisis, but the attempt to get them built should be thoughtful and planned. At this point, I'm sure that some people will accept any form of housing, but in a few years, how many of them will want to continue to live in a high-rise or 500 square foot 8-plex. You will have these high-rises or 8 plexus that are empty (much like the surplus empty downtown office buildings) destroying the character of once sought after single family neighbourhoods and ensuring the demand to create new neighbourhoods, expanding city limits, to allow for the building of single family homes that people will want to raise their families.

In light of these concerns, I urge the city council to reconsider the rezoning proposal and prioritize the preservation of our neighbourhood's character and livability. It is essential to seek alternative strategies that maintain the character of neighbourhoods, promote sustainable development and protect individual capital investments without compromising the well-being of current residents.

There has been huge public backlash to this proposal and I believe that it is time that the City of Calgary listen to residents.



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

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

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

As a resident of Calgary since 1965 who has contributed to the designing and building of much of the City's infrastructure, I wish to address the issue with both an historical perspective and in comparison to other major cities that I have observed. In doing so I wish to point out the fallacies of many of the objections to re-zoning that I am hearing. In the past twelve months I have cycled over 1000 km through many residential districts, closely observing the affects of current zoning and can therefore bring a rational perspective to those objections.

In addition, I would like to speak to a suggestion for a new dwelling category called. 'Temporary Emergency Housing'. I have already submitted a written submission on this to the Office of the City Clerk but would like to add a few comments in support, in person.



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First name [required]	Rick
Last name [required]	Slen
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 Amendment
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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 am in agreement that Calgary is facing a housing crisis and needs more affordable housing for the increasing population in our city and province. Following my reading of the City of Calgary's Housing Strategy, and attending an open house meeting in our community, I disagree that blanket rezoning of many neighbourhoods in Calgary, will achieve the goal of more affordable housing in our city. This strategy does not ensure that rezoning will increase affordability, as developers and individuals will be able to demolish and rebuild with increased density at the same time increasing price of properties. For example developers will buy a property for \$800 000 and build two semi-detached houses valued at \$1 000 000 each. Where in the strategy does it make restrictions on this kind of building occurring? What criteria ensure federal moneys are used that support development of affordable housing?



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First name [required] Syamal

Last name [required] Sen

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)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose the blanket rezoning proposed by City Council. Please ensure that this is heard in the Council Meeting. This will take out the green space, create parking issue, overcrowding and losing what the City is known for - a safe place to raise family.



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First name [required]	Paul
Last name [required]	Wyntjes
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
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Are you in favour or opposition of the issue? [required]	In favour
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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)

Rezoning is needed in Calgary to create functional, affordable cities that work for everyone. Please do not let the loud upper class bully council out of making the City more liveable for the majority. Single family home owner NIMBYs are fighting for luxury while many are fighting to get but and can't find housing.



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First name [required]	Jai
Last name [required]	Hawker
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 opposed to the rezoning for housing the city council has proposed for the following reasons:

Rezoning is a short term fix and as a community we can't continually rezone for increased density. Instituting 're-zoning' as a policy not only calls into question the integrity of entering into agreements with the city (ie. purchasing my home), but leads to increased traffic, increased demand for parking, parked cars clogging the streets, among other 'density' issues. Avoiding this 'hectic' lifestyle is the reason I have chose to live in the suburbs. I believe letting market forces work will be a more appropriate fix for housing issues. Perhaps allowing population centres to grow in footprint size will have additional 'downtown' or commercial centres created to meet demand of the constituents.



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First name [required] Andrew

Last name [required] Howland

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)

The mayor, my city councillor Courtney Penner, and the majority of city council are completely out to lunch with this blanket rezoning proposal. It's time to start listening to the residents of the city who you are supposed to work for instead of jamming through more ideological liberal policies while ignoring the wishes of the majority of the people who live in this city. Maybe then you will begin to see the mayors approval rating rise above 30%.



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] Raymond

Last name [required] Wah

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 public hearing. Monday, Apr 22 at 9.30 am. 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'm opposed to the proposed rezoning legislation. It won't solve the housing problem we are currently facing.
Thank you.
Raymond Wah



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First name [required] Jacqueline

Last name [required] Jamieson

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 favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This initiative is required as our city is growing, and affordability is a major issue. In order for people to be able to afford housing we need to expand our existing zoning requirements. We are no longer a small city and housing is imperative as we increase our population. Our children need housing options and our traditional plans need to evolve.



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First name [required]	Kelly
Last name [required]	Tomyn
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	April 22, 202 Public Hearing on Planning Matters - Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	2024 04 22 Public Hearing - Comments regarding Blanket ReZoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Re: Public Hearing on Rezoning for Housing

I am respectfully submitting this letter to say that I am OPPOSED to the Blanket Rezoning proposal being put forth by the City. I implore Council not to slam the door on listening to people's concerns and kindly listen to the people who elected Council.

It is truly sad, as our Mayor has stated, that approximately 100,000 people are close to being homeless. But quite honestly I fail to see how blanket rezoning will bring them back from this precipice or create affordable housing.

Below I present three points explaining why I am opposed to blanket rezoning.

The Rights of a Homeowner cannot get lost in the battle for affordable housing: Equally important as the concern for the rights of the unhoused or those at risk of being unhoused is the concern for the rights of a residential single dwelling homeowner, especially in a mature, established neighbourhood that has always had single residential zoning. There are currently legitimate appeal processes in place that call for public input before zoning changes are made to build something different in a neighbourhood.... and that's the right way to do it. Residential property owners have bought into neighbourhoods based on the characteristics of said neighbourhood; and the zoning in place in those neighbourhoods act as guardrails for development. An arbitrary change to the rules of the game, as suggested by the City, by a blanket rezoning our neighbourhoods is unacceptable. It removes the appeal process, it adds anxiety and uncertainty to a homeowner because it changes the baseline development design in a neighbourhood, it changes the character of the neighbourhood that purchasers understood they were buying into, and throws into uncertainty the future value of what to most people is the biggest single investment of their lives. It's inconceivable that the City held plebiscites for fluoridation and the Olympics bid, yet voted down having a plebiscite on something as consequential to every Calgarian as this. In my opinion this has broader, longer term and more significant consequences.

Calgarians don't have the full story behind Blanket Rezoning: Although the Mayor has said that Calgary homeowners shouldn't worry and developers under blanket rezoning would undertake responsible neighbourhood development, listen to concerns and so on, most homeowners would rather rely on our existing R-1 zoning and its associated checks and balances, than the "just trust me" approach. What's been lost in the pitch by City Hall is that in order to access the Housing Infrastructure Fund created by the Federal Liberals, municipalities are required "to broadly adopt four units as-of-right and allow more "missing middle" homes, including duplexes, triplexes, townhouses, and other multi-unit apartments." There are additional strings attached, and such funding conditions will undoubtedly track to the Liberal agenda. For example, one condition is that municipalities "adopt forthcoming changes to the National Building Code to support more accessible, affordable, and climate-friendly housing options." Do we know what that entails? In summary, there are strings attached to this housing agenda, and

associated conditions that have not been made known to us, yet this blanket rezoning is getting forced upon residential owners without us knowing what we are agreeing to.

Blanket Rezoning won't equate to affordable housing:

For example in an April 11, 2024 City News report, residents in a Calgary apartment building are speaking out after they say a new property management group is increasing rents to unaffordable rates, driving tenants out in the process. This is taking place at a southeast Calgary property managed by Avenue Living and many residents are seniors on fixed incomes. Blanket rezoning doesn't help these tenants pay lower rent. Subsidies to the affected people might.

If the Mayor and the Council think that blanket rezoning will cause a flood of rental or low cost product to hit the market, they're dreaming.

Developers build properties to make money, and they phase development to control supply. Low cost/affordable housing is not a money maker nor a priority for them. A better approach to achieve affordable housing would be to increase funding to agencies who help house people affordably or to provide low income people affordable houses by funding subsidized housing.

Modular homes, with their quick in-service date compared to conventional construction, could be part of the solution. But to be clear, building communities of modular homes (single residential) are a completely separate issue that can be undertaken without blanket rezoning.

Additional housing does not provide genuine affordability. A unit in a four-plex put on a property in Mount Royal, Aspen or Varsity will not be any more "affordable" than the single family house that it replaced. But what it will do is augment parking problems, increase traffic congestion, further reduce our urban canopy, and likely upset the neighbours to the four-plex, who will say this isn't the neighbourhood they bought into. All this angst, and for what end?

Subsidized housing built in suitable neighbourhoods, those which are proximate to transit and infrastructure, and which have existing lot & house prices on the low side of average, would be more effective. Once any government encourages rapid construction, market forces will create inflationary pressures in the labor and materials market.

Closing Remarks: In closing, a blanket rezoning proposal is not what the citizens of Calgary expected to get from their council and is not the silver bullet to Calgary's housing affordability problems. Please either put this issue to a plebiscite or leave the zoning as it is and turn your minds to how to run the existing zoning change hearing process more efficiently. The rights of homeowners should not be subordinate to the City's desire to cut down on rezoning requests because they say the process takes too much work.

Thank you



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First name [required] Charley

Last name [required] Wax

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning will negatively affect the communities we all live in. This change will move low income people into areas they would not be able to afford previously and will increase crime and turn Calgary into "slum" looking city. Increased crime will be prevalent in these areas. Zoning should be left as, this way we reduce the desire for people coming to calgary. Why does council feel we need to adjust our way of living or doing things to accommodate outsiders. I reject this motion and will be sure to try and vote any councilors who vote in favor of this.



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First name [required] Robert

Last name [required] Scammell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council, re: proposed "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)

The proposed "rezoning for housing" has the potential to significantly affect all of Calgary's citizens, in both positive and negative ways. City administration has not completed a full and thorough multivariate cost-benefit analysis that demonstrates to what extent the blanket rezoning will improve the "housing crisis", and to what extent there will be negative impacts to existing communities and home owners. In addition, federal funding that requires this rezoning is significant federal overreach that bypasses provincial programs, direction and input that affect all Albertans. Lastly, this proposed "rezoning of housing" is potentially impactful enough that it requires approval from the citizens of Calgary through a city-wide or community-based plebiscite or municipal election. Neither the mayor or city councilors campaigned on this significant proposal. Consequently, I cannot support the proposed "rezoning of housing" at this time.



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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]	Gord
Last name [required]	Paynter
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	Blanket 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)	WRCA Rezoning Letter April 7 2024.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

April 7th, 2024

Dear Councilor Penner,

The Willow Ridge Community Association understands the serious housing pressures that Calgarians are facing. Our association supports increasing housing choices and densification through policy and planning that is thoughtful, respectful of the character of each neighbourhood, and undertaken in consultation with residents and taxpayers. We do not believe the current blanket rezoning approach demonstrates the above qualities, and further, we believe it is a breach of good faith between the city and our community.

On September 19, 2023, the City of Calgary Council approved the Heritage Communities - Local Area Plan (LAP) which included both the communities of Willow Park and Maple Ridge. Our Community Association participated in several years of thoughtful consultation and collaboration with city planning experts to develop an LAP that will increase housing choices and densification needs within our community. Significant effort, money, and time was put into developing the new LAP by both city planning experts and our community members. The journey was at times difficult, but the outcome represents a collaborative and consultative plan that increases the vibrancy of our community and supports the city's immediate and long-term housing goals.

We believe that consultation and dialogue are important.

We believe that representing the interests of our constituents is important.

We believe in upholding agreements and commitments made.

Our community has a plan to increase housing that is approved by the city and developed through thoughtful discussion, consultation, and hard work with residents. By approving blanket rezoning, the WRCA believes that the agreement represented in our LAP will be reneged in a fashion that demonstrates a dire lack of consultation, dialogue, and proper representation.

One of our members, who was a core member of the LAP community consultation group, sums up the general sentiment well: "I feel all our discussion, voiced concerns, hours and hours spent and suggestions made are all for absolute zilch. What a wasted effort for all involved. Feels like a betrayal."

Our society and city are already divided enough. Reactive policy and reneging on agreements will only further the divide. We urge you to vote against blanket rezoning, and to use established processes to engage communities locally, such as LAP, to create thoughtful densification plans.

Let's work towards achieving the vision we already created.

Sincerely,



Jason Carling

Willow Ridge Community Association President



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 2024

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

To Calgary City Council,

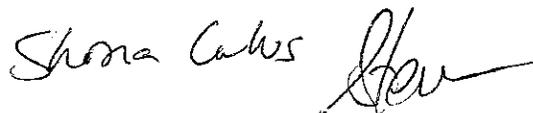
We are writing to express opposition to the City of Calgary's proposed blanket rezoning in its "Home is Here" housing policy. This change will have a significant negative impact on our community of Varsity. It also conflicts with the reasonable expectations of homeowners who have purchased property based on existing zoning rules.

According to our understanding and from meetings we have attended, a blanket decision will allow up to twelve housing units to be placed on a single lot. This would drastically change Varsity and increase the already high number of cars parked in the streets, remove mature trees, and allow large structures that would dwarf the many existing bungalows in the area.

When we moved to Calgary 20 years ago, we chose this area as we wanted a smaller home with green space. A purchaser of a home has a reasonable expectation, based on neighbourhood zoning, of what living in that community will continue to be like in the future. The blanket rezoning proposal dramatically and unfairly alters those reasonable expectations. Moreover, the proposal would ultimately restrict the ability of a resident to live in the type of community he or she desires. At present, one can choose a high, medium, or low density neighbourhood. Blanket rezoning would fully eliminate the option of low density neighbourhoods, and potentially make Calgary a less desirable place for future residents to live.

For the reasons above, we urge the City to reconsider its blanket rezoning plan. It is an abrupt "solution" that we fear will cause significant future difficulties and undermines the rights of existing property owners. We recognize that Calgary is expanding, and some urbanization is inevitable, and even desirable, but this proposal is not the answer. Our city's growth must be managed in a way that respects the character of existing communities, links with existing infrastructure, and reflects the wishes of current property owners. A more nuanced approach is needed, and we trust that the City will work to find one.

Regards,

A handwritten signature in black ink, appearing to read "Shona and Steven Leakos". The signature is written in a cursive, flowing style.

Shona and Steven Leakos



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First name [required] Jim

Last name [required] Douglas

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)

Submit the following question to the mayor, council members and administration supporting the rezoning initiative:
"What would your reaction be if a developer purchased the homes on either side of your residence, tore them down and built fourplexes on each lot, with one parking spot for each two units."
This social engineering experiment by the mayor, certain members of council and administration is very poorly thought out, ignores the strong feelings of people who purchased houses in areas restricted to single family residences and tries to put the social cost of the "housing crisis " on the backs of homeowners in areas currently designated single family homes.



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First name [required] ANGELA

Last name [required] WATERMAN

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 I am opposed to re-zoning Valley Ridge into R-CG

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)

Because I've seen it happen in other communities in Calgary where it just brings in retail investors, prices everyone out and increases burdens related to construction and excess foot traffic. We are near a tree preservation and like that it is a quiet well maintained neighborhood.



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First name [required]

Dan

Last name [required]

Wardlaw

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

Changes to ZONING in OGDEN/MILLICAN

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 change would make it that it would be taking away the beauty of the scenery. if we have these R-CG implemented it would block the views that we have here in Ogden. I myself enjoy seeing the Calgary Tower & watching the Global Fest and Stampede fireworks from where I live. Putting up these new types of buildings would ruin the suburbs for many people. I've seen it in many other older districts, you have an older house sandwiched in between two townhouses. Quite frankly it is ugly. Most of Ogden is made up of Bungalows, setting up a two story SQUARE BOX would totally ruin the district. I have already seen many friends disappear because you destroyed their housing for your LRT. I'm afraid that your ZONING will loose many more.



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First name [required] Laurie

Last name [required] Vanderwal

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of 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)

I am absolutely OPPOSED to the proposed rezoning to Grade-Oriented Infill (R-CG).
- I support and would like the City to encourage legal suites and laneway/garage conversion - faster, less expensive than tearing down current housing, offers more affordable housing, supports seniors to live in place longer.
- when existing homes are torn down and replaced by multi-storied fourplexes (and even more), the existing neighbours to these structures are severely impacted in a negative way - more shade, which means they can't grow gardens, severely limited and congested parking - one fourplex could have 8 vehicles - where are all those vehicles going to go??
- most importantly, most mature neighbourhoods have big trees. These will be cut down to make way for these monstrous buildings. **Calgary needs MORE TREES AND POLLINATING PLANT LIFE NOT LESS!!**
- There are underutilized large spaces such as old stores, malls, schools, etc. that rather than sitting empty or almost empty, can be converted into affordable housing.
- Also, these multiple dwelling will not necessarily guarantee the needed affordable housing, as indicated in the current high end fourplexes that have already been build in the beltline.



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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] George

Last name [required] Brown

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)

I am a homeowner who has owned a house in a single family zoned property in Silver Springs for over 50 years. I am also a retired Architect who has practiced architecture for over 35 years in Calgary. I have designed both single family homes and multi-family townhomes and apartments.

The proposed blanket rezoning, in my opinion, will do nothing to alleviate the shortage of affordable housing in the City. In fact, it will detract and devalue the existing single family communities that has made Calgary such a desirable place to live, and has enticed many young families to move to Calgary from other parts of the country. It will also create a greater strain on the existing infrastructure including schools and site services.

I believe there are other solutions to the housing shortage which have not been explored. These include the creation of new communities using wartime type housing, tiny homes, and modular homes. Calgary is home to a world leader in modular construction in Atco, who could provide valuable input into the creation of affordable housing.

I agree with the provincial government proposal in restricting the federal government from negotiating directly with municipal governments and imposing conditions attached to their funding, conditions which may not be in the best interests of the communities themselves.



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First name [required] **Maria**

Last name [required] **Flores de Wah**

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 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 won't solve the housing problem we are facing. I'm opposed to the new land rezoning.



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First name [required]	Ellen
Last name [required]	Daoust
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)

A blanket rezoning is not reasonable. The consultation with residents/owners has not occurred in many wards. It has been difficult to receive and dissect the accurate information due to the ongoing social media battles.. We (family) feel there should be clear information and community meetings so residents/owners can get clear unbiased information. While it is important all all residents be heard, it is especially important that owners also have a voice.



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First name [required]	Leonard
Last name [required]	Cocolicchio
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	R-CG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Proposed Blanket Rezoning - Public Hearing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Leonard and Deborah Cocolicchio
621 Varsity Estates Crescent N.W.
Calgary, Alberta T3B 3C4

April 12, 2024

Re. R-CG Blanket Rezoning

We are writing to express our opposition to Calgary city council's proposed R-CG blanket rezoning.

This blanket rezoning will give developers the authority to alter in a stark manner the nature and character of long-established neighbourhoods without an iota of input from the people most affected by this change. Decisions about the types of housing built in every neighbourhood across the city will be made at the sole discretion of developers motivated by profit.

There will be no recourse for residents to stop individual streets in their neighbourhoods from becoming an objectionable brew of housing types. There are other unpalatable aspects:

- Parking requirements will be reduced to half a space per unit. Most standard lots could accommodate a four-unit townhouse and each unit could have a secondary suite. This configuration would create a total of eight units on a single standard lot; more if a backyard suite is built. Given that most households have two vehicles, there could be 16 vehicles or more attached to this type of development, with parking space required for just two of them. The spillover will go onto the road, further altering the character of neighbourhoods where the streets have never looked like parking lots.
- Lot coverage will be increased and setbacks will be reduced making the remaining area too small to accommodate mature trees.
- Maximum building height will be increased. There will be nothing to stop developers from constructing buildings that tower over neighbouring properties, casting them in shadow and robbing them of the sunlight they need for their green spaces.
- There could be multiple air conditioners or heat pumps on a high-density property, creating a distressing level of noise for the occupants of adjacent homes.
- There will be a strain on existing public resources in long-established neighbourhoods.

Council says more affordable housing is behind its rush to rezone all neighbourhoods all at once for higher density. There is no sound evidence that increasing density guarantees affordability in Canada. There is evidence that increased density leads to gentrification, and gentrification leads to higher prices.

It would be delusional to think that a four-unit townhouse built on a rezoned lot in largely single detached-home neighbourhoods such as Varsity Estates, Woodbine, the Hamptons and Scenic Acres, to name a few, would be priced for affordability. And council would have no authority to impose the sale price of these properties.

It is self-evident that if you cannot control the price at which builders sell properties, you cannot assure affordable housing.

The most pressing need for affordable housing is in the low-income stratum. The most effective way to ensure the availability of affordable housing is for council to work with other levels of government to make land and funding available to construct below-market residential properties and to set the sale or rental price of those properties accordingly.

There are areas of Calgary where single detached housing exists with higher-density housing, but these are newer developments with discrete districts of different housing types. Developers plan these communities in this manner because they know a mash of housing types laid out side-by-side on a street is not what people desire.

People who purchase in these areas know what they are getting at the time of purchase. Zoning in these planned communities is unlikely to change. Blanket rezoning traps homeowners in established areas in a situation in which they do not know what they will have next door, behind them or across the street.

No member of city council was given a mandate during the last municipal election campaign to remove neighbourhood oversight of zoning changes and transfer the authority in this area to self-interested developers.

Some members of council did run on a platform that included a desire to make Calgary greener, more environmentally sustainable. Surprisingly, those same council members are now ready to impose zoning changes that would undermine these efforts with bigger, taller buildings that leave little to no room for green space and create overshadowing on properties where green space still exists.

And they would do this without seeking approval from the people they asked to vote for them.

It does not take a colourful imagination to picture developers waiting in the wings eager to make, with full impunity, land-use choices from which they derive the greatest benefit, and to do so with abject disregard for the people most affected by them.

If the city's mayor and councillors believe Calgarians are behind their proposed blanket rezoning, they should have the confidence to put it to a plebiscite.

A far-reaching change of this type, with its broad implications for citizens, should be decided by voters, not by 15 members of a governing body who never requested a mandate to carry out this change.

Sincerely,

Leonard Cocolicchio and
Deborah Cocolicchio
Concerned citizens and homeowners



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

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

[required] - max 75 characters	Proposed rezoning
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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 oppose blanket rezoning for arbour kake community. We already have traffic issues in our school and playground zones. Also with the recent hopewell development there has been an increased population desification ofvthe community. We bought into a single family atea forthe space and privacy of not having multi housing congestion near us. This proposed rezoning could causevthatbto dissappear an our property value diminish.

Our familystrongly opposed this pllicy, please do not proceed.



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First name [required] Zhi Jian

Last name [required] Zheng

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 Against Blanket Re-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)

Against Blanket Re-Zoning



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First name [required] Theresa

Last name [required] Horan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed 2024 Blanket Upzoning

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

ATTACHMENT_01_FILENAME (hidden) SUBMISSION BY PETER COLLINS TO CALGARY CITY COUNCIL REGARDING PROPOSED 2024 BLANKET UPZONING.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

My hope is that City Council realizes that this issue weighs heavily on Calgarians because it jeopardizes this greatest asset of most Calgarians (their home and their community) and that allowing Calgarians to vote on this matter via a plebiscite is the right thing to do. This is evidenced by (i) almost half of City Councillors requesting such a plebiscite because they understand the magnitude of this decision and they are trying to rightfully represent their constituents, (ii) the overwhelming opposition to this blanket upzoning at Townhalls sponsored by some of the City Councillors (still waiting for Ward 8 councillor to engage his constituents on this matter), and (iii) even the provincial government is trying to help City Council to right the ship. With all of this opposition to the proposed blanket upzoning, I am not sure why City Council believes it is necessary to continue to pursue it. Attached please find a submission from Peter Collins outlining the reasons for voting against this proposed blanket upzoning. I fully support his reasoning. In addition to his submission, in my own ward (Ward 8), Courtney Walcott received only 31% of the votes cast. Assuming the turnout rate for Ward 8 was the same as the City-wide rate, that means that Mr. Walcott was elected by only 14% of Ward 8 voters. In the absence of any meaningful engagement by Mr. Walcott on this matter, he is not in a position to accurately represent his constituents' position with respect to blanket upzoning. Please do the right thing for Calgary and vote AGAINST this proposed blanket upzoning. Sincerely, Theresa Horan

SUBMISSION BY PETER COLLINS TO CALGARY CITY COUNCIL REGARDING PROPOSED 2024 BLANKET UPZONING

LEGISLATIVE OBLIGATIONS AND RESTRICTIONS

For planning and development matters, provincial law¹ sets out an authoritative statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

- (a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
- (b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

The Court of Appeal of Alberta reviewed this law in the specific context of a municipal zoning bylaw, and made the following statements²:

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

Central to these values is the need for certainty and predictability in planning law. Although expropriation of private property is permitted for the public, not private, good in clearly defined and limited circumstances, private ownership of land remains one of the fundamental elements of our Parliamentary democracy. **Without certainty, the economical development of land would be an unachievable objective.** Who would invest in land with no clear indication as to the use to which it could be put? Hence the importance of land use bylaws which clearly define the specific uses for property and any limits on them.

The need for predictability is equally imperative. The public must have confidence that the rules governing land use will be applied fairly and equally. This is as important to the individual landowner as it is to the corporate developer. Without this, few would wish to invest capital in an asset the value of which might

¹ Section 617, *Municipal Government Act* (Alberta)

² *Love v. Flagstaff* (County of) Subdivision and Development Appeal Board, 2002 ABCA 292 (CanLII)

tomorrow prove relatively worthless. This is not in the community's collective interest.

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

OUR MOST IMPORTANT INVESTMENT

In nearly all cases, a home is the biggest financial commitment a person ever makes. A home is not only a financial investment, but it is the owner's place of refuge, a "home base" from which life is conducted. People often expend substantial time and energy in maintaining their homes and gardens, developing and maintaining community connections, and organizing their lives around their home base. Society is connected and organized in many ways and at many levels, but families, homes and communities are among the basic and most important aspects of societal connection.

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

Council must respect home ownership, and maintain the certainty and predictability of that ownership. Blanket upzoning of established neighbourhoods, however, destroys that certainty and predictability, contrary to the fundamental principles of planning and development set out in the *Municipal Government Act* (Alberta).

LAND USE CHANGES NEED FULL INPUT FROM AFFECTED OWNERS

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

A public hearing to consider the effects of a zoning change on one lot would permit surrounding residents to fully present their views, including consideration of a wide range of relevant issues such as building context, sun/shadow effects, privacy effects, traffic effects, urban forest effects, utilities infrastructure effects, and other relevant considerations.

The blanket upzoning bylaw amendment limits a concerned resident to one five minute presentation to Council, along with any written material the resident wishes to propose. It

is unrealistic and simply impossible for Council to consider the effects of this zoning change on each individual lot touched by the blanket zoning change.

The proposed blanket upzoning bylaw change is contrary to the governing principles of the *Municipal Government Act* (Alberta) and the City's own Engage Policy.

IMPORTANT CHANGES REQUIRE VOTER APPROVAL

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

61% of Calgary housing is either single detached or semi detached dwellings, and 69% of all homes are owner occupied.³ These are substantial majorities of Calgarians in each case. A major land use policy change affecting so many Calgarians necessitates that the scope of consultation – and deferral to residents' wishes – must be commensurate to the scope of the change.

No councillor advocated for this policy change while campaigning for office, no councillor (other than Peter Demong) was elected with a majority of votes in the applicable ward, and voter turnout was only 46% city wide. In my own ward (Ward 11), Kourtney Penner received only 28% of the votes cast. Assuming the turnout rate for Ward 11 was the same as the City-wide rate, that means that Ms. Penner was elected by only 13% of Ward 11 voters. Silence on blanket upzoning, combined with this low number of votes, is the opposite of a mandate to impose blanket upzoning.

Council had an opportunity to permit wide public input on the issue, via a plebiscite, but a majority of Council rejected this potential method of obtaining public input. Those councillors voting against the plebiscite are demonstrating a profound disrespect for the voters of Calgary, for the principles of the *Municipal Government Act* (Alberta), and for informed democratic decision-making.

BLANKET UPZONING DOESN'T ALIGN WITH THE MUNICIPAL DEVELOPMENT PLAN

The *Municipal Government Act* (Alberta) requires the City to enact a municipal development plan (MDP), which Calgary did in 2005, and updated in 2019/2020. While the MDP contemplates a range of housing opportunities and choices, and a balance of growth between established and greenfield communities, it also speaks of **“reinforcing the character, quality and stability of neighbourhoods.”** It calls for locating new housing in Activity Centres and Main Streets, reasoning that “focusing most intensification to defined

³ Statistics Canada – 2021 Census - Calgary

areas provides more certainty to the development and building industries and **makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.**"

One MDP objective⁴ is to "reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas." "Intensification should be accommodated within existing communities in a sensitive manner". The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Another MDP objective⁵ is to "Respect and enhance neighbourhood character and vitality, including the following policies:

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

Finally, section 3.5.3 of the MDP states that land use policies should "encourage **modest** redevelopment of Established Areas"

The new building forms permitted by R-CG, up to 11 meters high (current R-C1 zoning limit is 10 meters) and 60% lot coverage (current R-C1 zoning limit is 45%), are not "modest". R-CG higher density building forms would "create dramatic contrasts in the physical development pattern". To be clear, labelling housing forms which permit 9 dwelling units on one 50X120 lot "low density" does not alter the higher density reality.

THE CITY'S DENSITY GOALS CAN BE ACHIEVED ELSEWHERE

It is not necessary to destroy established communities to achieve the City's growth and density goals.

According to an internal City document⁶:

⁴ Section 2.2.5

⁵ section 2.3.2

⁶ Calgary Planning & Development Services briefing document dated 5 July 2023

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

In addition to land supply on the periphery of the city, there is land owned by the City. It is disappointing that the City has identified only 2 parcels of City-owned property, out of 407 possible parcels, which would be suitable for residential housing development. The City should require that all potential sites (other than green/parks space) along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels must first be developed before densification via R-CG in established neighbourhoods is permitted.

Why, for example, is the former Ernest Manning School site, taken by the City as part of the west LRT expansion, sitting undeveloped after so many years?

CREATING DENSITY IN ESTABLISHED NEIGHBOURHOODS WON'T SOLVE AFFORDABILITY

Redesignating land to R-CG does not create affordable housing. There is NO requirement for affordable housing on any privately owned land. Removing older more affordable bungalows from the rental market may further reduce affordability.

A variety of studies ^{7,8,9,10} show that increased density achieved through upzoning does not create affordable housing, and in fact usually results in the creation of housing stock which is more expensive than that which it replaced.

R-CG densification does not create affordability. Rarely, if ever, is an existing single family dwelling replaced by multiple dwelling units which each cost less than what was removed. Developers do not construct affordable housing; they construct the amount and type of housing which will maximize their profit from development of the parcel(s) in question. That is a rational response by developers to the market.

R-CG densification simultaneously increases the stock of more expensive housing and decreases the stock of comparatively more affordable housing.

⁷ Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis 15 March 2019 – The Planning Report.

⁸ Overview of Evidence for Universal Up-Zoning. Suzanne Tough PhD

⁹ 3 We Zoned for Density and Got Higher House Prices: Supply and Price Effects of Upzoning over 20 Years Cameron Murray C, Lim M, Urban Policy and Research V41, 2023 Issue 2

¹⁰ Broad Upzoning Makes Housing Less Affordable, And Doesn't Add Supply

If the City wants “affordable” housing, then it must either increase the land supply (my preferred choice) or intervene in the housing market. Intervention could be achieved by mandating a certain percentage of housing units for low income groups, or granting long-term leases to housing cooperatives committed to affordable housing.

I am not optimistic that government intervention is the solution: the City has not done a very good job managing its existing City-owned affordable housing stock, and there is little reason to believe it can do better than the market with an even larger stock of housing under its administration. Since Calgary’s inception, housing has been planned and developed by the private sector, and I have great faith that if the many restrictions on housing development which the City imposes on the housing development and construction sector were removed, the private sector would respond by building a sufficient supply the housing that Calgarians want and can afford.

R-CG DENSIFICATION WILL DESTROY EXISTING NEIGHBOURHOODS

Single family dwellings in established neighbourhoods are an essential and desirable part of Calgary’s housing stock, and should be maintained, not destroyed.

R-CG driven densification would simply remove single family dwellings and replace them with equally or more costly multi-family dwellings, without regard to the overall impact on the community. And, in the process, the removal of single family dwellings would result in a reduction in choice in type of housing. Single family dwellings are the most sought after dwelling type, especially by families, so R-CG densification would also not be effective in providing most Calgarians with the type of housing they seek.

Blanket R-CG densification also means that the Local Area Plans (both completed and in process) for established communities is a waste of time. Why plan for increased density in logical places (along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels), if developers can build anywhere in a community to the limit of R-CG? This is the opposite of responsible, planned, careful densification.

UNFAIR TO ESTABLISHED COMMUNITIES

Newer Calgary communities are developed according to a master plan which includes a carefully designed mix of single family, multi-family, commercial developments and cultural/community facilities, all with appropriate roadways, park spaces and utilities infrastructure.

Established communities were master-planned communities, complete with boulevards, parks, schools and churches. They were designed specifically for low density single family and duplex dwellings. They were not designed for the substantially greater densification which blanket R-CG zoning would permit. Neither roadways, utilities, nor public park spaces could properly accommodate the greatly increased number of residents.

Rezoning without consideration for neighborhood character and heritage would result in the loss of unique architectural features, cultural assets, and community identity. Replacing heritage homes with generic buildings would not only erase a vital piece of the community's identity but also disregard the cultural and historical value they hold. These homes contribute to the unique charm and identity of our City, attracting residents and visitors alike with their architectural beauty and historical significance.

To quote Richard White:

Calgary's urban planners and some politicians don't seem to understand one of the reasons Calgary is one of the best places to live is NOT because of its urban vitality, but because of its affordable spacious, suburban tranquility even in our inner-city neighbourhoods."

PARKING

Reduced parking requirements will exacerbate on-street parking conflict and degrade the quality and desirability of neighbourhoods. Developers do not care about parking; the residents they leave behind must live with the shortage. Council may seek to convert Calgary to a city with many fewer motor vehicles, but that goal is contrary to the desires and actual demonstrated behaviour of most Calgarians, who value and need motor vehicles in order to get on with their lives. Shifting parking from residential parcels to the street does not solve the parking problem; it only relocates it.

While the City planners apparently wish for a future where Calgarians ride bicycles, "wheel" in other ways, or ride public transit, the reality is that Calgary is a large city of suburbs, and vehicles are a necessity for virtually all Calgarians. The City's own data¹¹ shows an historical household **automobile ownership rate of 1.85 per household** as of 2011. Auto ownership in 2011 was higher than in 2001 in every household size category. Younger and older residents still have ~1 vehicle per household, with rates over 2 per household for the 35 to 44 demographic. Data do not support the proposition that smaller dwelling units have no need for parking. **Increased densification would require more, not less, parking.**

As a final point, the blanket upzoning would set a parking ratio of 0.5 parking stalls per dwelling unit/suite in established areas, whereas the parking ratio for the newer communities covered by R-G zoning is one stall per unit. Why the difference?

ENVIRONMENTAL CONCERNS

The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces reducing evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of

¹¹ Changing Travel Behaviour, October 2013

stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.¹²

CONCLUDING COMMENTS

Making the base residential "low density" land use district R-CG in place of the various R1 and R2 districts will certainly increase density, is unlikely to increase affordability, and will destroy the character and desirability of many existing neighbourhoods. Put simply, it would be a bad and ineffective policy.

The proposed blanket rezoning to R-CG is a radical proposal, will not achieve its stated goals, and will substantially alter – in a bad way -- the look and feel of Calgary.

Don't do something irreversibly bad. I urge Council to **just say no to blanket R-CG**.

Peter Collins

¹² The Unassailable Case Against Blanket Rezoning , by Stephen Shawcross and Sano Stante, 2024



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

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

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

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

I am the Past President of MidSun Community Association and a past Board Executive Member of Lake Sundance. On a single Saturday we currently have more than 1,000 residents at the lake we can not manage any more people as our lake is not designed for more residents.



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First name [required] Elmet

Last name [required] Thiessen

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 ruins communities and doesn't solve anything!

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



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First name [required] Xing

Last name [required] Zou

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 Against Blanket Re-Zoning

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

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

Against Blanket Re-Zoning



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First name [required] Wing

Last name [required] Gee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Wide re-zoning

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

ATTACHMENT_01_FILENAME (hidden) Calgary Rezoning Letter.pdf



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

April 12, 2024

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

To Calgary City Council,

I am writing to express my strong opposition to, and concerns with the City of Calgary's proposed blanket rezoning as proposed in its "Home is Here" housing policy. I believe that this change will have a significant negative impact on my community of Varsity specifically, and on the City more broadly. In particular, I believe the change will have a deleterious effect on the character of our neighbourhoods, place undue strain on existing infrastructure, and ultimately decrease the housing options available to Calgarians. It also conflicts with the reasonable expectations of homeowners who have purchased property based on existing zoning rules.

A blanket decision to, according to my understanding, allow for up to eight housing units to be placed on a single lot in my community would drastically change the feel of Varsity, and of similarly affected neighbourhoods. Varsity is known for its mature trees and landscapes, and quiet, community feel. I appreciate that it is a place where parents feel comfortable allowing their children to play on the roads and in the parks unsupervised, and I believe that this is because we, as neighbours, know and look out for each other, and because traffic on the side streets is low. Rezoning to allow for four, or even eight times the number of housing units on an individual parcel of land would inevitably increase traffic and noise, and make it more difficult for residents to know all of their neighbours. Construction of such houses would likely require mature trees to be removed, and itself cause noise and inconvenience, potentially for years at a time, as different lots within the community are redeveloped.

Existing infrastructure such as main roads and electricity lines in Calgary are already often at capacity. Varsity Drive, for example, is already congested every day during school drop off and pick up, and vehicles on Shaganappi Drive is bumper to bumper at key times of day. Streets in my area were built to accommodate the volume associated with single family homes, and I cannot envision how much worse the traffic could become if potentially eight times the amount of people and cars were expected to use them. Parking is already difficult at times, and the proposed rezoning offers no solutions for where additional cars could be accommodated. I am similarly concerned with the impact rezoning would have on existing utilities such as sewer, water, and power lines, which were installed with the needs of single family homes in mind. The recent rolling power outages in the Northeast illustrate the very real risks that can occur when demand for services exceeds supply. The proposed rezoning could also tax the capacity of parks and other recreation services in neighbourhoods that were not built with higher density developments in mind.

When one buys a property, one assesses many variables and chooses the area that best fits one's needs. The purchase of a home is one of the most significant and expensive decisions one makes in life, and for many people, their home is their primary asset. The purchaser of that home has a reasonable expectation, based on neighbourhood zoning, of what living in that community will continue to be like in the future. This proposal dramatically and unfairly alters those reasonable expectations. Moreover, the proposal would ultimately restrict the ability of a resident to live in the type of community he or she desires. At present, one can choose a high, medium, or low density neighbourhood. Blanket rezoning would fully eliminate the option of low density neighbourhoods, and potentially make Calgary a less desirable place for future residents to live.

For the reasons above, I urge the City to reconsider its blanket rezoning plan. It is a precipitous "solution" that I fear will cause significant future difficulties, and undermines the rights of existing property owners. I recognize that Calgary is expanding and some urbanization is inevitable, and even desirable, but this proposal is not the answer. Our city's growth must be managed in a way that respects the character of existing communities, comports with existing infrastructure, and reflects the wishes of current property owners. A more nuanced approach is needed, and I trust that the City will work to find one.

Thank You

Wing Gee
59 Varsity Ridge Terr NW
Calgary, AB
T3A 4y2
Email: gollygee@telusplanet.net



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First name [required] Kathleen

Last name [required] Benner

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 AGENDA ITEM RC-G BLANKET REZONING FOR APRIL 22, 2024 COUNCIL MEETING

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

ATTACHMENT_01_FILENAME (hidden) City of Calgary - K Benner.docx



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(hidden)

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

April 12, 2022

To: All City of Calgary Council Representatives

Joyti Gondek, Sonya Sharp, Jennifer Wyness, Jasmine Mian, Sean Chu, Raj Dhaliwal, Richard Pootmans, Terry Wong, Courtney Walcott, Gian-Carlo Carra, Andre Chabot, Kourtney Penner, Evan Spencer, Dan McLean, Peter Demong.

Greetings,

My name is Kathleen Benner and I own a property in Banff Trail. Since the rezoning introduced by Druh Farrell, our inner community has changed drastically. My single, family home then had not two but three infills built up behind it. I was told by a city planner, years prior that only two would go up behind it, due to a power pole. That was not the case and city planning allowed three infills to go up. Now it is more noise and far less privacy, as the infills tower over my yard and there was no consideration of scale. This development started from the corner side of the street, allowing for the next two units to be built significantly higher in height. The city planner shared with me that it was a 'loop hole' the city was well aware of and that developers are well aware of how to use the loop hole to go higher. That left no consideration to the far smaller bungalow on the other side of it or to my property. There was no consistency of pattern or architecture with the three infills and it had nothing to do with the character of the neighbourhood that we paid for and built by my family. Those points here go against the City of Calgary planning guidelines that have been totally ignored for years now.

Note, the second property can barely get it's one vehicle in beside the pole as the garages were never set back far enough. They have had to use the embankment behind my property to get in and out at times. These properties also experience parking problems in the front due to the two elementary schools being right there.

Since changed to RC-2, within our neighbourhood there has been continuous and non-stop building of row houses (up and down), 4 plexes and removal of more corner lots to accommodate the city's vision. We pretty much have not had a quiet summer here for about five years now and it will continue thanks to the rezoning to RC-G.

I do question how Druh Farrell had the legal ability to change our zoning without a real vote and consensus from our community and taxpayers as a whole. I believe the same for the current blanket rezoning has gone into over-reach of city planning and governance. The city rezoning of higher density being put before us now does not seem to be paying attention to overall parking issues or infrastructure related issues of RC-G. The infills that have gone up are far too expensive to help any of the younger 'missing middle' population. Personally, I do not want more crowding with lane homes anywhere near my property.

I respectfully urge you and all members of City Council to vote against this blanket up-zoning following the Public Hearing before you on April 22nd, 2024. I request that you refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voter in the October 2025 Municipal election. For such a critical decision a plebiscite gives tax payers a say in what they want for their neighbourhood. RC-G throughout all of Banff Trail is not the answer. It very much appears Council members are not listening to their constituents about neighborhood character, health, privacy, beauty or heritage that are real concerns. It's time to be respectful of people who have paid taxes for over 50 to 60 years.

I believe that blanket up-zoning does not solve your rental shortage or home shortage and in fact could end up inflating the cost of current homes and rentals in our city. It would be good to see the City of Calgary and Council to get their spending and over-taxing under control. It would be good to see Mayor, Gondek do her job and communicate and work with her Provincial counterpart, Danielle Smith.

I also request the City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Regards,

Kathleen Benner



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First name [required] Aisling

Last name [required] Tomei

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 Public Hearing Meeting of Council - Blanket Zoning

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

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(hidden)

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

April 4, 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 four Calgary neighbourhoods over the decades and have lived in Mount Royal since 2007. I also am a Registered Professional Planner (RPP), employed as a neighbourhood planner (among other duties) at the City of Calgary until 2000 and was a CPC Commissioner from 2011-2017.

On March 7, CPC reviewed the recommendations of the Housing Task Force which included increasing housing choice in all communities, increasing housing affordability, and making the land use application process faster by eliminating opportunities for citizen engagement. These

objectives should also align with the long-range strategy of the City and its Municipal Development Plan, its foundation document that guides us out to 2070. All laudable goals, but the methods to

achieve them will likely not be successful, and in some instances will be counter productive.

1. The MDP and the City Vision

The Municipal Development Plan (MDP), adopted in 2009, 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 spoke in favour at Council in 2009 suggesting that this was a well-reasoned, thoughtful forward- looking plan. However, many in the development industry spoke against it as it curbed their ability

to develop in places to maximize profit, while advocates of compact growth argued the other way. It was indeed a compromise plan that struck a balance.

However, the blanket upzoning proposal ignores the MDP and throws it away, even though the

administration suggests the blanket upzoning supports the MDP. The CPC report selectively chose five elements of the MDP to indicate alignment, but it did not acknowledge the three foundational and key principles outlined above.

It is Council's job to develop and approve policy. It has developed and approved the MDP, a logical plan, with appropriately zoned lands. Council has an obligation, in fact a duty, to indicate to the industry that "If you want to build in Calgary, follow the Plan and we will ensure the process moves fast." There is presently land zoned in



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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]	Lucas
Last name [required]	Tomei
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	Public hearing- Proposed 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)

April 8, 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 Amend-
ment) Copy to: Office of the Mayor, All City Councillors

Dear Sir:

We write as 3 year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as "Blanket Rezoning", would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

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



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First name [required]

Larry

Last name [required]

Fedchun

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

City wide. Rezoning item

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)

Big no to city wide rezoning. Are you crazy?



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First name [required]	Len
Last name [required]	Vik
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	AGENDA ITEM RC-G BLANKET REZONING FOR APRIL 22, 2024 COUNCIL MEETING
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City of Calgary - L Vik.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2022

To: All City of Calgary Council Representatives

Joyti Gondek, Sonya Sharp, Jennifer Wyness, Jasmine Mian, Sean Chu, Raj Dhaliwal, Richard Pootmans, Terry Wong, Courtney Walcott, Gian-Carlo Carra, Andre Chabot, Kourtney Penner, Evan Spencer, Dan McLean, Peter Demong.

Greetings,

My name is Len Vik and my partner and I reside in Edgemont, NW. Edgemont is part of the rezoning to RC-G. We bought into RC-1 here and we wish to remain RC-1. This was our investment and we strongly oppose the blanket up-zoning of residential properties (including ours) in Calgary to RC-G.

We have been in our home for 31 years and we enjoy a quiet peaceful life and we have worked hard for it. We believe this city planning has gone into over-reach of our community to the point of planning unnecessary crowding. We respectfully urge you and all members of City Council to vote against this blanket up-zoning following the Public Hearing before you on April 22nd, 2024. We request that you refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voter in the October 2025 Municipal election. The fact that not all Council members were even present and available to vote on such a critical decision of a plebiscite speaks volumes of what appears to be manipulation and influence by Mayor and certain Council members. Not all communities were represented and it very much appears Council members are not listening to their constituents.

When it comes to our established R1 neighbourhoods, we should be the deciders of what we want in our communities. The guide book which cost thousands of dollars and time was just the beginning of how the city planning wants to upscale the tax base which really seems more like exploitation at any cost of our neighborhood character, health, privacy, beauty and wellbeing in our neighbourhoods.

To-date, inner-city neighbourhoods that changed from RC1 and RC2, the city has not respected the guidelines of considerate to existing scale,

privacy of adjacent residence, as well as existing physical patterns and character of neighbourhood. For those people who have paid taxes for 50 to 60 years this has been no respect at all and all about tax base monies, crowding and looking after developers.

We believe that blanket up-zoning does not solve your rental shortage or home shortage and in fact could end up inflating the cost of current homes and rentals in our city. It would also be good to see the City of Calgary get their spending and over-taxing under control going forward. We do not want to see people lose their homes. It would be good to see Mayor, Gondek do her job and communicate and work with her Provincial counterpart, Danielle Smith.

I also request the City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Regards,

Len Vik



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First name [required] Michael and Dorothy

Last name [required] Plottel

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Notice of Motion EC2024-0373 City-Wide 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)

My wife and I are residents of Douglasdale and would like to express our firm opposition to the proposed changes to default zoning for all residential properties in the city. We believe the city should honour its existing social contract with current homeowners and focus its rezoning efforts on new communities.

We have been residents of Ward 11 for over 22 years. Our community of single family detached dwellings has been a great place to raise two children and, now that they are on their own, we find it continues to be a very enjoyable place to live.

Enacting the proposed zoning changes would cause a "sea-change" shift in the nature of our community and many others like it over time. Increased housing density, higher traffic volumes and a shift from family-oriented neighbourhoods are just a sample of how communities could be affected under the proposed changes.

We recognize the need for additional affordable housing as Calgary continues to grow. We support this growth, particularly as the province transitions from its dependence on fossil fuel production to a more economically and environmentally sustainable economy. However, we also believe that current rezoning processes are robust and, if they are taking too long to play out, Council should look to improve rezoning application workflows rather than approve a blanket change affecting hundreds of thousands of current homeowners.

Homeowners like us purchased their properties in single-family detached housing communities in Ward 11 for a number of reasons, including the zoned housing density. We were always aware that city regulations could permit alternative land uses if a rezoning application process was followed. The proposed blanket changes to default zoning is a betrayal of the trust we and our neighbours put in the city and its zoning processes at the time of our property purchases. We therefore urge you to honour that trust and vote to maintain the current rezoning application process for existing communities.



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First name [required]	Loretta
Last name [required]	Brown
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	blanketrezoning bylaw
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	IMG.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 2024

This email is in response to City Councils (Ward 6 Councilor Richard Pootsman who voted in favor of this preposterous bylaw) proposed Blanket Rezoning Bylaw that will affect the community of Glamorgan !! City council especially Richard Pootsman are ignoring the constituency' wishes to be heard .this has to stop !! Do not destroy the neighborhoods for **more tax dollars !!!!!** The residents are vehemently opposed to this ridiculous idea as it will destroy the structure of a wonderful community by creating more parking problems, more congestion, noise level, garbage bins and generally the whole aesthetics of the Glamorgan community. We deserve to have our voices heard so to answer this is **NO NO NO NO NO to this incredible stupid idea!!**

Start listening to the residents , show us some respect and consideration , we voted you in to listen to our concerns and hear our voice not to have crazy bylaws shoved down our throats on serious matters that the residents have not had a chance to vote on !! The constituency and residents of Glamorgan implore City Council and Mayor to cancel this preposterous bylaw.!!

Thank you for your time and consideration !

Terrance and Loretta Brown . very concerned residents .



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First name [required]	Denis
Last name [required]	Duke
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 Single Family lots
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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 opposed to the blanket rezoning of single family lots



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First name [required]	Linda
Last name [required]	Liu
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Citywide Rezoning Proposal Varsity
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Rezoning Letter.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024

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

To Calgary City Council,

I am writing to express my strong opposition to, and concerns with the City of Calgary's proposed blanket rezoning as proposed in its "Home is Here" housing policy. I believe that this change will have a significant negative impact on my community of Varsity specifically, and on the City more broadly. In particular, I believe the change will have a deleterious effect on the character of our neighbourhoods, place undue strain on existing infrastructure, and ultimately decrease the housing options available to Calgarians. It also conflicts with the reasonable expectations of homeowners who have purchased property based on existing zoning rules.

A blanket decision to, according to my understanding, allow for up to eight housing units to be placed on a single lot in my community would drastically change the feel of Varsity, and of similarly affected neighbourhoods. Varsity is known for its mature trees and landscapes, and quiet, community feel. I appreciate that it is a place where parents feel comfortable allowing their children to play on the roads and in the parks unsupervised, and I believe that this is because we, as neighbours, know and look out for each other, and because traffic on the side streets is low. Rezoning to allow for four, or even eight times the number of housing units on an individual parcel of land would inevitably increase traffic and noise, and make it more difficult for residents to know all of their neighbours. Construction of such houses would likely require mature trees to be removed, and itself cause noise and inconvenience, potentially for years at a time, as different lots within the community are redeveloped.

Existing infrastructure such as main roads and electricity lines in Calgary are already often at capacity. Varsity Drive, for example, is already congested every day during school drop off and pick up, and vehicles on Shaganappi Drive are bumper to bumper at key times of day. Sir Winston Churchill High School is already over capacity as well as the elementary and junior high schools. Streets in my area were built to accommodate the volume associated with single family homes, and I cannot envision how much worse the traffic could become if potentially eight times the amount of people and cars were expected to use them. I am similarly concerned with the impact rezoning would have on existing utilities such as sewer, water, power lines and **internet (which is now deemed critical infrastructure)**, which were installed with the needs of single family homes in mind. The recent rolling power outages in the Northeast illustrate the very real risks that can occur when demand for services exceeds supply. The proposed rezoning could also tax the capacity of parks and other recreation services in neighbourhoods that were not built with higher density developments in mind.

When one buys a property, one assesses many variables and chooses the area that best fits one's needs. The purchase of a home is one of the most significant and expensive decisions one makes in life, and for many people, their home is their primary asset. The purchaser of that home has a reasonable expectation, based on neighbourhood zoning, of what living in that community will continue to be like in the future. This proposal dramatically and unfairly alters those reasonable expectations. Moreover, the proposal would ultimately restrict the ability of a resident to live in the type of community he or she desires. At present, one can choose a high, medium, or low density neighbourhood. Blanket rezoning would fully eliminate the option of low density neighbourhoods, and potentially make Calgary a less desirable place for future residents to live.

For the reasons above, I urge the City to reconsider its blanket rezoning plan. It is a precipitous "solution" that I fear will cause significant future difficulties, and undermines the rights of existing property owners. I recognize that Calgary is expanding and some urbanization is inevitable, and even desirable, but this proposal is not the answer. Our city's growth must be managed in a way that respects the character of existing communities, comports with existing infrastructure, and reflects the wishes of current property owners. A more nuanced approach is needed, and I trust that the City will work to find one.

Kind regards,

Yi-Pin and Linda Liu

Yipin_liu@yahoo.com

lmcglashan@yahoo.ca



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First name [required] Wendy

Last name [required] Whitehouse

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) Rezoning Submission Southview Community Association 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

SOUTHVIEW COMMUNITY ASSOCIATION



2020 33 STREET SE
CALGARY, ALBERTA
southviewyc@gmail.com

April 12, 2024

To Whom It May Concern:

Southview Community Association is concerned about the City of Calgary proposal to initiate citywide rezoning in the hopes that it will help increase supply. As noted on the rezoning for housing page the City anticipates that:

Enabling more housing supply and options in developed communities will allow more people to benefit from the infrastructure, services, and amenities that already exist in these areas. It will also help us to meet the goals of the [Calgary Climate Strategy](#) by:

- Decreasing the distance between trips to work, school, or amenities.
- Creating opportunities to get around the city by walking, biking, or taking transit and reducing the need for trips by automobile.
- Preserving natural grassland and agricultural land on the outskirts of the city.
- Allowing more people to live in new, more efficient homes in already developed areas of the city. New housing can be 35-50% more energy efficient than the older housing it replaces.

While we all agree that increasing the housing supply is important and increasing density is necessary, we suggest that City planners and City council have been inconsistent in their goal to meet the Calgary Climate Strategy. Recently, in a period of 4 years, council approved the construction of 19 new suburban communities located on the fringes of the City, requiring extensive new infrastructure and completely reliant on the automobile for access to amenities. Council approved 14 new communities in 2018 and another 5 in 2022 in spite of public objections regarding climate concerns and urban sprawl.

The City has already committed to the development of local area plans (LAPs) with the goal to increase density in developed areas. To date 3 LAPs have been completed and 5 are 'in process'. Community members and other stakeholders have committed significant volunteer hours to the engagement process to complete these plans and ensure that increased density is managed in a logical, thoughtful, and constructive manner.

Now Council proposes citywide rezoning that will increase density in 'developed communities' without a clear plan for managing aging infrastructure, parking, or determining appropriate locations for increased density. In addition, the proposed citywide rezoning does not address the need for increased long term 'at market' rental units. There are insufficient 2- and 3-bedroom apartments/townhouses available for 'at market' rent. The citywide rezoning does not encourage or incentivize developers to build 'at market' rental apartments along transit corridors where increased density and access to transit makes sense. During the 90s and beyond 'at market' rental units both townhouse complexes and apartment buildings were frequently converted to condominiums which drastically changed the housing market and the availability of long-term rental units.

Residents have legitimate concerns about parking. Although we support moving toward a world with fewer cars Calgary is not currently a City where this is practical or even probable. The proposed R-CG parcels allow

for a maximum of 4 units with the possibility of 4 secondary suites, therefore, up to 8 units per 15m lot. Yet, they only require .5 parking spots per unit. Since the average household/unit has at least one vehicle and often two realistically 8 units could yield 8 to 16 vehicles. We are told that public transportation is an alternative. However, public transportation is currently inadequate and unsafe in a sprawling city that was designed for automobiles. If density is to be increased in 'developed communities' then accommodations must be made for parking. The parking requirement should be increased to a minimum of 1 parking spot per unit. The City is suggesting to mitigate parking concerns they will introduce permit parking, time restricted parking, or paid parking. Will this process be automatic, or will the burden fall to the residents to sign petitions and demonstrate need?

In addition, residents are concerned about the strain on aging infrastructure. In the absence of clear planning goals citywide rezoning allows for ad hoc development without a plan for managing and predicting necessary upgrades to infrastructure.

Finally, citywide rezoning takes away the ability for neighbours and communities to voice their concerns about a development that may negatively impact their street or community and it appears to render moot Local Area Plans. We believe it is important for citizens, particularly citizens in underserved communities, to have a say in future development through the Local Area Plan process.

Sincerely,

Wendy Whitehouse



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

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First name [required] Wesley

Last name [required] Brindle

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have yet to meet up with any of my neighbor's that approve of the proposal, Please apply zoning to new builds. We bought and paid for a single family home and don't can't understand how it can just be rezoned without a home owners vote. At least not legally due to poor city planning. Could you forward me a copy of the compensation package for homeowners. I'm sure by the time it gets to the high end it will be declared as not working and needs another look. Please hold this till after the next election because whoever says they wont approve this will certainly win. I look forward to the next couple of weeks. Thank You



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First name [required]

Randall

Last name [required]

Greene

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

Changing zoning from R2 to R-CG on a 50 foot lot.

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning our neighborhood to R-CG from R-2 will increase traffic and congestion, parking issues and most of all safety on our streets. So the bottom line is the city owns vacant land, build modular homes parks. New immigrants will be able to afford mortgages on these modular homes compared to the new built homes .Rezoning is not the answer The city right now doesn't have enough schools, hospitals for our growing city, changing the zoning is NOT THE ANSWER.



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First name [required] Abdul

Last name [required] Syed

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters City Council's proposed rezoning of all Single Family Home

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 object to City Council's proposed rezoning of all Single Family Home lots in Calgary. The decision to apply a blanket rezoning defeats the principle of democracy and citizen participation in public affairs. Instead I request Council to initiate public hearing to garner feedback and then make a more informed decision



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First name [required] Edward

Last name [required] Leason

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 - City Wide 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)

Here we go again with an agenda that city hall has tried before (And failed i.e. secondary suites) now only expanding it. People have paid good money to live in the communities zoned as is and the communities have only the resources for such. This was a bad idea last time and it is a bad idea now. The city should be focusing on other major issues like water resources - finding new ones which I believe is the number one problem in the city. Then roads as they are all in total dis-repair. Housing is an issue but that has to do with federal immigration policies letting too many people into the country without having the resources to accommodate - Cart before the horse. Adding more people to existing communities will only stress the already stressed resources even more. I am totally against this plan and it should be thrown out or a democratic plebiscite should be held as it is such a large issue affecting every community. This should not be approved by such a small number of council members compared to the population of the city. A concerned Calgarian with a council that has one of the lowest ratings ever - Seems like the people are not being listened to but dictated to.



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First name [required] Dennis

Last name [required] Larsen

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)amendment

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

ATTACHMENT_01_FILENAME (hidden) Land Use Designation Rezoning Amendment.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 12/2024

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

RE: Land Use Designation Rezoning Amendment
Calgary City Council

Please be advised that our household is very much opposed to the current rezoning application. We consider this to be a very poorly thought out initiative that will have long lasting negative impacts on the majority of home owners, with only marginal benefits for potential new entrants into the housing market.

Most existing property owners bought their residences following careful consideration and for specific reasons. The proposed rezoning plan has a strong likelihood of undermining the selection criteria which influenced those initial decisions to purchase in a particular area. Furthermore, large scale changing of the very nature of established neighborhoods goes far beyond any reasonable perceived mandate that councillors may have rationalized to themselves. Quality of life and property values are essential factors that guided the choices of current owners who purchased their homes in good faith.

Selling out their interests for a hastily thrown together federal government scheme designed for re-election purposes is neither fair, nor what we would describe as responsible representation.

Sincerely,
Dennis Larsen
Bonnie Larsen
2731 48 Ave NW
Calgary, AB
T2L 1C4



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First name [required]	Karl
Last name [required]	Bauer
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)	Comments for Notice of public hearing on planning matters.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I am a citizen of this city in good standing, and I am in opposition of the citywide land use designation. I am bewildered that council can act on such a drastic change to our land use without a vote or plebiscite.

Notice of public hearing on planning matters.

As an owner of an affected property with the rezoning for housing amendment I hope to be heard but have little faith that we will be.

Coming from a family that immigrated to Alberta I can fully appreciate the struggles of rent, housing and eking out a living. It is for that very reason with the struggle to improve one's status in life that I'm compelled to write this note. I have worked relentlessly and diligently all my life to earn and afford a home in a park type community with lots of green space and large lots. We found our idyllic place in Parkland and fell in love with our community and the Fish Creek Park environment. We strived for this and earned it. It wasn't and isn't a given.

This is an older neighborhood with no commercial or large-scale development and the proposed rezoning will open the gates to critical changes in land use and forever alter our community. I beseech the council to withdraw this planned rezoning that will primarily be beneficial to developers with little to no consideration to the neighbors that these large-scale developments will drastically effect in lot line, sunspace and over population in what is a tight knit community in its own.

Respectfully,

Conscientious citizen of Calgary

Karl Bauer



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First name [required] Mandy

Last name [required] Mather

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Council concerning Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Rezoning p.1.pdf



ATTACHMENT_02_FILENAME
(hidden)

Rezoning p.2.pdf

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

Good Day,

Please accept the attached two pages above as our voice on the matter concerning the Rezoning for Housing issue Counselors and the Mayor are addressing.

Thank you, and have a nice day,
Mandy Mather

Office of the City Clerk, The City of Calgary
700 Macleod Trail S.E.
Postal Station M,
Calgary, Alberta T2P 2M5

April 12, 2024

Larry and Mandy Mather
32 Pinebrook Close, N.E.
Calgary, Alberta T1Y 3X5
Mmath25@shaw.ca

Re: Opposing the Rezoning for Housing on our property

Please accept this letter as our response to your notification of the Rezoning for Housing project for the City of Calgary; we disagree with the proposed amendment to redesignate our home, and property Residential – Grade-Oriented Infill (R-CG) District.

Our reasoning for disagreeing with the Rezoning for Housing in Calgary Alberta are;

- **We specifically purchased our home for what is not HERE**, rowhouses, duplexes, apartments, basement suites. We bought and moved to Pinebrook Close because it provided us with the neighborhood and property we were looking for; and have been very happy living here since that decision.
- **Unavailable space for parking.** Some home owners do not have driveways, only street parking in front of their homes. Because our Cul-de-sac (Pinebrook Close) is small, with limited street space, any visitors that come to see us, or a neighbor, have to park on the only street space available which allows two cars to park, before blocking entrances to others home owners' driveways, and the park/green space.
- **Cutting down mature trees** for housing development effecting the overall environmental canopy's well being for the city of Calgary. Between 1960 to 1980 Pineridge community was established, along with the external trees and foliage, dating some of the trees over 40 years old. To fulfill the proposed housing changes the City of Calgary Counsel want to do will negatively affected the valuable environment landscape, causing another problem that will need to be addressed.
- **Accessing City Services** such as Garbage trucks, Firetrucks, Ambulances, police etc., able to access our small Close/Cul De Sac; the services have to either block driveways, back up many times to turn around, or sit in the street blocking our only exit out. Sadly, one example of this problem in Pinebrook Close was when an elder gentleman passed on two years ago. He lived in the house beside our only exit out of the Close/Cul-de-sac, 28th avenue. I was heading out to work and a Firetruck was blocking the street in front of his house because cars where parked along both sides of the street, causing the Firetruck no space to park. The ambulance could not

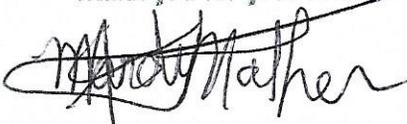
get into our Cul-de-sac because there was no room for it and had to parked on 28th avenue, then walk to the decease's home. The Firetruck driver would not move the truck because his crew were in the decease's home, assisting the ambulance crew. The Firetruck driver said he had no place to go, and there was no space for me to go around. Eventually I backed up into my driveway and the firetruck driver was able to move the truck up into the greenspace so I could squeeze by with my car. I was late for work.

- Where will the new, added residents park?
 - How will services such as Garbage trucks do their pick up if we have less street space because of street parking.
 - Our Close/Cul-de-sac is mostly circular, with limited straight street space
- **No more development in Pinebrook Close/ Cul-de-sac.** Around 1980 the rezoning of the Pineridge area as residential from farm acres was now a sustainable community. This is one of the main reasons we, and our neighbors have purchased, and live in Pinebrook Close. It is a small, close knitted neighborhood where everyone knows each other, looking out for one another. The Pineridge Community presently can sustain all required utilities etc., to uphold the needs of the it's community, will the City of Calgary be able to continue to maintain and sustain these services with the proposed added residents from the Rezoning Amendment?
 - **Safety.** We only have one available exit in, and out of Pinebrook Close/Cul-de-sac. Pinebrook Close does not have enough space or area for more residents. We would become overcrowded inside the Cul-de-sac, becoming a safety risk to our neighborhood, the community, and each other. Is this the plan, and goal of the City of Calgary Counsel? This is not what we pay, and have paid, taxes for!

I realize that The City of Calgary is dealing with a housing problem, however using a blanket Rezoning amendment for the whole City is not the answer. Common sense needs to be used in this matter for the safety and well being of the citizens. The Mayor and Counsellors have been elected for looking after the Citizens of Calgary, and the City of Calgary Administration has been hired to assist City Counsel to provide solutions that are sensible and safe for everyone.

Please let this letter be our voice in the Rezoning for Housing in Calgary.

Thank you for your attention concerning this important matter.



Mandy Mather,
Mmath25@shaw.ca



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First name [required]	Kris
Last name [required]	Schneider
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
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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 am not in favour of your rezoning proposition. We bought our home in a quiet low density suburb cul-de-sac for that reason - quiet and low density with ample parking. If we wanted to live in a higher populated area, we would have purchased our home elsewhere. I don't think it is fair to homeowners in Calgary to have to pay for our federal government's error of allowing more immigrants into our country than could be accommodated. I agree that it is important to help people in need, but not to the detriment of those who have worked hard for what they have earned. I am against high density housing in my neighborhood. I am against Citywide Rezoning.



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First name [required] LORNE

Last name [required] BAXTER

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) Blanket rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket Rezoning

I am definitely opposed to the proposed blanket rezoning bylaw. I purposely purchased in a single family neighbourhood. Why even have zoning rules if you are not going to preserve them? These developers are not interested in the good of a neighbourhood. They are only interested in making money. It doesn't matter to them what kind of eyesore they build beside you. It doesn't matter to them if the value of your property drops by \$50000 because no one wants to buy in an overly congested area. Most of them don't live in the area anyway.

I would like all members of council to disclose their relationships to residential builders in the city of Calgary.



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First name [required]	John
Last name [required]	Stueck
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	City blanket upzoning proposal
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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)

Hello, I am a City of Calgary resident and taxpayer living in a single detached home in Lake Bonavista. My 2023 property tax bill was \$27,667.28. I am a professional engineer and have lived in Calgary for 49 years. I am strongly opposed to the proposed rezoning for housing application. One size does not fit all! Changing the rules in existing neighborhoods that will adversely affect the property values of City of Calgary residents is just not fair nor right. A person's property is one of the greatest assets that a person has. He has had to save for the down payment, make lifestyle changes in order to pay his mortgage, and maintain his property over the years. I don't want to see a zoning change that could result in a poorly designed cheap multifamily rental property next to mine nor on my block. Calgary has large amounts of developable land surrounding it. Make zoning changes to these new proposed lands before they are developed. In some cases, intercity areas such as Garrison Woods have been completely torn down and rebuilt with new zoning rules. This is fine as the rules are established prior to people committing to their greatest investment, owning a house. The new University District is another great example of new closer in areas that have been built to the newer higher density zoning. Downtown conversion of office space to apartment residential is another great example of what can and should be done. There are so many good options available to help population influx, instead of rezoning existing neighborhoods. The City Council has an obligation to its citizens; we pay taxes and expect the City to provide reasonable services, cost-effective infrastructure, and consistent policy.



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First name [required] Kathleen

Last name [required] Andrews

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) March 27th.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Dear City Council,

I am writing to express my concerns regarding the city wide rezoning proposal. I understand there is an urgent need for housing in Calgary I believe that this proposal is short sighted and does not have a comprehensive or well thought out plan to address the affordable housing situation.

The proposed rezoning, without appropriate consideration for essential infrastructure (parking, public transportation, utilities etc.), could lead to overcrowding, unsafe roads, pollution, increased crime and underserved housing. This would increase stress, anxiety and lack of wellbeing in neighborhoods where these changes will occur. As a long time community member of Lakeview I have witnessed the impact of the poor planning which has occurred in the Marda Loop neighborhood near us.

Examples are no accessibility to parking and increased traffic accidents due to roads not handling the increased volume of traffic. Calgary is still a driving city and will be for several decades. Is this what city council wishes to occur in rezoned communities? Furthermore, blanket rezoning and an open market approach to rezoning will not address the housing issues. As proposed, a developer can build 8 units on a 50 foot lot. These units will sell for over \$ 1 million. The developer will make significant profit and city council will gain a larger tax base! There will be no benefit to the community in which this is occurring.

Neighborhoods will lose their urban forest, privacy, accessibility to safe roads and increased pollution. Are these city councils intentions by pushing through a poorly planned initiative?

Communities that were built after 1985 are not facing these pressures. These communities had the opportunity to have thoughtful planning where high density housing was planned, and people knew what they were buying and where they would be living. This rezoning proposal denies this opportunity to my community and others like it. How is this equitable or fair?

I urge city council to reconsider the proposed city-wide rezoning initiative and explore alternate strategies that prioritize sustainable development and strategic planning.

April 14, 2024

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The proposed rezoning, without appropriate consideration for essential infrastructure (parking, public transportation, utilities etc.), could lead to overcrowding, unsafe roads, pollution, increased crime and underserved housing. This would increase stress, anxiety and lack of wellbeing in neighborhoods where these changes will occur. As a long time community member of Lakeview I have witnessed the impact of the poor planning which has occurred in the Marda Loop neighborhood near us.

Examples are no accessibility to parking and increased traffic accidents due to roads not handling the increased volume of traffic. Calgary is still a driving city and will be for several decades. Is this what city council wishes to occur in rezoned communities?

Furthermore, blanket rezoning and an open market approach to rezoning will not address the housing issues. As proposed, a developer can build 8 units on a 50 foot lot. These units will sell for over \$ 1 million. The developer will make significant profit and city council will gain a larger tax base! There will be no benefit to the community in which this is occurring.

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This rezoning proposal denies this opportunity to my community and others like it. How is this equitable or fair?

I urge city council to reconsider the proposed city-wide rezoning initiative and explore alternate strategies that prioritize sustainable development and strategic planning.

Sincerely,

Kathy Andrews



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First name [required]	Vickie
Last name [required]	Key
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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We are adamantly opposed to this Blanket City-Wide Rezoning to R-CG proposal. This will in NO WAY benefit the affordable housing crisis. It will definitely increase the density of our 55 year old neighbourhood significantly...without any attention to the infrastructure concerns. We propose leaving the current process in place to adequately monitor and control the percentage of high density properties being approved in each suburban neighbourhood. The Blanket City-Wide Rezoning to R-CG will result in a negative, complete alteration to the character and quality of our neighbourhood where we have lived for 32 years. City Council and the appropriate departments need to keep control of the developers that will surely financially benefit from building an 8 plex on a single family home lot!



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First name [required]

Larry

Last name [required]

Palendat

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 city wide re-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 purchased our house after searching for quite a while to find where we considered to be the best place to raise our children and be able to enjoy a comfortable retirement as well as a welcoming place for our family and friends to enjoy for a very long time. The city council's decision to rezone (without first consulting the public they represent) leaves me to believe that our input is either not wanted or warranted. This fact is now a moot point given the manner in which I believe it was handled. Our home purchase was based on Zoning in place, proximity to schools, parks and available amenities. This re-zoning would definitely cause problems with already strained parking as well as City Services. Property values might increase but to what avail. Existing property owners could likely sell for a higher profit. But that begs the question of where would they move to given that the entire city's property values would also increase. Hence I see no benefit to exiting owners unless they plan on moving out of Calgary completely. I believe that instead of building up or adding to existing city housing the city would be better served by expanding outwards. I do realize that there are also costs tied to acquiring land to facilitate development. But realistically not to our City. These costs would mostly if not all be absorbed by the developers and builders that purchased the land for development. Furthermore going forward our tax dollars and in place city related expenses as homeowners, businesses etc will increase either way. Virtually costing the City nothing in the long run. I'm all for people moving here to better our economy and theirs as well. But I do also believe that before I or anyone is planning to relocate to Calgary or anywhere it's only logical that they first the current housing or available accommodations prior to moving. Maybe the solution for the City to consider more inviting incentives to the developers, builders, businesses and trades to accommodate the need for more and affordable housing. I do believe this is the more logical approach to relieve the obvious intercity congestion and in my opinion the more obvious problems attached to our City Councils proposed re-zoning.



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First name [required] Kathryn

Last name [required] Holgate

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning

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

ATTACHMENT_01_FILENAME (hidden) K Holgate Citywide Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Kathryn (Kay) Holgate
24 Glenview Dr SW

I have lived in Glendale for 26 years and enjoy the convenience of its location and the congeniality of the community.

I am strongly opposed to the proposal for citywide rezoning.

I am disappointed that the city chose NOT to have a plebiscite on such an important issue. The opinions of the aldermen/alderwomen are not always consistent with the views of the residents they represent.

I am further disappointed with the responses of the City of Calgary (The City) representatives at the April 5, 2024 public meeting for Ward 6 residents to learn about the rezoning proposal.

For example, in response to questions regarding the number of housing units that could be built on a single lot, the city planner clarified that four row houses and either four basement suites or four backyard suites would be permitted. She clarified that this would be the norm on a 50 x 125 foot lot. In response to a follow up question as to whether the maximum number of units on lots in the Glendale area, where lots are generally 70 feet wide, she said the decision would be contextual. In response to a further follow up question of whether a maximum of eight units could be built on a single lot, she again said that the decision would be contextual. At no point did she mention that the maximum density would be 75 units per hectare. I consider it disingenuous of the planner not to have referred to the density per hectare in her answers. My neighbour has a large lot, which she told me it is one third of an acre. If that is correct, it would be possible to build 10 units on her property.

In her answer, the planner made no reference to how suites above garages are considered. Nor, did I find a reference to this on the The City website. It is not clear whether these are deemed to be backyard suites, or fall within a different classification, not referenced by the planner or the online material.

I found the information on The City website "[Calgary.ca/rezoningforhousing](https://calgary.ca/rezoningforhousing)" to be ambiguous and that it was not comprehensive. Hence, I was left with unanswered questions.

Specifically, the following excerpts from the website beg further information:

There will still be a development permit process. The landowner will need to apply for (re)development and building permits. (Source:What does rezoning mean?)

In the section titled "Rezoning and development permits" it is stated that a public hearing is required for rezoning. However, it is unclear whether the Development and Building permits are approved by the city planners without the opportunity for public input. The narrative states that after a rezoning application is approved, the applicant can submit a development permit application, which is reviewed by city planners. However, the related diagram shows "Community association circulation".

City Planners then review the application and all aspects of the individual property.

...It is these two permits (Development and Building permits) that ensure new buildings meet the rules for height, lot coverage, setbacks, and landscaping, and that the houses are built to meet health and safety requirements." (Source: Rezoning and development permits)

No reference is made to the criteria to be used in assessing what is contextual in the circumstances for properties in areas designated R-CG. Neither the criteria to be used nor the point in the process at which the assessment is to be made is specified. Furthermore, it is unclear whether there is an opportunity in the approval process for neighbouring residents to have input.

The link to “Development permit process” appears to be to the current process rather than the process envisioned should the Citywide Rezoning come into effect. It refers to districts and the Land Use Bylaw, stating that the rules of the Bylaw “were established in part to ensure that everyone has an opportunity to seek approval for a development project as well as express concerns about a project.”

There is further ambiguity with respect to apartment buildings.

Apartment buildings cannot be built on parcels where single-detached homes are today. (Source: What does rezoning mean?)

This statement could be argued to mean there will be no apartment buildings on a single parcel in the rezoned neighbourhoods, but leaves open the possibility that it could be interpreted to mean that if two adjacent parcels were acquired, apartment buildings are possible. I suggest this be clarified.

Municipal Development Act

The purpose of the Municipal Government Act, Part 17 states:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

- (a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and*
- (b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,*

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest. (emphasis added)

Whether the citywide rezoning infringes on the rights of individuals and whether such infringement is necessary for the overall greater public interest are matters of judgement. It appears that the planned rezoning places greater importance on the interests of those seeking to buy homes in a particular neighbourhood than the interests of the current home owners.

People bought homes in particular neighbourhoods based on their character and zoning. A home is a large investment and people expect the zoning to protect the character of their neighbourhood. The City stated that

*...Offering people more choice in the type of housing that suits their needs, including proximity to employment and amenities, **can reduce emissions** (emphasis added) by decreasing travel distance and increasing transportation options. (Source: response to the question: Can we not just grow in new communities to address affordability? Why do we need redevelopment?)*

In my opinion, changing the character of established neighbourhoods is an infringement of the rights of current property owners who understood that existing zoning would be indefinitely maintained. The change is not justified by the possibility of reduced emissions or giving those aspiring to buy in the

neighbourhood more choice. The people living in the neighbourhoods, in which rezoning is proposed made a choice to buy there and have an interest in maintaining the character of their communities.

Questions and Answers on The City website

In response to the question on the impact of row housing on property values of single detached houses adjacent to or directly across from a development, the city responded that there is no evidence that there is a negative impact on the property value of the adjacent houses or those on the opposite side of the street. To date, row housing has not been interspersed throughout the neighbourhoods of single family housing, which will be subject to the rezoning, so existing data is from different circumstances, cannot be assumed to reflect what would happen should citywide rezoning be approved.

I am also skeptical of the City's response to the question that additional parking as a result of redevelopment can be easily managed. Placing eight units on a property that previously had a single detached home is bound to increase the number of vehicles. As the number of single family homes replaced by multiple units increases, so too will the number of vehicles.

In response to the question of whether giving homeowners certainty on what can be built next door will enable a better city for all Calgarians, The City stated that homeowners can be certain that new homes will be "held to all of the rules and expectations of the **low-density** (emphasis added) residential land use zoning." This does not respond to the question posed.

In response to the question on how The City will evaluate the success of rezoning, The City stated:

Success includes the ability for more Calgarians to find a stable quality home that fits their lifestyles, in a community that meets their needs. Administration will monitor and track the number of new units measured against anticipated units, their location, price and effect on city-wide housing costs.

This response appears to ignore the impact on the existing residents of the communities subject to rezoning. Possible impacts are the loss of community, which, in my experience exists in neighbourhoods of single detached homes, and the potential for a decrease in the value of single detached homes due to nearby development.

Conclusion

I do not oppose rezoning completely. Newer communities were planned to have different types of housing. Hence, higher density was achieved while maintaining sections of single detached homes. There is a segment of the population that prefer communities of single detached homes.

The Glendale Community Association proposed at the time the Westbrook Communities Local Area Plan was being developed, that development should take place on the main streets on the periphery of the community. This transition would be consistent with the gradual transition proposed in the Municipal Development Plan, that was intended to be a 30 year plan, and would provide the opportunity to increase density, while maintaining the character of the rest of the community.

Contrary to the views expressed by some at the April 5 session, I do not think that everyone has a right to live in the neighbourhood of their choice. Many young people begin by living in an apartment, then buy a small house in an outlying community (serviced by LRT, which can also reduce emissions) and eventually are able to afford a home in the neighbourhood of their choice.



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First name [required]

Scott

Last name [required]

Keeling

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

Housing Strategy, rezoning in Dover

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)

I am in favour of the proposed rezoning in the neighbourhood of Dover. I think this is a valuable step for the city of Calgary to remove barriers for developers and homeowners to increase density in the city, and will help improve the lives of Calgarians in the future.



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First name [required] Dana

Last name [required] Peterson

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 live in Ward 14 - (Peter Demong) and have for approximately 14 years. I have concerns regarding the mass rezoning that is being forged ahead by the City. How much of the current infrastructure can support the rezoning? Water, Sewer, Gas, Electrical. What is the plan to upgrade these services to accommodate new homes/multiplex units? Will it be done before or after the impact on each community? Please consider how rezoning will support all the new units being proposed. Can existing services handle the increased population density? Will all the new units get their own black, blue, and green bins or will they be forced to SHARE? Will the schedule change for bin collection? Will Calgary Transit services be increased to accommodate transportation needs? Will the City hire appropriate number of staff to increase services? What will be the impact on traffic? What is the impact on the local green spaces and public areas? What about schools and access to medical care? Surgical wait times are so incredible long now - what happens with a large increase in population? What is the impact on our Emergency Rooms and wait times? Will the province hire more medical staff? Has the long term COST for all the associated services been considered? Instead of jumping in blindly to blanket rezoning, the City needs to consider all of the above and come up with a well thought out plan.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	David
Last name [required]	Lucas
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see the attached PDF regarding the proposed Calgary Rezoning.

First and foremost, it is important to state that having affordable housing is a goal that I believe we all are trying to achieve. Is the proposed Rezoning for Housing the correct answer and what are the potential consequences of implementing such an act? Currently, Calgary is considered one of the more desirable cities in Canada and North America. My concern is we will be sacrificing too many of the benefits of this city with this singularly focused solution. Freedom is something we sometimes take for granted in our country. Calgarians will LOSE their right to voice and challenge developments in their neighborhood with this proposed amendment. We are already seeing parking as an issue in current neighborhoods. This needs to be addressed regardless if the proposed rezoning proceeds or not. Increasing population density into the same footprint will only exacerbate the parking problem, creating additional tension and disputes amongst Calgarians. It has been proven time and time again that adapting a "one size fits all" approach does not work. Just as we as people come in different shapes and sizes, so do our neighborhoods. The reason we have restrictions in place today is to protect the integrity of neighborhoods and ensure existing landowners have the right to voice their concerns and appeal any proposed changes that might have a detriment to their neighborhood and their quality of life. Imagine a citizen NOT having a right to challenge a multistory structure being built beside them and permanently blocking direct sunshine into their yard? Is this the type of City we want for the future? Existing neighborhoods were designed for the current level of population in mind. With the increase of the higher density population in the same footprint, we will see an increased strain on our infrastructure, including schools, roads, shopping centers, etc. This will inevitably lead to decreased level of service and an increased level of frustration and anger for Calgarians. There are many, many other avenues we can continue to explore to help ensure affordable housing without degrading the quality of life and removing the freedoms for Calgarians. We will see those who will benefit financially from the changes push forward regardless of the decreased quality of life for those left in the aftermath. To move forward with the proposed Rezoning for Housing will lead to a spiral in the quality of life for Calgarians and take away many of the benefits that makes Calgary special, of which, we may never be able to recover from.



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First name [required] Jessica

Last name [required] Rogers

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 citywide land use designation (zoning) amendment

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a concerned citizen of the City of Calgary and am writing to communicate my opposition to the proposed citywide rezoning to a base residential district or zone. While I understand the need to address the current lack of supply of affordable housing, I believe that such blanket rezoning can have detrimental effects on our existing infrastructure and fail to effectively address the issue of affordability. Blanket rezoning will lead to unplanned development, placing a significant strain on our already stretched infrastructure. Our roads, water and electrical systems, public transportation systems, schools, and healthcare facilities are struggling to keep up with the demands of our growing population. This strain not only compromises the quality of life for current residents but also undermines the sustainability of future development. Blanket rezoning does not guarantee the creation of more affordable housing options. In many cases, it results in the construction of high-end developments that cater to affluent residents, exacerbating socio-economic disparities within our communities. Without proper regulation and incentives, developers may prioritize profit over the genuine needs of our diverse population, further exacerbating the housing affordability crisis. I have witnessed affordable single detached homes sky-rocket in price only to be replaced with two or more higher priced homes. We are in a time of higher interest rates and inflation, which means increased labour and construction costs. This is not only wasteful but has not led to more affordable housing. It is inappropriate for the Federal government to make funds only available to cities that agree to blanket rezoning. Municipalities and communities should be responsible for how their communities are developed. Municipalities should be able to qualify for these funds with thoughtful strategies for development that address affordable housing rather than being forced into a federally mandated program which is unlikely to be effective in achieving that goal. I urge the city to adopt a more thoughtful and strategic approach to urban planning. This approach should prioritize targeted densification in areas that are well-suited for growth and have the necessary infrastructure to support it. By focusing on transit-oriented development, mixed-income housing projects, and community-centered planning, we can create vibrant, inclusive neighborhoods that enhance the overall quality of life for all.