



**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]

Erin

Last name [required]

Pratt

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the Blanket Rezoning proposed by Council. Being a landowner means I have a right to have a say in what is built alongside my property line.



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

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

[required] - max 75 characters	Rezoning of Housing 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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear City Council,

I do not support the proposed citywide rezoning. As a young person in the city, I value the existing beauty and vibrancy of the neighbourhoods. Citywide rezoning will ruin this. Citywide rezoning will result in neighbourhoods all being turned into unsightly and tightly squished infills. Parking is already a huge problem where I live, and I believe that citywide rezoning will make this worse. I am also concerned for my grandmother, who has accessibility challenges that will be made worse by dense parking due to citywide rezoning in her neighbourhood.

Vote NO to citywide rezoning.



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First name [required]	Byron
Last name [required]	Miller
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 <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	Miller 2024 Citywide Land Use (Re)Designation letter.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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2114 2<sup>nd</sup> Avenue NW  
Calgary, AB T2N 0G7  
April 14, 2024

Re: Citywide Land Use (Re)Designation amendment

Dear Mayor Gondek and members of City Council:

As an academic researcher (and former urban planner) whose work has long focused on issues of urban inequality, land use, and housing, I am deeply conflicted over the proposed rezoning for housing amendment. I certainly applaud the City, the HATF, and planning staff for recognizing the seriousness of our housing crisis and proposing actual actions, rather than mere aspirational policies. If forced into a binary choice between the proposed blanket rezoning and the status quo, I would favour blanket rezoning. However, these are not the only two options available. There are other policy options that align much better with the City's stated policy objectives on housing, transportation, and climate, and would likely be far more effective in achieving the City's objectives.

The topic of blanket upzoning is hotly debated in the urban studies and urban planning literature, with no strong consensus on a best path forward suitable for all cities. The effects of upzoning policies are highly context dependent, which makes extrapolation from one city's experience to others very difficult. There is, however, general agreement on the basic processes that shape market-based housing systems in North American cities. Some important take-aways include:

### **More Housing Does Not Equal More Affordable Housing**

North American market-based housing policies emphasize housing construction at the upper end of the market (as opposed to many European and Asian-Pacific countries that build non-market housing to offer at affordable prices). Both the technical and moral justification for these policies is that older good-quality housing will "filter down" to lower income households, thus benefitting people who cannot afford pricy new housing. This form of "trickle down" economics presumes that new construction will create "vacancy chains": when a new home is occupied its occupants move out of an older home that in turn becomes available to another household, allowing them to improve the quality of their housing; that household's move creates another vacancy allowing more people to move up to better quality housing, and so on. While this account is in part true, it has limits. Research on vacancy chains shows a great deal of variability, typically ranging between 1.5 moves and 3.5 moves for each new home constructed. In some cases vacancy chains may be non-existent, and from the standpoint of affordable housing,

vacancy chains may actually be negative such as when an affordable house is demolished to build one or more expensive houses. Astoundingly, this latter scenario is now common across Canada. According to recent research by Steve Pomeroy at the Centre for Urban Research and Education at Carleton University, Canada lost 11 affordable rental units for every one it added between 2011 and 2021. While Calgary's record has been substantially better than the national average, all indications are that we are now converging on national trends.

So how is this relevant to blanket rezoning? It is critically important to recognize that it is possible to add more housing—which blanket rezoning will almost certainly do—while at the same time *reducing the supply of affordable housing*. Indeed, it is the least expensive housing—those units that were supposed to “filter down” to lower income households—that is most likely to be demolished to build new housing. This is not an argument against accelerating the construction of new housing, but a strong cautionary note that we should adopt policies to preserve, rather than demolish, as much affordable market housing as possible.

### **Housing Affordability Does Not Equal Affordable Living**

When the Housing and Affordability Task Force was formed I was heartened to see its mandate was to address housing *and* affordability. There are many components to affordability—affordable housing is critical, but affordable transportation and affordable utilities are major components as well. As noted transportation and housing analyst Todd Litman observed in his 2022 Victoria Transport Policy Institute report *True Affordability: Critiquing the International Housing Affordability Survey*, “a cheap house is not highly affordable if it has high transport costs” (3). Unfortunately, the HATF report only dealt with the narrow notion of housing affordability and not a broader conception of affordable living. If it had addressed affordable living, it would have taken into account the transportation and utility costs associated with living in specific locations across the city. Because it did not, we are presented with a proposed blanket policy that in essence says location doesn't matter. But location affects transportation costs greatly, both with respect to public and active transportation options, and to the distance residents must travel. Indeed, the very foundation of the MDP/CTP is the principle that land use and transportation must be approached in an integrated systematic way. Emphasizing higher density development within walking distance to primary transit is one example of sound, integrated, land use and transportation planning that advances affordable living, especially if residents can avoid the very substantial costs of owning and operating a vehicle.

A more comprehensive conception of affordability would lead to policies that reduce not only housing costs but also transportation and utility costs. A danger of a blanket densification policy is that it will spread densification across the entire city, including to remote locations that are poorly served by public and active transportation, while dampening much needed densification

near primary and active transportation. Location does matter, and greatly. Our densification policies should strongly reinforce and support public and active transportation planning.

### **A Way Forward**

I want to be clear that while I have reservations about the proposed blanket densification policy, I do not favour maintaining the status quo. I agree with virtually all of the objectives blanket densification advocates have voiced but am concerned there could be significant unintended consequences to the proposal that have not been adequately considered. So how might we move forward?

This may not be as intractable a problem as it may seem. The City already has a robust densification policy that has been widely discussed and strongly endorsed by Calgarians: the Municipal Development Plan. The MDP calls for a minimum of 50% of all growth (since 2005) to occur in established areas by 2069, but we are falling far short of this goal. A primary reason we are failing is because there is no explicit quantitative linkage between the targets of the MDP and the Local Area Planning process. This actually came up in the Riley Communities LAP process (I am a working group member) when another working group member (himself a former City of Calgary planner) asked the City's planners to "tell us how many dwelling units you need, and we'll help you figure out where to put them." There was no response to this request, yet this is exactly the approach that is needed: aligned with the stated goals and targets of the MDP, guided by citizen collaboration and knowledge, achieving densification and increased housing variety, *in the locations that will yield the most benefit*.

That said, the MDP alone will not get us to where we need to go. It is possible that the densification targets of the MDP, even if achieved, may not be sufficient. If an analysis demonstrates an insufficient increase in dwelling units, then the targets should be revisited and revised upward. But most importantly, it is critical we acknowledge that our "trickle down" model of affordable housing provision is highly unlikely to produce the quantity of affordable homes needed. To produce the supply of truly affordable homes needed, we must turn to non-market mechanisms. On this point I applaud the HATF's call for more non-market housing and setting of baseline goals. The danger with non-market housing programs is that funding will be insufficient and, indeed, no funding mechanisms have been identified to increase the provision of non-market housing on an ongoing basis. Yet mechanisms are available, first and foremost land value capture. While land value capture mechanisms take a variety of forms, density bonusing is perhaps the most widely understood and it is already used in Calgary. With increased densification, density bonusing becomes an even more effective and broadly applicable mechanism. It should be widely used to increase the supply of affordable housing.

While we can probably all agree that there are no silver bullets to our housing crisis, there are multiple measures that, together, can get us where we want to go. The MDP provides us with an excellent framework to guide Calgary's growth. By linking the Local Area Planning process to the targets of the MDP, and by utilizing land value capture mechanisms such as density bonusing, we can actually achieve much of our affordable housing goals.

Sincerely,

Dr. Byron Miller  
Professor of Geography  
Adjunct Professor of Planning  
Urban Studies Program Coordinator  
University of Calgary



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First name [required] Fenglan

Last name [required] Mei

How do you wish to attend?

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

Date of meeting [required] Apr 19, 2024

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

[required] - max 75 characters change of land attribute- Grade-OrientedInfill(R-CG) District.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

high-density housing will reduce comfort and cause crowding and higher public security problems



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First name [required] Christine

Last name [required] Dzaack

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

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ATTACHMENT\_02\_FILENAME  
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The one size fits all approach of blanket rezoning for Calgary is reckless, ill-conceived AND not all communities are being treated equally. For example: a large part of Upper Mount Royal is exempt from the blanket rezoning as it has been declared a district control district. How does this support the Home is Here strategy, specifically "... We need more homes in all shapes and sizes in all neighbourhoods ..." ? Are there other affluent communities also designated as direct control districts? If so, how come?

The idea of blanket rezoning is a grand short-term concept and one that will create a significant amount of negative long-term consequences. City Council is attempting to solve the housing crisis and in order to tackle this thoughtfully - with positive long term sustainable impacts - I urge City Council to gather requirements from all stakeholders and take the time to plan out a thoughtful plan. The timeline for pushing this blanket rezoning is forward seems to be motivated by federal funding; what is the federal funding being allocated towards? Why is the blanket rezoning policy moving forward so quickly?

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

There is no doubt Calgarians would like to support Calgary's prosperity for now and for future generations however, do this methodically AND with buy in from all stakeholders. My family lived in Altadore for a decade and we endured densification. There were major challenges living near a fourplex where a single family house once stood, specifically parking. In many cases, there were 3 vehicles per unit; one per household income earner - to be able to afford to purchase a unit - and in many cases a work vehicle. This meant ~3 vehicles per unit X 4 units = 12 vehicles in need of parking. Street parking was intolerable.

There needs to be more consultation with all stakeholders and incorporation of recommendations/ideas from studies completed that will increase affordable housing. Here's a CBC article worth looking at closely: <https://www.cbc.ca/news/canada/calgary/swiss-university-calgary-missing-middle-1.6869027>. Consider the recommendation for using under-used parking lots to create affordable housing before destroying communities.

For those of us Calgarians living in lake communities: what about the legal considerations for our titles that are linked to the lake? What are the health and safety considerations for the lakes with a marked increase in humans using the space?



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First name [required]                      Andrew

Last name [required]                      Seeger

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

my analogy to this rezoning is like having Robert Bateman paint a beautiful animal and as a final step have a 4 year old finger paint over top of it. There are many well thought out communities in the city and this would ruin them and decrease property values.. we bought our house in a quiet neighborhood, this would not enable us to maintain that. more people more noise, more vehicles, difficulty parking. basically not as nice a place to live.

Parking - I have no idea why the city would NOT have a requirement for each residence to have at least one parking space. in our area most people have some form of off street parking and at least 2 vehicles, some have as many as 5 vehicles / trailers per residence. I could not even start to imagine the what would happen if several one residence homes were turned turned into 4 or 8 residences with no provision for parking. one of our vehicles may need to park blocks away from our home. This city has already spent alot of money on speed bumps to try to reduce the traffic in the neighborhood. rezoning would increase the traffic making it less safe for people (especially children and seniors) to walk in the neighborhood.

In our neighborhood increasing the number of residence would not increase affordable housing, since each of the new residences in the multi residence buildings would be just as big and expensive as the single residences that were torn down.

I would also like to say that the traffic calming (bump outs) that the city puts in are often dangerous, espically for cyclist that need to go around them when the sun is shining in the drivers eyes or in the winter. I will often ride on the sidewalk to keep my distance from the cars



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First name [required] Ryan

Last name [required] Koleyak

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Council,

I am submitting these comments both on behalf of myself and, after consultation, on behalf of the Bonavista Downs Community Association of which I am the president. Myself and our board strongly oppose the blanket rezoning of all communities as proposed for the public hearing on April 22, 2024. We feel that this rezoning is short sighted, poorly thought out, and will ultimately be detrimental to many of the neighborhoods in Calgary, it's residents and ultimately our quality of life. We feel that despite the city's claim that we are in the midst of a 'housing crisis', we feel that this issue is almost entirely centered around the affordability of housing and not the availability of housing. While council feels that a blank rezoning is the key to solving this problem, we firmly believe that it will not improve the affordability of housing, but rather make housing less affordable as the new housing being built will undoubtedly be more costly than the older housing it was replacing. As to quality of life, the majority of residents in this city, our neighborhood included, purchased their homes and chose to live where they did BECAUSE of the density, demographics and amenities of that neighborhood. By looking to double, triple or even more the density of many neighborhoods, council is blindly looking the other way as they take away what many worked so hard to achieve. Finally, we feel that this potential decision shows a real lack of commitment for council and the public service to do the real work associated with zoning changes and applications as they are historically received. They are showing a laziness through this blanket rezoning, and rather than fixing and streamlining the process as it should be, they are ignoring it all together. We hope this will not happen..



Public Submission

CC 968 (R2023-10)

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First name [required]	Roberta
Last name [required]	Wasylishen
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 <a href="#">here</a> .)	
[required] - max 75 characters	City of Calgary Citywide Land Use Designation (Zoning) Amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to City of Calgary - Blanket Rezoning.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]	Michael
Last name [required]	Storozhakov
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	R-CG 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)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like to express my support for the motion to reform all low-density residential in the city to the R-CG zone. This is a measured and proactive proposal to allow more housing units to be built, at the same building scale already allowed. Redevelopment in existing communities has, is, and will be happening regardless of this motion, and R-CG allows us as a city to make that redevelopment helpful to a much wider group of people, by increasing housing supply and diversity.

With a vacancy rate of 1.4%, rapid growth in population, and massive existing sprawl, adding non-market units that the city has approved and advocated for is not nearly enough to fight the housing crisis. As it stands, only a small minority in Calgary can afford any choice about where to live in a dignified way and in a financially realistic place. Without rapid action across all levels of government, housing insecurity will directly affect an ever-growing number of people. More units need to be added in existing communities, not just at the edge of the city and in the expensive inner city. Motions like these have proved helpful in cities such as Minneapolis, Auckland, and Austin, and lower vacancy rates (low housing supply) are irremovably tied to rapidly rising rents historically in Calgary too.

While many units need to be added outside of the R-CG zone, both of non-market and market type, every measure we take to fight the crisis is made weaker by a measure we pull back from - housing is one big system, and no community can afford to pass the buck to another. This is a small but vital building block for housing, climate, and transit justice, one which we will have to take later anyway if we don't do it now. Allowing new housing to without having to build new infrastructure, pay for new transit lines, or open new services, is a sensible and careful step, one which has been justified over and over again to this council in previous motions. This was part of the housing strategy, and it's time to confirm our commitment as a city to fighting the housing crisis.



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

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First name [required]                      Corinne

Last name [required]                      McPherson

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                      Residential blanket rezoning proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the proposed blanket residential rezoning for all of Calgary. It goes completely against "Good Planning Practices" as what continuity can be maintained if this is permitted. Parking is already an issue in existing residential districts, this will only add to that problem. Are the services that are currently in place adequate to even withstand this increased density? I understand that the country is experiencing a housing shortage but what exactly do we want our existing neighborhoods to look like. Some areas are already "Shady" looking. Is that what we want the City to become overall?



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First name [required]	David
Last name [required]	Willis
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 <a href="#">here</a> .)	
[required] - max 75 characters	R-CG Blanket Rezoing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City Rezoing Commetn DWillis.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not support the Rezoning Plan

April 15, 2024

Mayor Gondak and City Councillors

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

Dear: Mayor and Councillors:

My name is David Willis and I live in the Community of Lake Bonavista. I grew up in this neighborhood in the 1970's, 1980's and 1990's and in 2021 returned here after a 30-year absence during which time I lived in the lower mainland of British Columbia.

During my years in British Columbia I lived in three lower mainland communities and witness the rapid degeneration of communities under the guise of urban development and urban planners who planned from the administration offices of City Hall and not the affected neighborhoods.

I do not support the re-zoning plan.

### **Lack of Engagement**

The City of Calgary is a collection of 200 neighborhoods each with its own unique history, architectural style, and take on what a neighborhood should look like. Neighborhoods are not the same and as such a one-size fits all approach should not be approved.

Consultation on the City of Calgary's proposed rezoning plan was insufficient given the city-wide application of this plan. More time needs to be allowed for consultation with the individual communities and their homeowners.

The City of Calgary's Engage Policy and Engage Framework are strong documents but the administration efforts to engage on this matter were rushed, inadequate and appear to be little more than theatrics. The Engage Policy and Framework appear to have been cast aside for expediency.

Wide engagement makes for wise and solvent long-term decisions. When asked, neighborhoods will produce solutions that fit their neighborhood environment not plans imposed upon them.

### **Philosophy of Plan Authors**

Urban planners subscribe to different schools of thought in the same way that economists subscribe to different schools. The plan was released by the City of Calgary Planning Department however the authors and their philosophical viewpoint are anonymous.

With respect to this rezoning plan, anonymous city administrators have more say over individual communities than the community residents themselves.

I would be happy to elaborate on these and other points during the Council Session or during a proper consultation effort by the City of Calgary that is consistent with the Engage Policy and Framework.

Yours Truly,

David Willis – Homeowner and Resident of Calgary



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First name [required]                      Thomas

Last name [required]                      Bogner

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 like many Calgarian are completely against blanket rezoning for the purpose of density. A handful of councillors should not have the power to make this drastic of a decision affecting thousands of homeowners. A plebiscite is the best was to gauge whether Calgarians are in favour or not! Blanket rezoning will ruin established neighbourhoods, I bought in my community for peace and quiet and the current vibe of the neighbourhood. That will all be ruined with increased density. I have sacrificed and put everything I have into affording this home in my chosen community and it would be very sad to see that change. Those councillors that chose to vote against a plebiscite I hope this is your last term in office, you work for the citizens not your own personal agendas



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First name [required] Randy

Last name [required] Elliot

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)

I strongly oppose the blanket rezoning to RCG. I would like to voice my concern regarding the proposed rezoning in Calgary. I feel that taking the large scale approach is very dangerous and could lead to disastrous results. I support increased density and I agree that it will benefit the city as a whole. I think basement suites and Lane way houses are great, where my concern lies is that a single family home on a standard 50 foot lot may now be replaced by 4 units that can each have a basement suite and also a lane way house(not totally sure on the lane way house)? These essentially means you are going from 1 "door" or unit, to a potential of 8-12! This to me is completely unacceptable. I can understand opening things up to 2 units with basement, suite (4 doors), but plugging in 8-12 units in the middle a single family home neighbourhood makes no sense at all. Why does this have to be done in one huge swath? Why can't we choose select neighborhoods that are already experiencing significant redevelopment to rezone and then monitor the results? Montgomery is a great example of a neighborhood where there is significant increases in density in the recent years. Most people have invested their life savings into their home, and to have no control on how that neighbourhood may now change is horrible. Please reconsider doing a blanket rezoning and take a measured approach.



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First name [required] Ashish

Last name [required] Panda

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a young person who is concerned about the future of housing in our city. The housing crisis is seen as one of the biggest roadblocks to future prosperity for younger generations, and I urge council to recognize the hopelessness that is spreading due to inaction on this file for years. Do not delay housing reforms. Future generations are looking upon us to make the right decision - to ensure an affordable Calgary and keep the "Alberta Advantage" alive and well.

Surely there is no debate on the existence of an unsustainable increase in rents and mortgages, so the conversation hinges on "how" (not "if") our government should tackle this problem. The blanket upzoning of residential land to R-CG in Calgary is a good idea and the bare minimum we must do as a city to counter low housing supply. There is an increased demand for housing in Calgary, which means we should increase housing supply - it's that simple. This must be done, and so we need to decide how we do this. Should we build housing in the outskirts which takes away farmland and nature at a cost of higher infrastructure liability for taxpayers? Should we plop high-rises next to highways and locations with inadequate access to schools and transit? I believe that the gentle upzoning of all residential land to R-CG is not that disruptive and encourages the market to decide where housing is needed most - reducing government overreach in current zoning, red tape, along with displaying a stronger fiscal framework by encouraging more efficient use of land and taxpayer dollars.

What I would like to emphasize is this: keeping the status quo is not going to lower the price of housing. I think this is an important point to make, as the conversation should not be about whether we should or shouldn't upzone to R-CG - it's about the policies we need to create to combat rising home prices. If we don't go forward with this rezoning, then what are alternative policy measures that those in opposition are in favour of? Denial of the housing affordability challenges is not an option. Of course, what we should be doing is implementing several policies as there is no single silver bullet to solve our problems - and that's not me talking, this is what the city of Calgary's Housing and Affordability Task Force tells us.

My final statement is simple: we should follow all the recommendations of the Housing and Affordability Task Force. Anything less than that is letting down countless young Calgarians.



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First name [required] Troy

Last name [required] Bathard

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)



ATTACHMENT\_02\_FILENAME  
(hidden)

Good morning,

Thanks for your attention on this matter. I am in opposition to the proposed Land Use designation amendment rezoning our parcel to R-CG.

My concerns are three-fold. 1) People should be allowed a choice vis-à-vis the density of the neighbourhood in which they live. 2) Calgarians were not adequately consulted on this matter and this was not an election issue. And 3) this will result in the loss of a sense of community and not create more affordable housing.

1. My young family chose to live in an older bungalow in Brentwood because it is quiet, there is less traffic, the mid-century character of the homes, and the tree cover and access to nature. The prevalence of single family homes in our area means that it is safer for my kids to learn how to ride bikes down the street and not be worried about danger from cars (parked or driving). The low density of our neighbourhood means my kids can play in our backyard without having 4 housing units worth of people looking over into it at my young children playing. We chose a old neighbourhood for the large trees and shade they provide. I want my kids to see that we don't have to tear down what is old - newer isn't necessarily better. There is a richness in the character of older homes. Further, infilling lots will undoubtedly lead to the removal of these large trees. We chose this neighbourhood for these reason. People are allowed a choice in what kind of neighbourhood they invest their money into. We would have chosen a denser community if we wanted something different. People should have a choice in the matter.

2. We voted for our city councillor on the basis of the platforms they ran on. This was not an election issue. There was no plebiscite for this. This is a major change to zoning and it does not seem democratic to proceed in this way.

3. We know our neighbours. This is huge for us. We have cultivated a sense of community where we actually know them and have come to rely on them. With other types of housing including rowhouses being built beside us - we will lose this. Further, instead of actually creating affordable housing, for example, a \$700,000 mid century bungalow (naturally occurring affordable housing) will be torn down to built 4 units which will then be sold at \$700,000 each. I am not persuaded this will create more affordable housing.

Our communities have a lot to lose from this.

Sincerely,

T

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



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First name [required]	Lee
Last name [required]	Hagan
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 <a href="#">here</a> .)	
[required] - max 75 characters	calgary property 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, I am a concerned resident in Calgary and do not support the "Blanket rezoning" for the entire city to have the possibility of up to 8 or more dwellings all over the city. I realize there is a housing problem, this is caused by the federal gov't. I think rezoning can work if its in specific areas. issues such as traffic parking, congestion, city garbage bins etc. will pose a new problem. more time needs to be taken to address this fully. thank you.



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First name [required] K M

Last name [required] Catala

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)

You encouraged us to speak about our concerns regarding citywide rezoning. I disagree with this proposal. Through no fault of our own you are trying to correct a wrong done by all levels of government. You are wanting to build all these homes and have Canada and Alberta and Calgary as an affordable place to live without thinking of the repercussions of housing and medical care. Now you are making it all our problems. This is definitely unfair and wrong to all the hard-working tax payers and their families who have invested their lives in this city. I fear for my future as a homeowner who will not win on this based on efforts already made by homeowners and the Heritage Communities Local Area Planning. No one listened and just pushed it thru. BTW whatever happened to this plan. A lot of time and expense involved in this project seems to be waste of money. I do feel there are some good ideas & would improve growth development in the industrial areas in this plan as it was more practical.

-My retirement is dependent on this home. The value will decrease. Our dream of staying in our homes longer will be gone.

-Fear for safety, security in Willowpark & Calgary is high already. Criminal activities are growing. Our city changing and it is the city's job to keep us safe. Walking around the lovely neighbourhoods will be gone. Everyday we hear of a stabbing, or a shooting, a hit and run, car theft, break and entry. This has to be gotten under control.

-Increase taxes - infrastructure will have to be updated. The city struggles with this now. We are paying for it. 2024 huge increase which will continue. Retirement income gets less and less.

-Parking will be an issue. More car break-ins.

-Infills are ugly and take away views, privacy and light from its neighbours. Ex: corner of 99th and Bonaventure drive SE - semi which will become 3X the value. Don't see rezoning and building monster duplexes or infills making houses more affordable.

-Rezoning definitely need to be revitalized such as along McLeod and Bonaventure Dr and C-train areas even small carriage houses (not towering over neighbours ) in back aisle where suitable.

-Who is winning by disturbing our communities (big corporation, city hall, Contractors and builders). Who has power ? Not fair to homeowners or renters who did not cause the housing issues. There has to be other options eg smaller towns & expand

I sympathize with what has happened in many parts of this world, we can't br



Public Submission

CC 968 (R2023-10)

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First name [required]	Tiffany
Last name [required]	Burns
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 <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council, Monday, Apr 22, 2024: ITEM not posted
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear City Council,

Do not vote to re-zone Wildwood. Do not vote for the blanket re-zoning of (almost) the entire city. It is a mistake.

Calgary is a city of many neighbourhoods, each with their own character. For some, it makes sense to re-zone.

However, some should be preserved as single family, keeping Calgary as a place with many options for future generations.

Wildwood is one of those neighbourhoods. Multi-plex housing will destroy the special character of this community, where neighbours are friendly but also extremely respectful of this peaceful, quiet and beautiful place.

The housing "crisis" will not be solved by rezoning Wildwood. It certainly will not create affordable housing. In this neighbourhood, infills will sell for a million dollars, and the only ones to benefit will be developers.

The large designation of Housing – Grade Oriented (H-GO), permitting 8-plexes, is guaranteed to destroy the safety of this very pedestrian-oriented neighbourhood.

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

The recent boom in popularity of the dog park by Sarcee Trail has already dramatically increased traffic in our neighbourhood. The light at 45th Street and Bow Trail gets backed up, both entering and exiting the neighbourhood. Often those drivers, in a rush to walk their dogs, speed through school zones. Some of them ignore pedestrians waiting to cross the street, or creep up on them in a harassing manner as they do cross.

Technically, our community cannot support going beyond single family zoning.

The infrastructure here is old. There are issues with the water lines. We have just two roads into the community. The back alleys are small and street parking is already limited.

Personally, we chose Wildwood specifically because it is zoned for single family. We have invested heavily in Wildwood, building our dream home here, while carefully ensuring that our home fits in as a good neighbour. It is single story, it does not destroy sight lines or create shadows on our neighbours' properties.

We are not alone in wanting to preserve this special community for generations to come. We have collected hundreds of signatures in a petition.

Please find it here:  
<https://www.change.org/p/stop-calgary-city-council-from-rezoning-wildwood>

Sincerely,  
Tiffany Burns



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First name [required]	Kathy
Last name [required]	Cox
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 have lived in the south part of calgary all my life (63 years). Almost all of this time has been in single family detached residential homes. We chose to buy our own homes in these areas as we appreciate the style of the community. I am concerned that my street could one day become over crowded with cars and traffic, and people will have no space to enjoy their quiet neighborhood. I am completely against the blanket rezoning bylaw proposal. thank you



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First name [required] Denize

Last name [required] Yurko

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Wide Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have been a land owner in the City of Calgary since 1982. 23 years ago, I choose to purchase my current property in Lynnwood as it has the characteristics of the type of lifestyle I want to live out my retirement in. The blanket rezoning will significantly affect that lifestyle, the community and those of us that have actually invested into it - we deserve a say.

The Mayor declared a "climate emergency" days after being elected. All this construction and lack of greenery will have a negative effect on the environment. Council cannot have it both ways.

Please vote NO to blanket rezoning. At the very least; put it to a vote next election.

Thank you

Denize Yurko  
Ward 9 Resident



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First name [required] Roger

Last name [required] Trojan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Rezoning letter Apr22.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

Dear Council,

Re: In Opposition - Blanket Rezoning

I am writing to express my opposition to the blanket rezoning proposal before council. I have lived in Calgary for over 50 years and during that time I have lived in three different neighbours all with houses built before the 1980s. My husband has lived in Calgary for 30 years. We love what mature neighbourhoods have to offer; from my time as a child to now raising my own children in these mature neighbourhoods.

The following reasons are why I am In Opposition of the blanket rezoning.

**1. None of the current city councillors campaigned on a blanket rezoning/ upzoning in the last municipal election.** This is the most significant change ever made to housing and planning in the city, one that could affect all single-family residential property owners.

**2. Serve the citizens, not the builders**

The sole beneficiaries of blanket zoning are developers. Residents have made sacrifices to purchase a single-family house are being encroached upon by high buildings. People have lost access to sunlight, seclusion, and peace of mind. What we observe is an administration that shows no regard or deference to the tax-paying public in favour of developers.

**3. Speak to our Provincial Government, not federal government**

Housing and associated financing is a provincial issue. Any money from the Federal government should be allocated through our provincial government. City councillors and the Mayor should not be speaking directly to or taking money from the Federal government. Know your role. Please stop by passing our provincial government.

**4. Eliminates public involvement in the redevelopment process.**

Blanket up-zoning proposal eliminates public involvement and ignores community context.

**5. Erosion of public accountability and transparency.**

A Public Hearing is not “Red Tape,” a “community veto,” or a “hindrance to re-development.” It is an important component of local government. Elected officials, not bureaucrats, should be the decision-makers on matters such as community character and context.

**6. Removal of certainty for residents**

Residents require certainty in their chosen communities. NOT builders. The Blanket rezoning proposal provides none. Certainty of one’s preferred living experience is a key

determinant in the home buying process. Restrictive covenants provide this certainty and is a tool we are fortunate to have.

### **7. Does NOT Improve housing affordability**

Blanket up-zoning will have no appreciable impact on housing affordability nor will it add more housing. This is confirmed in academic studies of cities previously using blanket up-zoning. Auckland, NZ. Recent and rigorous analysis (see Murray and Helm, "The Auckland Myth") reveals that there was not an increase in new housing stock. Nor was there any impact on housing affordability. A July 2021 report from the New York City Association for Neighborhood and Housing Development cautions that blanket re-zoning can have serious unintended consequences for less affluent and more vulnerable communities, suggesting it can often "cause more harm than good." In this, developers tend to purchase older, more affordable (and more often than not rental) properties, demolish them, and build new higher-density housing with higher prices/rents. Builders want to make profit/money. Builders will buy a single home for \$750,000 and build a multiplex (4 plex or 8 plex) where each new unit costs \$750,000 (x4 = \$3,000,000).

### **8. Strain on Existing Infrastructure and Services**

Unfairly impacts older neighbourhoods. There will be impacts on snow removal, sewer, water, electrical and telecommunications infrastructure, schools, parks, and emergency services. A recent study conducted by the Federation of Canadian Municipalities found that \$1M per 100m will be required for infrastructure upgrades if single detached dwellings are replaced by 4-6 plexes This equates to 150K\$/per house replaced. This means replacing 10,000 homes, as contemplated in the Housing Strategy equates to a cost of \$1.5Billion at a minimum which will fall on Calgary taxpayers. Calgary is rezoning to 8-plexes. The costs will be higher.

### **9. The greenest building is the one that already exists**

The 'greenest' house is the one that already exists including all of the mature trees, shrubs, grass and gardens. Demolish and new builds are not environmental. It requires many inputs such as excavators and dump trucks and creates a lot of waste material. New builds require a lot of building materials: lumber, drywall, windows.

### **10. Reduction of green space**

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

### **11. Parking issues**

Parking is already an issue in all communities. Newer neighbourhoods have little or no, on street parking available. Communities that allow in-fills or basement suites have constant parking problems. The City of Calgary never makes parking allocation in any decisions.

## **12. Safety Concerns**

Fire fighters oppose the development of more density and multiplexes for safety concerns. When a fire occurs in one unit, it WILL impact attached units and basement suites. Firefighters have difficulties and take higher risks when trying to fight fires because high density units and multiplexes are too close together and difficult to access. Safety of residents and neighbours is not being addressed.

T. Biener  
Home Owner  
Born and Raised Calgarian

R. Trojan  
Home Owner



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First name [required] Edward

Last name [required] Mathison

How do you wish to attend?

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

Date of meeting [required] Feb 24, 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 re-zoning

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

ATTACHMENT\_01\_FILENAME (hidden) Blanket rezoning is an abrogation of responsibility by the city.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Blanket rezoning is an abrogation of responsibility by the city. It favours developers as opposed to residents and is an expedient for city planners.

Communities are more than housing units and people are more than numbers (i.e. density). , more than residences they are homes. Communities are based upon the relationships that exist amongst people, relationships that have developed over many years. Long-term residents are the bearers of the character and depth of a community. They provide the stability that ties the community together. Their in- depth knowledge of the neighbourhood, especially the people in the community makes communities safe places to grow-up and live. It is the cities responsibility to preserve, protect and enhance communities. Blanket rezoning gives power over the direction that a community develops to developers who have no commitment to the community, other than to their own monetary gain. Housing units as opposed to places to live and grow.

Housing in “older” neighbourhoods, targeted for R-CG, are more than just dwelling places. They are place of enriched landscapes. They contain the most mature urban forests, lawns, established flower beds, and gardens. They are the most diverse ecological places within the city, providing homes for an array of birds, insect (including different pollinators) and small to medium sized mammals. Their presence in cities that often exclude “wild animals” these are refuges that enrich the lives of people in these communities. These non monetary values are what make a community and cannot be expressed on spread sheets, rather healthy biological communities are signs healthy, functioning neighbourhoods. Having natural areas in our cities, aside from parks enhance the liveability of areas and support the mental health of people, reduce run-off, moderate the heat island effect, and dampen noise. Although 4 housing units can be placed on a 50-foot lot by moving from a maximum of 45% footprint to a 60% footprint, this can only be done by eliminating much of the green space/ urban canopy (ie, increasing the heat island effect and increasing hard surface area leading to more run-off). This is counter to what is needed in a warming climate with longer periods of intense heat and rainfall occurring during brief, intense downfalls.

The blanket re-zoning is like using a sledge hammer to drive a nail. It lacks the sensitivity to existing housing and neighbourhoods. It amounts to a re-engineering of neighbourhoods to suite densification goals and does not allow for the natural renewal processes. Although I and I am sure many of my neighbours recognize the need for and would welcome rezoning going from single family housing to three story fourplexes or row housing would negatively impact our community. Rather going from R1 to R2 would preserve the positive aspects of our community while allowing for measured, community renewal. This would also allow for aging in place without major disruption. We in a real sense own the community, not just an investment in our properties but as a commitment to their functioning. We not only wish to preserve our community for ourselves but also to pass it on to new residents so they can enjoy it and care for it as we do. We also want to ensure its survival into the future through upgrading our properties to meet the challenges of the future (i.e. through solar panels, heat exchange units, drought resistant lawns and other plant species as should be requisite for all new builds).



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First name [required]	Brian
Last name [required]	Sulzer
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 <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing on Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	Comments - Proposed Rezoning _15Apr2024 UD .pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

Letter to City re Blanket Rezoning UD .pdf

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

My support for blanket rezoning to expedite densification is heavily conditional upon council committing to address co-requisites articulated in the attached documents. This is a complex issue requiring a multi pronged approach and effective collaboration among all 3 levels of government not seen before in this City since the '88 Olympics!

## **Comments re: Proposed blanket rezoning**

### **I am not anti density but...**

Densification is a complex challenge that requires the tools of three levels of government cooperating with each other.

As presently proposed blanket rezoning will create far fewer new dwellings and far more problems than anticipated. In the case of most inner city neighbourhoods densification will come with gentrification, compounding affordability and choking neighbourhoods with more but perhaps nicer cars.

Strings attached to federal funds naively presume a simple solution to a complex problem and antagonize a provincial government whose cooperation with the City is critical for any viable solution to the housing challenge.

### **The Parking co-problem**

East village and University District good examples of viable densification. Each does one of two things... makes it clear there is NO parking at the outset and attracts a particular type of resident and/or makes adequate parking available for both residents and visitors to the community.

Blanket densification does neither of the above and will drown some communities in cars long before making a dent in the housing problem. Co-solutions are required including some combination of: improved transit, paid (and enforced) street parking and greater off street parking requirements for new developments if we are to remedy one issue without creating another.

The city has not demonstrated the political will for paid residential parking at rates that would discourage an influx of vehicles or adequately compensate for the cost of publicly funded on street parking. Having been unable to meet this co-requisite marketing challenge it is very hard to be optimistic that blanket rezoning by itself will produce intended outcomes without many adverse unintended consequences.

The street parking problem is already particularly acute in communities like Parkdale that that have parking pressures from multiple sources:

- Visitors from around the city coming to enjoy the river pathway and parks
- Increasing residential parking from densification that is already underway without blanket rezoning (Parkdale is primarily RC2 and MC1 today)
- Proximity to Foothills hospital with thousands of daily employees and visitors with their own adequate on site but very expensive parking that spills over into the community with free parking.

### **The Transit co-problem**

A decision taken decades ago and revisited since to NOT have turnstiles at LRT stations fosters security concerns, impairs growth of ridership, results in revenue loss and confounds the challenges of densification. Densification may be a necessary objective but blanket densification

of dwellings without a co-solution to the parallel problem of vehicular densification will drown some communities in cars much sooner than it provides material improvement to Calgary's housing shortage.

**Why are we short of rental homes in particular?**

Being a landlord is not a great business. Make being a landlord a decent "primary" business and you'll get more landlords.

Many landlords are primarily real estate investors or speculators. The tax treatment of capital gains is so much more favourable than rental income. This needs a federal solution, one the City should advocate for.

The Residential Tenancy Act of AB (RTA) offers few remedies for bad tenants. Rideshare apps have dramatically improved on-demand travel. They provide a method for drivers and fares to rate each other and match, we allow the good ones to find each other and incent the not-so good to pull up their socks. There is an analogue here for the home rental market, one best codified in the RTA and requiring the cooperation of the provincial government. The City should be advocating for this.

## **Submission re: Proposed Rezoning – Change to R-CG (Grade-Oriented Infill District)**

I support increased land use densification of our city for residential, commercial, and industrial land uses. This makes sense for infrastructure (water, sewer, roads/transportation, schools, health care facilities, etc.) planning, operations, and maintenance. Eliminating restrictive and prescriptive residential zoning requirements is therefore not a bad thing. Decreasing the regulatory burden of The City's current prescriptive zoning policy should result in more housing, sooner.

Not surprisingly, the question of where additional housing is to be located is problematic for neighbourhoods that are currently zoned R-C1 (and its subcategories), and R-C2. There are residential housing and zoning targets for The City to meet to receive federal funding from the Housing Accelerator Fund Contribution Agreement. It is not clear how these targets will be achieved. Could The City and the province use their "surplus" lands to meet the targets?

### **Local Area Communities Planning Program:**

The move to blanket rezoning raises the question of why The City is pursuing the Local Area Communities Planning (LACP) program. Why not redirect those LACP program resources to monitor indicators of success for housing and improving infrastructure throughout the city? Do not create more plans, statutory or otherwise, that will not be monitored, audited, or evaluated for their success or failure. We do not need more "vinyl" or electronic "trophies" that consume space on our bookcases or in cloud storage.

### **Exceptions for Heritage Houses:**

An exception to the change to R-CG in neighbourhoods built before 1985 (Scenario 1) should be made for heritage homes on the municipal heritage inventory. Although some of these houses are not designated as a Municipal Historic Resource real property under the *Alberta Historical Resources Act*, R.S.A 2000 c. H-9, their preservation is in the public interest. The architectural styles, building materials, and history will be lost forever if redevelopment to multi-unit R-CG is permitted. I urge The City to honour its history by exempting homes on its heritage inventory from blanket rezoning to R-CG.

### **There is No Such Thing as "Free" Parking:**

Nominally free access to parking on residential streets is taken for granted. Increased housing density will result in more vehicles parking on public streets. Increased parking permit fees along with increased enforcement will be necessary to mitigate the current and future parking issues in inner city neighbourhoods. These could be coupled with removing minimum parking requirements and letting citizens, communities, and housing developers determine local parking needs. Depending on the type of

development proposed, there could be more or fewer parking spots than dictated by the current minimum parking requirements. The state of Minnesota recently introduced an act that eliminated minimum parking requirements, "People Over Parking Act," which received first reading in February 2024.



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First name [required] Robert

Last name [required] Patterson

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 writing to express my opposition to the Citywide Rezoning (blanket up-zoning) as part of the Calgary Housing Strategy. When I purchased my single-family home, I had various options such as a condominium, townhouse or single-family home. I purchased a single-family home that is in a community that provided a yard for gardening, children and our dog. With this proposal, I feel the current city councilors are not making decisions for the best of tax paying Calgarians, but an ideological agenda. If the City needs more housing, I will be writing my provincial MLA to express my concerns about this proposal.



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First name [required]

Colin

Last name [required]

Goldie

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 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 wish to express my strong opposition to the proposed blanket rezoning. The City has unreasonably rushed this proposal through in order to meet the federal government condition to receive over \$200 million in funds tied to this unreasonable rezoning requirement. To allow 9 dwellings on a single lot originally zoned for 1 house is totally unreasonable. The rezoning will result in developers paying premiums to buy up adjoining lots and build multiple row housing units totally changing neighbourhoods while pocketing huge profits. Such increased density in single family neighbourhoods will exceed the infrastructure for sewers, water, electricity (especially with more EVS), roads and parking.

Also the City wishes to improve the tree canopy in the City. This rezoning will result in developers taking down all trees on lots to build homes, which is contrary to the City's own tree goals. In addition hundreds of perfectly good homes will wind up as rubble in the landfills, a massive waste of resources and additional carbon footprint. However none of this seems to be part of the considerations.

Large new multiplexes will block the sun to many yards and gardening will become impossible in many yards due to lack of sun. As someone who grows and eats home grown vegetables, which assists with reducing the carbon footprint, I find this a regressive policy.

The City should allow more of its land like Anderson Road station to be developed into high rises, which has sat empty for many years now, yet now wants to rush through this rezoning in a few months.

I would support allowing all single family lots to have one additional secondary suite or backyard suite on any current lot zoned for single family homes, which would double the possible housing density but not negatively impact neighbourhoods in such a dramatic fashion being currently proposed.

I urge all councillors to vote against the current rezoning proposal. Colin and Cathie Goldie



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First name [required]                      Jianqiu

Last name [required]                      Yu

How do you wish to attend?

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

Date of meeting [required]                      Apr 19, 2024

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

[required] - max 75 characters                      change of land attribute- Grade-OrientedInfill(R-CG) District.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

high-density housing will reduce comfort and cause crowding and higher public security problems



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First name [required] **Brenda**

Last name [required] **Ballachey**

How do you wish to attend?

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

Date of meeting [required] **Apr 22, 2022**

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) **Submission on Blanket Resoning Proposal.docx**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

**To: Members of Council, City of Calgary**  
**From: Brenda Ballachey**  
**Re: Opposed to City-wide Blanket Upzoning**

I am not in favour of the proposed change in rezoning (the “Blanket Up-zoning”) that is currently under consideration by the City.

I am a resident of Varsity, in the part of the neighborhood north of the U of C and east of Market Mall. I am a Ph. D Biologist (now semi-retired), and I am deeply concerned about environmental issues. I have lived in our home (a single-family house, shared with my husband) for almost 27 years and have no plans to move. Prior to moving into our home, I lived in family housing at the U of C, much of which has now been torn down for redevelopment of the University District.

Our neighborhood is full of trees and gardens and provides great habitat for many species of birds and small mammals (mainly squirrels, including the native red squirrel). In my part of Varsity, we have sidewalks, not alleys, behind our houses, which makes it lovely for walking and draws in people from a wider area for walks. Changing the zoning of the neighborhood could only mean an overall loss of tree canopy and grass/soil areas.

My community is already diverse. We have apartments and townhouses on the west side of the neighborhood (both east and west of Shaganappi Trail); we have a major new development just to the south in the University District, and we have an affordable housing project under construction on the NE corner of 37<sup>th</sup> St and 30<sup>th</sup> Ave NW (just SE of our neighborhood). To the north, along 40<sup>th</sup> Ave NW, there are numerous older duplexes and I expect these will be developed into attached townhouses or rowhomes over the next few years, which is appropriate. I also expect that as the University Research Park to the east is developed (plans under consideration at this time), there will be additional housing there. Finally, within the single homes of the neighborhood, secondary suites are being approved and added on a permit by permit basis; again, I find this is an appropriate way to increase housing availability, with minimal impact on the single homes and parklike atmosphere of the neighborhood.

If anything, all this higher density housing in my area should argue for greater protection of single-family homes in the area, especially with the U of C and two major hospitals close

by. We wanted a home with a yard when our children were small; the demand for these homes will continue and having them available close to employment is a benefit in so many ways.

I worry deeply that more intense development in this neighborhood would cause a loss of our beautiful trees, and other green space (yards, gardens) and an increase of concrete. This city has already lost a lot of trees (I understand that our overall tree canopy has declined in the past few years). This is a shame, especially as we face warming temperatures. Trees are important for cooling, for air quality, for CO<sub>2</sub> uptake, for birds and for our overall psychological health. There should be deference to existing trees, and more trees planted throughout the city.

I have seen many of the row houses and other high-density developments in the NW part of the city and most are built very close to the sidewalk, with no room for trees or other landscaping. Even in the new University District, where many trees were taken down for construction, the new ones that are planted are generally small. I understand that these smaller trees are preferred as their root systems are less likely to cause problems with plumbing and other underground utilities. However, they are also less valuable for shade and CO<sub>2</sub> absorption, and not effective as habitat for birds.

I recognize housing is needed, but do not see that this blanket rezoning is a wise or efficient way to increase available and affordable housing. I see a great deal of development going on around the city, including in the NW. (For example, the area around and east of Winsport, and the 4 apartment towers built over the past few years near the Brentwood LRT, and ongoing development next to and west of the Northland Mall.) These developments, and similar ones, should be most effective at increasing housing availability. Further, it does not appear to me that development of high-density areas like the University District solves the problem of affordability, as units in the University District are, to my mind, very high-priced. Instead, we need more projects like the affordable housing on the corner of 37<sup>th</sup> St. and 32<sup>nd</sup> Ave NW; I am confident that there are areas within the city that are as yet undeveloped, which would be suitable for subsidized and thus affordable housing.

In summary, I value the peace and green space of our neighborhood. It is what attracted us to the community in the first place. I know that many owners of single-family homes throughout the city have similar sentiments. I urge you to protect our neighborhoods and not pass the blanket rezoning policy.



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First name [required] Hanna

Last name [required] Crisostomo

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME (hidden) UrbanCSA Rezoning Open Letter Official.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Members of City Council,  
Urban Calgary Students Association (UrbanCSA) is the official undergraduate students association for the department of Urban Studies at the University of Calgary with over 70 general members. Our mission is to educate, inform, and involve students who are passionate about urban planning and urban design.  
Urban CSA, undersigned Undergraduate and Graduate Students (both Domestic and International), faculty members, university staff, and clubs/organizations are in support of Calgary's City Council voting 'YES' to Rezoning for Housing at the upcoming public hearing on April 22nd.

April 15, 2024

The City of Calgary  
800 Macleod Trail SE Calgary, Alberta  
Re: Rezoning for Housing

Dear Members of City Council,

Urban Calgary Students Association (UrbanCSA) is the official undergraduate students association for the department of Urban Studies at the University of Calgary with over 70 general members. Our mission is to educate, inform, and involve students who are passionate about urban planning and urban design.

Urban CSA, undersigned Undergraduate and Graduate Students (both Domestic and International), faculty members, university staff, and clubs/organizations are **in support of Calgary's City Council voting 'YES' to Rezoning for Housing at the upcoming public hearing on April 22nd.**

The upcoming public hearing for rezoning on April 22nd takes place during exam season, which may be an obstacle for students to participate in the already inequitable process of public engagement. Young people's voices must be taken into account when deciding the policies that will dictate the direction of Calgary's built form as well as the opportunities and challenges that our generation will be forced to navigate. **Although many of us may not be homeowners, we are still your constituents.**

We have been thrust into a situation where many of us cannot fathom owning a house, let alone moving out of our childhood homes. Young people are denied agency over our housing choices and subsequently, the direction of our lives.

- The current housing market is unaffordable for nearly 1 in 5 Calgarians.
- The median home price is roughly 5 times the median household income.
- In order to afford average rent an individual must make nearly \$84,000 a year.
- Our vacancy rate is 1.4%, tied with Toronto for one of the lowest in Canada
- As of February 29th 2024, there were 936 students on the waitlist for on-campus residence at the University of Calgary for the Fall 2024 academic term.

Calgary is in the midst of rapid change with many new people hoping to call this great city home. However, many students feel as though they can no longer afford to live in Calgary; both students who moved here to find new opportunities and students who have lived here their entire lives. The current housing crisis is already detrimental and **every day Calgary is losing the young talent that is vital to its future.**

Currently, 67.2% of residential land in Calgary is zoned for single family detached dwellings. Given the current housing crisis, the City needs to take every measure to build more housing and increase housing options for everyone. We call on city council to implement the proposed city-wide rezoning to make it easier, and legal, to build various types of homes such as row houses, duplexes, and secondary suites in areas that currently only allow single or semi-detached homes.

While the proposed rezoning reforms are not the silver bullet which will solve the housing crisis, it is a crucial step in the path towards increasing the supply and diversity of housing types that Calgary so desperately needs. By rezoning, Calgary can build up and not out to maximize its existing built environment instead of continuing down the path of rampant, unsustainable sprawl. The more that the city sprawls, the more that public services are stretched thin and the more that Calgarians must rely on a car for their daily needs. By allowing for density, the City is diversifying its housing choices that are also connected to schools, employment, amenities, and public transportation.

Much of Calgary's appeal was once for its affordability, today a growing number of Calgarians are in precarious situations and are weighing the decision of whether or not to stay. UrbanCSA and the signatories of this letter fully support the proposed rezoning and we strongly urge city council to vote in favour. Calgarians cannot **afford** more hesitancy on reasonable action to address this crisis, even in the face of hostility and fear of change. Housing is a fundamental human right, and our representatives should treat it as such. We hope that before voting, councillors consider what their decision says about **'who Calgary is for?'**

We hope council follows through on the commitments they made in September and have the political courage to make smart decisions today in defence of our futures.

Sincerely,

Urban Calgary Students Association



## Signatories

1. **Hanna Crisostomo**, Political Science & Urban Studies Undergraduate Student - University of Calgary, VP Events - Urban Calgary Students Association, Member of More Neighbours Calgary (Ward 7)
2. **Nicolette Kuntz**, Hospitality & Tourism Diploma Student, SAIT (Ward 10)
3. **Keely O'Neill**, Community Rehabilitation & Disabilities Studies, Minor in Urban Studies Undergraduate Student - University of Calgary, VP Events - Urban Calgary Students Association (Ward 7)
4. **Gus Hunt**, Broadcast Media Studies Undergraduate Student - Mount Royal University (Ward 7)
5. **Ahmad Wattoo**, Political Science Undergraduate Student - University of Calgary (Ward 7)
6. **Samantha Stehr**, Urban Studies, Minor in Sociology Undergraduate Student - University of Calgary, VP Communications and Outreach - Urban Calgary Students' Association (Ward 7)
7. **Claire Oster**, Psychology, Minor in Anthropology Undergraduate Student - University of Calgary
8. **Natalie Ofukany**, Law and Society, Minor in Political Science Undergraduate Student - University of Calgary, Co-President - UCalgary Fashion Network (Ward 7)
9. **Alexus Dang**, Masters of Planning Graduate Student - University of Calgary, VP Academic, SAPL Student Association
10. **Quiana Cheng**, Marketing Undergraduate Student - University of Calgary, Events Member - UCalgary Fashion Network
11. **Nicole Lardeur**, Sociology Undergraduate Student - University of Calgary (Ward 13)
12. **Brandon Eby**, Sociology, Minor in Anthropology Undergraduate Student - University of Calgary
13. **Manreet Bansal**, Computer Science Undergraduate Student - University of Calgary
14. **Bilal Pasha**, Software Engineering Undergraduate Student - University of Calgary, Junior Executive - Pakistan Student Society
15. **Jack Pugh**, Political Science Undergraduate Student - University of Calgary
16. **Kaillie-Anne Beaulieu-Soboleski**, Education & Sociology, Minor in French Undergraduate Student - University of Calgary (Ward 7)
17. **Sariah Oster**, Anthropology Undergraduate Student - University of Calgary
18. **Anya Paul**, Business Analytics, Minor in Political Science Undergraduate Student - University of Calgary, VP Operations and Finance - Faculty of Arts Students Association. Executive VP - Business Pride Club
19. **James MacKay**, Political Science Undergraduate Student - University of Calgary, VP Internal - University of Calgary New Democrats (Ward 7)
20. **Valentina Fernanda Gasca Castro**, History & Anthropology Undergraduate Student - University of Calgary, President, Faculty of Arts Students' Association
21. **Michelle Dang**, Urban Studies Undergraduate Student - University of Calgary, Member - Urban Calgary Students Association (Ward 10)
22. **Erika Walker**, Urban Studies Undergraduate Student - University of Calgary, Member - Urban Calgary Students Association (Okotoks)
23. **Jhulette Sarino**, Political Science Undergraduate Student - University of Calgary (Ward 9)
24. **Martin Al-Najar**, English Undergraduate Student - University of Calgary, Faculty of Arts Representative - University of Calgary's Student's Union (Ward 10)
25. **Cole Vosburgh**, Marketing Undergraduate Student - University of Calgary, Media Committee Member - UCalgary Fashion Network (Ward 1)
26. **Gianluca Cross-Bussoli**, Design in City Innovation Undergraduate Student - University of Calgary (Ward 6)
27. **Anna Meadows**, Global Development Studies & Sociology Undergraduate Student - University of Calgary, Member - Musical Theatre UCalgary (Ward 6)
28. **Elizabeth Song**, Psychology, Urban Studies & Sociology Undergraduate Student - University of Calgary (Ward 7)

29. **Hillary Rubel**, Urban Studies Undergraduate Student - University of Calgary, VP Finance and Operations, Urban Calgary Students Association (Ward 7)
30. **Hai Doan**, Civil Engineering Minor in Energy and Environment Undergraduate Student - University of Calgary, CEUS, Soundstage (Ward 4)
31. **Philip Yurnbull**, Masters in Business Administration Graduate Student - University of Calgary (Ward 7)
32. **Humberto Abrahan Arias Medina**, Urban Studies Undergraduate Student - University of Calgary, VP Events - Urban Calgary Students Association (Ward 13)
33. **Jakob Fushtey**, International Business Undergraduate Student - University of Calgary (Ward 8)
34. **Katrina Petrosenko**, Urban Studies, minor in Earth Science Undergraduate Student - University of Calgary, VP Events - Urban Calgary Students Association (Ward 7)
35. **Elyse Pitman**, Urban Studies, Minor Management & Society Undergraduate Student - University of Calgary, Jr. Marketing & Media - Urban Calgary Students Association (Ward 7)
36. **Binithi Nadya Karunanayka**, Urban Studies Undergraduate Student - University of Calgary, VP of Marketing and Media - Urban Calgary Students' Association, Faculty of Art Students' Association Student Representative of Urban Studies & Geography (Ward 2)
37. **Hazen "Bis" Ellwood**, Multidisciplinary Studies Undergraduate Student - University of Calgary, Member - Urban Calgary Students Association (Ward 10)
38. **Grace Lillian Webber**, Anthropology Undergraduate Student - University of Calgary, Member - Urban Calgary Students Association (Ward 11)
39. **Quinn Morley**, Undergraduate Student - Political Science & Urban Studies, Secretary - Urban Calgary Student's Association, University of Calgary (Ward 11)
40. **Maxwell Webber**, Undergraduate Student - Urban Studies & Architecture, President - Urban Calgary Students' Association, University of Calgary (Ward 11)
41. **Dylan Teply**, Undergraduate Student - Urban Studies, Member - Urban Calgary Students Association, University of Calgary (Ward 7)
42. **Juliana Lumawig**, Undergraduate Student - Visual Studies, University of Calgary (Ward 12)
43. **Devi Persaud**, Undergraduate Student- Law and Society, Member - African Caribbean Students Association, Member - Coalition of Alberta Post Secondary Students, University of Calgary (Ward 2)
44. **Nadia Ashton**, Undergraduate Student - Sociology & Policy Studies, Mount Royal University (Ward 5)
45. **Ekaterina Klabukova**, Diploma Student - Optician, SAIT (Ward 13)
46. **Micah M.**, Undergraduate Student - Urban Studies, University of Calgary (Ward 10)
47. **Cole Watson**, Graduate Student - Masters of Planning, University of Calgary(Ward 7)
48. **Calie Gibson**, Undergraduate Student - Biological Sciences, University of Calgary (Ward 1)
49. **Lauren Bates**, Undergraduate Student - History, Member - U of C Queers on Campus, University of Calgary (Ward 7)
50. **Danielle Srubowich**, Undergraduate Student- Urban Studies, University of Calgary (Ward 7)
51. **Thanakrit Gonggraijij**, Undergraduate Student - Urban Studies, Member - Urban Calgary Students Association, University of Calgary(Ward 4)
52. **Kristian Yu**, Undergraduate Student - Urban Studies, Member - Urban Calgary Students Association, University of Calgary (Ward 13)
53. **Zoe Swaffield**, Undergraduate Student - Political Science, University of Calgary (Ward 12)
54. **Luke Rodrigues**, Undergraduate Student - Philosophy, VP Events - Philosophia, University of Calgary (Ward 1)
55. **Austin Koning**, Undergraduate Student - Urban Studies, Member - Urban Calgary Students Association, University of Calgary (Ward 14)
56. **Esther Kapinga**, Undergraduate Student - Law and Society, Jr Secretary - Fostering for Change University of Calgary (Ward 5)
57. **Wyatt Nash**, Undergraduate Student - Urban Studies, University of Calgary (Ward 11)
58. **Marjorie McCourt**, Undergraduate Student - Biology, University of Calgary (Ward 7)

59. **Kari Larson**, Support Staff, University of Calgary (Ward 7)
60. **Abby Nelson**, Undergraduate Student - Urban Studies, University of Calgary (Ward 1)
61. **Kiyan Ismail**, Undergraduate Student - Political Science, Biological Science minor, Co-President - Home food community kitchen, University of Calgary (Ward 3)
62. **Claire Askey**, Undergraduate Student - Urban Studies, Member - Urban Calgary Students Association, University of Calgary (Ward 8)
63. **Anastasiia Gushchina**, Graduate Student - Communication and Media, University of Calgary (Ward 4)
64. **Connor Placsko**, Undergraduate Student - Natural science chemistry/biology and secondary education, University of Calgary (Ward 4)
65. **Evan Waggoner**, Undergraduate Student - Business, University of Calgary (Ward 7)
66. **Kaylee Lorenowicz**, Undergraduate Student - Philosophy, University of Calgary (Ward 11)
67. **Matthieu Sabourin**, Undergraduate Student - Law and Society and Philosophy, Member - UC Moot Court, University of Calgary (Ward 6)
68. **Juan Estevez Moreno**, Undergraduate Student - Geophysics, University of Calgary (Ward 7)
69. **Kofi Ekpe**, Undergraduate Student - Computer Science, University of Calgary (Ward 1)
70. **Ansel Sulejmani**, Undergraduate Student - Computer science, Member - University of Calgary game design club, University of Calgary (Ward 6)
71. **Joshua Neumann**, Undergraduate Student - Philosophy and Political Science, University of Calgary 11
72. **Emma Stanley**, Graduate Student - Biomedical Engineering, University of Calgary (Ward 9)
73. **Allison Kylaie Yang**, Undergraduate Student - Psychology, VP Retention and recruitment - MusicBox Charities, external/sponsorship director - Faculty of Arts Student Association, University of Calgary (Ward 6)
74. **Alexandra Bakir**, Undergraduate Student - International Relations and Psychology, Member - Latin American Student's Association, University of Calgary (Ward 12)
75. **Jayden Tran**, Undergraduate Student - Mathematics and Operations Management, University of Calgary (Ward 1)
76. **Alena Leonova**, Undergraduate Student - Philosophy, University of Calgary (Ward 12)
77. **Sheroog Kubur**, Undergraduate Student - Political Science and Communications, University of Calgary (Ward 9)
78. **Kit Spahl-Barabas**, Undergraduate Student - Urban Studies, University of Calgary (Ward 14)
79. **Noah Nicholls**, Undergraduate Student - Political Science and Sociology, University of Calgary 4
80. **Kalum grad**, Undergraduate Student - Urban studies, University of Calgary (Ward 11)
81. **Inam Teja**, Organization Member - Masters in Public Policy, Bachelor of Arts - Oxford university (Ward 6)
82. **David Kowel**, Undergraduate Student - Civil Engineering, University of Calgary (Ward 7)
83. **Dominic Mesenchuk**, Undergraduate Student - Urban Studies, VP of Communications & Outreach, Urban Calgary Students Association, University of Calgary (Ward 11)
84. **Willem Klumpenhower**, Alumni - PhD Transportation Engineering, University of Calgary (Ward 8)
85. **Yogi Fedorchuk**, Undergraduate Student - major in Urban Studies, minor in Architecture - University of Calgary (Ward 4)
86. **Ethan Palamarek**, Undergraduate Student - Urban Studies, Member - Urban Calgary Students Association, University of Calgary (Ward 7)
87. **Mateusz Salmassi** Undergraduate Student - Psychology, VP External - University of Calgary Students' Union, University of Calgary (Ward 7)



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First name [required]	Anne
Last name [required]	LaRocque
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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rosedale has been a single family resident R-1 zoning making it a highly desirable community to live in. This was the reason we chose to buy our home here some 44 years ago. Please do not change our quality of life here.



**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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First name [required]                      Jean  
Last name [required]                      Ferguson

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)

Good day,

I would like it to be noted that I am in opposition of this change to rezoning. I feel that it will adversely effect the community that I live in, which was not built to handle the extra traffic and vehicles that would come along with higher density housing. Respectfully, I feel that new communities should be built with higher density projects to help to alleviate the housing crisis, which I have seen in recent years. Additionally, vacant office buildings should be utilized for multi family housing if available.

Thank you



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First name [required]	Sofya
Last name [required]	Bakalchuk
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 against blanket rezoning. Please consider my vote. Thank you.



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First name [required]	Dianne
Last name [required]	Quinton
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)	Dianne Quinton letter to City of Calgary re Blanket Rezoning 14-Apr-2024.pdf
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## City of Calgary Re-zoning Strategy Comments Submitted by Dianne Quinton, Lake Bonavista resident

I am writing to you today regarding the City of Calgary Rezoning for Housing approach which will be the subject of a public hearing on April 22, 2024. I live in the Lake Bonavista community.

I understand the background of the project and do understand the need to address affordable housing in Calgary as well as diversity of available housing options. This letter does not describe what we understand to be some of the benefits. That information is covered in the City's available documentation. However, I **DO NOT SUPPORT** blanket rezoning due to a range of concerns summarized below.

Note, I understand the difference between City Council and staff. My use of "the City" is inclusive. The City as an entity, led by elected representatives, is pushing this rezoning approach on me as a citizen.

### Change to the character of our community:

- I have lived in numerous communities in Calgary where a range of housing types are allowed. I chose to live in the Lake Bonavista community **because** it is limited to single family dwellings. This provides the community with a certain character based on the density and the available space – road, alleyways, green space, traffic, trees, etc.
- Allowing different types of dwellings would change that feel in a significantly negative manner. City documentation speaks of none of those changes. Among my concerns are other unintended consequences. Both I and the City "don't know what we don't know". Given the implications of this change, **we must all know** and base decisions on that knowledge.
- I am blessed to live in a lake community – I **chose** to live in this community and have paid for the right to do so. The Lake Bonavista Community Association has voiced to the City its concerns (i.e., lack of support for the rezoning approach). Comments heard at Ward 14 public meetings show these concerns are shared in other communities. It is also clear that the City lacks an understanding of how the increased number of owners in communities will affect the lake amenities that we all cherish. The City Councillor and staff at Ward 14 meetings said that (1) the City does not have jurisdiction over lakes which are privately run; and (2) they do not have answers as to the impacts of increased numbers of homeowners on management of lake resources. Essentially, the City is prepared to make changes that affect this community without knowing the implications and not taking engaging with the appropriate stakeholders to understand some of the unique differences and impacts within this (and potentially other) lake community.
- I bought in this community to, among other things, to maintain the right to use the facilities rather than to have irreparable and unknown changes.

### Increase in negative issues in the community:

- The rezoning initiative, once building starts (and it will start), will change many things including traffic loads, increase congestion, and will cause significant parking concerns. Once one homeowner sells or allows redevelopment, a domino effect will start. Again, I chose to live in this community because it does not have those issues. The City intends to impose the approach and citizens will suffer the consequences.
- There will be a need for improved / expanded infrastructure in the community. There are costs – financial, disruption, etc – to those needs.

- Suites are already allowed in our area which provide rental opportunities. I support that approach. My concern is that the densification from one single family home to up to four units on a lot and each of those having the right / ability to have suites completely changes the character of the neighborhood in every way – none of which are positive for me.
- City officials have told me that this will increase housing values. I have no information to verify or refute this. However, I know that I would not buy a lot/home next to a set of row houses (for example). Therefore, the value is less to me. As a citizen, what I think should matter.
- Despite references in City materials, I cannot find evidence of medium or long term success of other attempts for blanket rezoning. One resource I did find indicated an example the City cited may not actually be the success it's purported to be – please read this: <https://vancouver.sun.com/opinion/columnists/douglas-todd-famous-new-zealand-study-may-not-actually-show-mass-upzoning-works>.

- 

#### Who benefits?

- The City, via the information available, has touted this approach as being positive, and a key step in affordable and available housing. At least for affordable housing, I do not agree. My community is already expensive and taking down one single family home and building, for example, two side by sides (or infills) will not result in more affordable home ownership. My partner previously lived in areas where infills were built (Mount Pleasant and Banff Trail) and, without exception, the new builds were more expensive.
- As mentioned earlier, there may be an increase in available suites but the cost is to citizens who have changes imposed on them that they do not want.
- Having lived in areas of Calgary where densification has occurred, we know that those builds are generally not done by a single family with a desire to build a rental suite. That is, the builders / developers are not the ones who will live in the community. Typically, the builds are done by a development company, a group backed by investors, and/or realtors. Their purpose is to generate a return, not ensure a strong community. This will change our community for the worse.
- The City must also be aware of the investment rental market in cities like Vancouver. Areas of the city become an investment opportunity and not a community. This has the potential to diminish the possibility of people ever owning their own homes
- I do understand that there will be more availability of housing options with this approach. A blanket approach is not an acceptable solution. Let's take the time to look at each community, especially if there are special considerations i.e land titles in lake communities and resources/what the lake can manage/support, and how that needs to be handled.

#### Who loses?

- The citizens of our communities where the approach will deeply change they lives they **chose** to live.
- This imposes a City of Calgary approach on citizens who do not want it. It takes away our choice and breaks an implied contract that I believe I have when purchasing a home in a certain area. That is simply not right.
- I chose to live where we do for many of the reasons noted previously. It is not a NIMBY situation. I could choose to live in an area where there is more density (I have done so before) and I chose not to. Now the City intends to impose a situation on me. As an analogy, consider someone who purchases an acreage. They do so because they want

the space. Now, consider building a series of row houses along their fence line. The acreage owner is clearly faced with something completely against what they anticipated when they bought the property. Other than the lot size is smaller, this is no different. It is wrong to take away my ability to choose.

- Once this change is made, there is no going back – as stated by the City at the Ward 14 public meetings. The rationale was that this breaks a contract (implied or not) with any buyer who purchases land post rezoning such that they cannot develop the land in the way they expected. While this may be true, **it is exactly what the City is doing to current owners – changing under our feet the understanding we had when we purchased our homes.**
- The Ward 14 meetings clearly showed, amongst the hundreds of people in attendance, minimal to no support for the blanket rezoning initiative.

#### The Process is Flawed

- Above all, I believe the process that has brought us to this point is flawed and treats residents and homeowners as impediments to “progress” within and by the City.
- The enormity of the potential issues from this change has greatly increased citizen interest. The City said that there were opportunities to be involved in the strategy stage. Technically yes, but the average citizen does not have time, energy, resources, etc amid all their other challenges to engage at the strategy stage. It is Stakeholder Engagement 101 to have expected the level of concern by citizens for whom this blanket rezoning will have the most impact. The “engagement strategy” used by the City, followed by a Council vote rather than a plebiscite, could be interpreted as being done as a deliberate strategy to get the desired result.
- This blanket rezoning approach is not well thought through in terms of the impacts to citizens. It attempts to use a broad approach in communities that are all different – different people with different needs and wants. It takes a BIG HAMMER and applies it to many different types of nails – thereby damaging many of those irreparably.
- The use of a City Council vote to decide on this is unquestionably the wrong way to treat the citizenry. Many Councillors already have entrenched positions. For certain communities where there is limited to no change to their existing situation, why not support it? But, why should changes in our community be decided by Councillors and residents of other communities? The answer is that they should not.
- This process is happening far too quickly given the enormity of the issue to citizens. Citizens need time to understand what is happening and what it might mean to them. The lack of City engagement and no full spectrum answers to the “what ifs” and “what abouts” is deeply concerning.

I want to be clear. I support more affordable housing and I have lived in high-density housing. I am not against either of these. What I’m not okay with is having no say in something that affects the choices people, including myself, have made and invested their hard earned money into; choices that are about their quality of life. Having that choice removed is not okay. I’m concerned this is a band-aid solution addressing a symptom, not the root causes of the symptom. A band aid that covers part of a cut so the whole thing doesn’t heal properly and the risks or issues that created the cut in the first place still exist and aren’t being properly addressed. Perhaps other of the 90+ recommendations that may be more straightforward could be implemented first, and the blanket rezoning decision deferred until it’s better understood and supported.

Closure

I urge that City Council:

1. Defers a decision on this matter.
2. Conducts more comprehensive and meaningful consultation and includes information on all sides of the matter (benefits plus downside consequences).
3. Includes citizens in the development and execution of that consultation process.
4. Allows people impacted to have a voice and a choice in decisions that affect them and not have their fate decided by people who are not impacted. Community by community – not a blanket approach. If we work together, perhaps we can find a solution that's much more amenable to the people involved.

Sincerely,

Dianne Quinton



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First name [required]

Kim

Last name [required]

Radies

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Calgary rezoning issue

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 so against this rezoning issue  
.should go to a vote  
.parking will become a major issue...the size of the family and who drives will cause a problem. Streets will be crowded  
.building to the property line will decrease my property value  
.moved into the area because of the space...rezoning will cause over crowding  
.garbage pick up will be unbelievable.. a big miss  
.we are a lake community and that will be very over crowded  
.schools will be impacted and they are already on overload. Will you provide new schools?



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First name [required]                      CRYSTAL

Last name [required]                      LARM

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 proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]	Danny
Last name [required]	Laroche
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 proposed blanket rezoning in Calgary.
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
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(hidden)

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

I would like to voice my concern regarding the proposed rezoning in Calgary. I feel that taking the large scale approach is very dangerous and could lead to disastrous results. I support increased density and I agree that it will benefit the city as a whole. I think basement suites and Lane way houses are great, where my concern lies is that a single family home on a standard 50 foot lot may now be replaced by 4 units that can each have a basement suite and also a lane way house(not totally sure on the lane way house)? These essentially means you are going from 1 "door" or unit, to a potential of 8-12! This to me is completely unacceptable. I can understand opening things up to 2 units with basement, suite (4 doors), but plugging in 8-12 units in the middle a single family home neighbourhood makes no sense at all. Why does this have to be done in one huge swath? Why can't we choose select neighborhoods that are already experiencing significant redevelopment to rezone and then monitor the results? Montgomery is a great example of a neighborhood where there is significant increases in density in the recent years. Most people have invested their life savings into their home, and to have no control on how that neighbourhood may now change is horrible. Please reconsider doing a blanket rezoning and take a measured approach.



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First name [required] Ernesto

Last name [required] Santoscoy

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 proposed citywide rezoning to a base residential district, or zone.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

A blanket Calgary-wide residential rezoning should not occur without a plebiscite.



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First name [required] TRACEY

Last name [required] PINNEY

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  
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a landowner who is greatly affected by this blanket rezoning, I am asking you to think green!

**Air Quality:** Increased construction activities and traffic congestion will result from densification and will lead to poor air quality. This will affect respiratory health, particularly for vulnerable populations such as children, the elderly, and individuals with pre-existing respiratory conditions.

**Urban Heat Island Effect:** Densification can contribute to the urban heat island effect, where cities experience higher temperatures than surrounding rural areas due to the concentration of buildings and reduced green spaces. This can lead to increased energy consumption for cooling, heat-related illnesses, and reduced comfort for residents during hot summer months.

**Loss of Green Spaces:** Densification leads to removing green spaces, trees, and natural habitats, which play a crucial role in absorbing carbon dioxide, providing shade, and improving air quality. Reduced green spaces will impact biodiversity and ecosystem health within the city.

**Water Management:** Increased impervious surfaces, such as roads, sidewalks, and buildings, can lead to reduced natural water infiltration and increased stormwater runoff. This can result in flooding, erosion, and water pollution, affecting urban infrastructure and natural waterways.

**Noise Pollution:** Higher population density and increased construction activities can contribute to elevated noise levels, impacting residents' quality of life and potentially leading to stress, sleep disturbances, and other health issues.

**Waste Generation:** Densification can lead to increased waste generation due to higher consumption and construction activities. Inadequate waste management systems can result in landfill overflows, pollution, and environmental degradation.

**Energy Consumption:** Denser urban areas may experience higher energy consumption due to increased heating and cooling demands. Higher transportation energy use. This can contribute to higher greenhouse gas emissions, exacerbating climate change impacts.

**Loss of Natural Habitats:** Densification can lead to the destruction of natural habitats and green corridors that support local wildlife. This loss of biodiversity can disrupt local ecosystems and reduce opportunities for residents to connect with nature.

I am a homeowner who is affected by this proposal. I oppose what blanket rezoning will do to the home I love, the neighbourhood I love and the city of love.



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First name [required]	Vince
Last name [required]	Walker
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 <a href="#">here</a> .)	
[required] - max 75 characters	Council meeting - Public hearing RC-G Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	RC-G letter to Council 2024.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

LETTER TO MAYOR AND COUNCIL ON UPZONING TO RC-G IN CALGARY

April 14, 2024

To The Mayor and Council of the City of Calgary,

I am a born and raised Calgarian, and an informed citizen. I oppose this upzoning strategy on multiple points below and ask for a **no vote** on the proposed upzoning bylaw.

I have spent over 20 years volunteering for my community on our planning and development committee working to shape a respectful community fabric with both architecture, massing and mixed housing types. We have participated in multiple planning projects in collaboration with the City, working together, to properly integrate higher density into our community. The projects include an ARP, a neighborhood plan, a multi community plan with the South Shaganappi Communities, and now the **Local Area Plan (LAP)** currently in progress, **resourced, funded, and driven by City**.

This up-zoning strategy already **violates the current LAP initiative by adding an extra 1 to 2 meters of height** to the area defined as “Limited Scale – up to 3 stories” on the LAP “Building Scale Modifiers” map, making up most of the area in our community. The maximum height for single family and semi-detached homes is 10 metres (3 storeys), R-CG has a maximum height of 11 metres and H-GO has a maximum height of 12 metres. **This erodes both the dialogue and trust established to date.**

**The MDP, Section 2.2.5, states:** —The City promotes infilling that is **sensitive, compatible and complementary to the existing physical patterns and character of neighbourhood**. The **Infill Guidelines** key concept for context is that —new development should be designed in a manner which is **responsive to the local context**. For building mass, —New development should **respect the existing scale and massing** of its immediate surroundings. For placement of windows, —**The privacy of adjacent residences** should be respected. **This does none of that.**

**Local Area Plans** with meaningful community engagement and collaboration are a more appropriate way to determine the type and location of future density in a strategic, informed and logistical manner. Increasing density through blanket **upzoning** throughout communities instead of targeted density around activity nodes and corridors **is a major shift in long-standing policy.**

The **opportunity to be heard** about a development that will impact citizens is a fundamental part of the **democratic process**. It is important to note that every landowner has the right to apply for an R-CG development and that approval will be granted in appropriate locations. The only difference with upzoning every residential lot in the city is that **public hearings would no longer be required** for a land use redesignation. If Council votes to make rowhouses a **permitted use, no appeal to the Subdivision and Development Appeal Board (SDAB)** would be possible. Claiming that these concerns can be addressed at the **DP level** may be true, **but the practice of scaling back density on DP's has never been demonstrated in our community**. We see higher density DPs **approved with relaxations despite valid community objections**. Anonymous comments from City employees indicate that they have their orders from council, **density at all cost. I believe this bylaw will mute community input in favor of expedited density.**

Changing the base land use district to include R-CG or H-GO **eliminates certainty of use**. People select where they want to live based on their lifestyle preferences. You can buy a home on a street with single or semi-detached homes and then have a large multi-family dwelling on either side with no recourse.

Calgary's **tree canopy** includes trees on both public and private property. It currently stands at 8.6% with a target of 16% in the future. For comparison, Toronto 28% with a goal of 40% and New York City has 22% with a target of 30%. R-CG and H-GO have 60% lot coverage which leaves little room for soft landscaping and severely limits the planting of trees. **Parks** are also to be rezoned RC-G. Shading is also a big factor. How much does shading affect neighboring yards, windows to living spaces, solar panel efficiency? Homeowners could be losing as much as 40 per cent of the potential output of their solar PV installation because of shade. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage. How does that fit with our "**Climate Emergency**"?

What about the ability of **infrastructure** to handle increased density (water, sanitary and storm sewers, electric grid, roads, parks). The increase in impervious surfaces with 60% lot coverage increases storm water runoff. When comparing a bungalow with 2 parents and 6 children vs 8 individual dwelling units. In the 1960's few homes had dishwashers or air conditioners; there were no microwaves and few electronics, and most families just had one TV. EV's require 240V and 32 Amps for a 12-hour charge rate. A house with a basement suite (2 stoves) and one EV will routinely max out the existing 100-amp services. There is much greater use of water, sewer, electricity, on-street parking, and roads with a modern rowhouse with 8 units. Due to the lack of mature trees and their cooling effects, there will be a greater need for air conditioners. Many have questioned where electric vehicles will be charged if there are only 4 on-site parking stalls for 8 or more units. Increasing density increases the number of bins which combined with greater lot coverage creates problems for storage of the waste, compost, and recycling bins, 4 units = 12 bins; 5 units = 15 bins. Secondary and laneway suites are expected to share the bins of the main units. **Has any of this been thought through?**

**NIMBY** has now been a blanket label for all who oppose this action. **Opposing unsuitable development is not NIMBYism**. It is a legitimate planning concern coming from informed community members, knowledgeable in planning, and having worked with City planners. It is simply not good enough to claim that there is some greater good in allowing for **poorly conceived development** without referring to the safeguards and standards that already exist.

In October 2022, Council reduced the **parking requirement** for R-CG and H-GO from 1 stall per unit to **0.5 stalls per unit**. For a rowhouse with 4 main units and 4 secondary suites (8 units) there would be 4 stalls on site. 4 or more on the street and no visitor spots. On-site parking stalls are also not required for laneway suites. A 4-plex has a block face of 50 feet and can accommodate 2 vehicles, where do the rest go? **It is simply not true that people don't need cars, that reducing roadways and parking will reduce cars, that people can rely on public transit in lieu of a vehicle in this City**. We are a **sub-arctic climate with snow and snow routes 7 months of the year**. Public transit is both unreliable and risky. We do not have the infrastructure of European cities. We are not Copenhagen or any of the cities used to justify these types of regulations. Councillors who vote for this need to ask themselves, **would I give up my car?**

**I don't believe the goal of increasing affordable housing for those in low-income groups will be accomplished with this initiative**. More houses do not automatically create cheaper houses, in fact many of the existing affordable housing options will be wiped out with this policy. Patrick Condon, UBC Professor stated: "**Densification has been oversold as a solution to affordability challenges**. The

opposite is often the outcome, the standard economic principles of supply and demand do not apply to housing because of the increase in land value. All the benefit of land value is captured by whomever does the rezoning with little benefit to those who need affordable housing. There ARE benefits to densification and an increase in market-housing but affordability and equity aren't among them."

Ximena Gonzalez posted: "Sometimes I feel like **we should just be more honest about what upzoning can and can't do**: YES – it creates more homes for young, upwardly mobile professionals in aspirational neighbourhoods. NO – **it does not create more homes for low- and moderate-income earners** in high-demand neighbourhoods." The 2021 Affordable Housing Deficit spreadsheet indicates there is no housing deficit for those with medium or high incomes. People in the Low or Very Low-Income categories have the greatest need for affordable housing. It is **unlikely blanket upzoning will help lower income people afford a home**. Blanket upzoning will **not have a measurable positive impact on housing affordability** and could have a **negative impact** as infills replace existing affordable homes. Naturally Occurring Affordable Housing (NOAH) is at greatest risk of being lost due to market speculation and upgrades that result in higher rents and lost affordability. Developers buy properties to redevelop at market value and they will sell the end product for current market value – full stop. **Density does not automatically equal affordability**.

**Do we need this land?** City administration, in recommending that the City withdraw from annexing Foothills County, stated that "**the City has adequate land supply within its boundaries for the next 35 – 49 years**" Present Zoning Capacity in Calgary: Zoning in place in established areas allows for an additional 262,451 units; Greenfield sites and vacant land capacity for another 178,235 units; collectively **more than 440,000 units are available without blanket up-zoning** and the City of Calgary does not count secondary suites or laneway suites when calculating the density in a community.

**The engagement process is flawed and could lead to legal challenges.** Best planning practices include **extensive and thoughtful consultation with the public with a genuine desire to listen and engage**. Quote from Lydia Kawun, researcher and strategic planner with a background in development planning: "**You know it's good planning when residents generally accept the plan**, understand its impacts, and believe it makes sense in resolving problems that are important to them, even if they don't agree with you." Quote from Project for Public Spaces: "**The people who live in a neighborhood are the world's experts on that particular place**. Any project to improve things should be guided by the community's wisdom, not the dictates of professional disciplines. **This is the most important lesson about making great neighborhoods we have learned in 30 years of work.**" While the City has circulated a postcard to Calgarians and has held open houses, the material presented minimizes the impact to neighbouring properties. The City is very committed to blanket upzoning and seems to be more concerned with **convincing people it is a good idea as opposed to genuinely seeking feedback**, in fact I have heard **rumors that some councillors have already made it known how they intend to vote even though the hearing has not started... Less than 1% of the City's population has attended an open house** and the **majority who did attend were opposed** to blanket upzoning. The extortionary letter from the federal minister of housing that has been a major driver in this rezoning initiative should be challenged and reviewed by the federal ethics commissioner, why wasn't it? Think about what you are doing. You are affecting over 300,000 properties in Calgary, do you really have all the information, and the support of your constituents to say yes?

Vince Walker – Resident Ward 7



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First name [required]

Tina

Last name [required]

Zakowsky

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 citywide rezoning

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)

I am vehemently opposed to blanket citywide rezoning. We cannot impose a one-size-fits-all approach on a city with diverse communities, existing housing, infrastructure and resources. Can the existing sewer and water lines support these additional people? Can the schools? Community resources? I am in favour of set parameters that would allow for automatic approval, provided there is a way to verify that the minimum requirements are met, however, projects that would require rezoning must be assessed on a case-by-case basis, based on the ability of existing infrastructure to support additional housing units. Where building up is allowed, there will be an impact on the sunlight for surrounding gardens and trees. In many communities, especially newer ones, there are already challenges with insufficient street parking and insufficient transit service. Adding secondary and garage suites will only exacerbate parking issues and lead to increased conflict and potentially violence between neighbours. I choose to live in a single family home on a street with other single family homes because I do not want to live in a high density apartment or row house, nor do I want to live next to one. A good city provides different types of housing and density in all communities, allowing people to choose to have lots of neighbours or a quiet environment, small, large or no yard based on their needs and wants. Calgary currently offers this, with different types of housing in all communities, where residents have the choice to purchase single family homes next to single family homes or row housing, to purchase in row housing, to live in an apartment or condo complex. The proposed rezoning would mean that no matter where you purchase your home, the surrounding housing can change at any time, regardless of the impact on you. The City of Calgary does not have the right to decide that the whims of whoever can afford to purchase and repurpose a home to maximize their income should be allowed do so wherever they want, regardless of impact on neighbours. A home is an investment, and most people cannot afford to move every few years when a neighbour's home sells and someone can afford to purchase it, redevelop it, and impose 3+ families on a space built for one.



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First name [required]	Sheila
Last name [required]	Wong
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	Sheila Won
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)

Blanket Rezoning will affect the quality of life of residents in Rideau Park. Rideau Park school already brings hundreds of cars and traffic in our congested community making it difficult to access the area. This community has a high pedestrian population making it unsafe for more construction and traffic in area. During 2013 flood, council agreed for city to buy damaged properties to make for more green space. The 2013 saturation of single family housing in Rideau Park contributed to the rise in river water having no where to go flooding all properties in the area. Investment in building a multi-million dollar single family dwelling will drastically diminish after blanket rezoning is approved in our neighbourhood.



Public Submission

CC 968 (R2023-10)

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First name [required] **Maureen Charlot**

Last name [required] **Moore**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Public hearing on April 22, 2024. Proposed rezoning will support more housi**

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

ATTACHMENT\_01\_FILENAME (hidden) **City Zoning.docx**



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

Maureen Moore  
4536 Vandergrift Cres NW  
Calgary, Ab T3A 0J2  
April 15, 2024

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

My name is Maureen Moore and I have concerns regarding the proposed Land Use Designation proposal.

Varsity Acres is a mature neighbourhood with mature trees growing in most yards. With the new development we would be losing most of them, reducing the beauty and eye appeal in the neighbourhood.

I have walked the neighbourhood looking for examples of multiple dwellings and to my surprise there are an abundance of large apartment buildings (5 to 13 stories, McLaurin Village, Holly Acres, Cap Reitt, Boardwalk) duplexes or four plexes on streets (39<sup>th</sup> St NW, 40<sup>th</sup> Ave, Valiant Dr, and some basement suites in residential houses). There is also a row housing complex (Oxford Mews) on 39<sup>th</sup> St NW.

Just east of Market Mall there are several rows of condos and I believe there are plans to add apartments to the newly built fire station. If the building of these multiple dwellings is to increase housing for those that need it, will they be able to afford the cost of renting.

The University District has built multiple condo buildings and is continuing to build more.

Changing the zoning to allow residences to have a basement suite as well as a backyard suite, this will increase parking on the street as well as parking in the alley. We have a problem accessing the alley presently with cars parking on both sides. This will certainly prohibit the emergency vehicles from accessing the alley.

Thank you for allowing citizens to express their concerns and I do hope you seriously consider the effects the new proposal will have on each of the neighbourhoods.

Respectfully submitted,

Maureen Moore



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First name [required]	Ayden
Last name [required]	Boag
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 council meeting on rezoning
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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 don't support this plan, it will make housing less affordable and only put money in developers pockets. Government money is not tied to this and parking will become a huge issue. The potential of 12 units on a single family lot is insane and will destroy what we love about our neighbourhoods. As a young person I am now competing with developers with much deeper pockets. This is not the solution.



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First name [required] Shureed

Last name [required] Barua

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

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(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my firm opposition to the proposed city-wide rezoning initiative. As a community resident in Ward 14, I believe the current zoning regulations effectively preserve our neighborhoods' character.

Implementing such widespread rezoning could have adverse effects on our community, including heightened traffic congestion, overcrowding, and diminished property values. Additionally, it may strain city services such as schools, public transportation, and emergency response systems.

Rather than pursuing city-wide rezoning, I urge the council to explore alternative solutions that address population growth while safeguarding neighborhood identities. Targeted rezoning in specific areas and strategic investments in infrastructure and affordable housing initiatives could offer more sustainable approaches.

I implore you to carefully consider residents' concerns and thoroughly assess the potential impacts of this rezoning proposal. Our community's future hinges on prudent decision-making, and I trust you will prioritize the well-being of our neighborhoods.

Thank you for your attention to this matter.



Public Submission

CC 968 (R2023-10)

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First name [required] Marilyn

Last name [required] Young

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) letter to city re rezoning.docx



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Comments - please refrain from  
providing personal information in  
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characters)

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**To Calgary City Council**  
**Re City wide rezoning proposal (2024)**

This letter is a response to the city of Calgary's proposal for city wide rezoning and supports the many articulate and valid points presented in the letter submitted by Peter Collins. We oppose the blanket rezoning and urge Council to not move forward with this proposal for the following reasons:

**Community Collective Best Interest**

The blanket rezoning is NOT in the community's collective best interest as set out in the Municipal Government Act (Alberta) and the Court of Appeal of Alberta's review of the act where it was stated that:

*"... 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...**" (emphasis are by this letter's author)*

City wide blanket rezoning does not provide for any of the emphasized points above:

- Preservation of quality of life: Current homeowners have built/purchased their residences based on the existing structure and configuration of their neighbourhood and street which reflect the quality of life they strive for. Blanket rezoning has the potential to remove that quality of life by allowing significant changes to the street and neighbourhood without meaningful input from those who live there.
- Respect for individual rights: At the recent zoom information session held by Councillor Courtney Walcott, he commented that the blanket rezoning will give owners the freedom to do whatever they want with their property. This may provide that level of freedom for one individual but what about the neighbouring properties? As Mr. Walcot stated, there should be equal rights for everyone. Should not the current zoning process provide for input from all parties involved? I also believe there is a misperception by Council that individuals will want to change up their properties. My experience in my neighbourhood has been that it is not the homeowner that rezones a property but incoming developers. This blanket rezoning will only benefit developers in this perspective.
- Limited extent to which public interest overrides individual rights:
  - In Mr. Walcott's information zoom, a statement was made that implied the current zoning in Calgary has given rise to segregation in our city and supports prejudice and lack of equality. An example given was that we have certain communities that do not allow residents to live in those communities who are of a lower income or are "Black". For that reason, Mr., Walcott emphasized that blanket rezoning would provide equality for all citizens. I fail to see the logic behind that statement as the city is responsible for the approval of permits for development. Therefore, if the sole reason for denial to develop/build/own in a certain area is prejudicial, I see that falling on the shoulders of city Council and the city administration. A blanket rezoning should not be enacted in response to these decision makers' lack of

- impartiality in doing their job. Also, if prejudice exists in the minds of potential neighbours a city bylaw will not erase those individually held values and feelings.
- As Mr. Collins so clearly outlines in his letter, a home is the most significant investment any individual will make in their lifetime – not only from a financial perspective but from a quality-of-life perspective. Those making that critical decision must be able to do it with certainty which comes from the predictability of that ownership. Blanket rezoning does not provide that certainty for future homeowners and undermines that for existing homeowners.

### **Input From Affected Owners**

Blanket rezoning contravenes the Municipal Government Act (Alberta) which 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” which a blanket rezoning will not provide. The proposed change is said to reduce red tape to development. However, it provides a time-consuming process where individuals may present at Council. Will a long list of presenters not be more red tape or is the hope that concerned citizens will be limited in their ability to have their voices heard, not be able to attend Council meetings due to constraints from time off work, childcare, etc.?

Citizen’s input has been further restricted on this matter. Blanket rezoning was not addressed in any campaign in the most recent city election, so this is not an issue that Calgarians had an opportunity to have input on through their individual vote. On such a broad sweeping change w=that will impact every corner of the city, Council rejected the opportunity to permit wide public input on the issue, via a plebiscite. Also, at the recent information session held by Councillor Walcott via Zoom, participants were muted, participants could not see the chat with submitted questions, and only select questions were answered (seemingly only those addressed were those that a prepared answer was available for Mr. Walcott to present his slides.) We have yet to receive the complete document answering all our questions yet today is the deadline for our submissions to Council. This was not an open transparent approach to addressing the concerns of his constituents.

### **Alignment with the Municipal Development Plan**

In the city’s most recent version of its Municipal Development Plan the objectives address reinforcing the stability of Calgary’s neighbourhoods, ensuring housing quality and vitality of its residential areas, changing existing communities in a sensitive manner, facilitating community input, and modest development of established areas. Blanket rezoning does NOT facilitate neighbourhood stability as rezoning allows for constant changing of the neighbourhood configuration. It does not ensure vitality in areas as the uncertainty and constant change of community configuration has the potential to have residents leave for a more stable environment. As previously discussed, blanket rezoning does not provide for sufficient citizen input. I understand from the information session held by Mr. Walcott that this rezoning would give more decision power to city development department. How does this ensure citizen input? Lastly, putting 9-unit buildings where there was once a single-family dwelling is hardly a modest change.

The city appears to have a myopic view on densification as the only answer to housing. As Mr. Walcott mentioned, up to this time the city has continued to provide housing by expanding in area because we had not obstacle to that expansion. What is the obstacle now? We have not reached any physical barrier so one has to wonder whether the obstacle is that developers do not want to pay for infrastructure development and would rather add addition use and stress on existing infrastructure.

### **Increasing Affordability**

Blanket rezoning will NOT create affordable housing. In his letter, Mr. Collins refers to several studies that 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.” (See SUBMISSION BY PETER COLLINS TO CALGARY CITY COUNCIL REGARDING PROPOSED 2024 BLANKET UPZONING) **It is alarming to see Council proposing a move that has valid studies that DO NOT support this change** and in fact, show a detrimental effect to affordable housing. These studies reflect the reality of what I have observed in my own neighbourhood where a single-family dwelling has been replaced by 5-6 units that are still out of reach for many middle- and low-income families. These new units are well over \$500,000.00 for smaller square footage. They are not only unaffordable, but they are driving the prices up of other existing properties so that the entire neighbourhood becomes unaffordable for many. Those higher home process also come with higher taxes which push them even further out of reach for many people. This flies in the face of Mr. Walcott’s vision for blanket rezoning ensuring equity. If Council truly wants to support equity, there should be investigation to other ways to provide housing, especially single-family dwellings that are the goal for most families.

### **Other Concerns with Blanket Rezoning**

Blanket rezoning to promotion densification creates many other challenges for residents. The lack of predictability and stability re changing the configuration of existing communities with blanket rezoning has the potential to lose residents to other centres where their housing would be more stable. Increased flow (in and out) of residents within a community has a ripple effect on other community agencies such as schools and local business creating challenges and financial burdens for them re adjusting to the changing population both in numbers and characteristics.

Rezoning supporting densification will have a detrimental impact on parking and traffic. It appears from Mr. Walcott’s presentation that Council’s answer to this is to simply use public transit. However, this is not a realistic answer considering the inadequacy of our public transit. (If it were more adequate, we would not see the huge use of ride hire businesses in the city such as Uber) Also, this answer does not consider the diversity of our population. In terms of time spent and physical ability to address their own needs, it is very difficult for example, for a mother with several children or a senior with mobility issues to use public transit, potentially with several transfers, to bring home more than a few groceries at a time. Also, our climate adds further barriers to this answer. Pushing a stroller or using a walker in cold, snowy, icy, conditions create risk for citizens. This contrasts with a quick trip in a warm comfortable vehicle less often to provide the family with a basic necessity. Having groceries delivered restricts a person’s activities in terms of needing to be home to receive the delivery and the item choices are more limited with online shopping than when there in person.

Densification has already created parking issues in this city. Council cannot turn a blind eye to who lives here and how we conduct our lives. Council cannot force reduction in use of personal vehicles by creating living environments that create difficulties for citizens to exercise their right to accessible transportation. Council's view of the need or lack of need for a personal vehicle seems very myopic. People not only use vehicles to access their place of work. They also use those vehicles to access needed medical appointments or emergency services in a timely manner which may be across the city, to see family and friends who may not live next door or even in the same city, for recreational activities both within the city and outside the city limits. Our places of residence should support the ownership of a personal vehicle which means a place to park that vehicle.

Densification will create an additional stress on existing infrastructure. I understand from the information session that the development permit department would consider infrastructure when approving development permits but is that a consideration of immediate impact or impact over time? It is a concern that existing sewer, water, electricity was built to support current community configurations and that densification will result in needed repair and/or upgrades that will impact all residents, new and long term, in terms of increased taxes.

The city has made a commitment to addressing climate change. Blanket rezoning resulting in densification will see the reduction of green spaces and especially vegetation on individual lots. Again, my own neighbourhood is a visible example where fifty-year-old healthy trees on the lot of a previous single-family dwelling have been cut down to make way for five units. Why would Council advocate for reducing our canopy and quality of life green spaces provide when there are areas of open prairie around the city that can support development?

### **In Conclusion**

Blanket rezoning which makes 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. Council must respect home ownership. The process with which this has been brought forward has not adequately informed and consulted Calgarians. Information has not included data and a comprehensive consideration of all the impacts on Calgarians. Council has not presented a comparison to other housing options available that make blanket rezoning the last available effort needed in public interest that has to override individual rights. Blanket rezoning is NOT a practical, affordable, and sustainable answer to the housing crisis. I urge Council to say "no" to blanket rezoning and to work with more Calgarians to come up with better solutions to our housing problems.

Respectfully,

Marilyn Young



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Date of meeting [required]	Apr 22, 2024

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

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Blanket rezoning brings fairness and clarity to a process that has otherwise been defined by inequality, special treatment, and in some ways a "pay to play" mentality. Land is land is land and as long as height and land coverage rules are met why should anyone but the free market have a say as to whether I build a 10 bedroom home or 5 two bedroom home? If someone wants that power over my land, they can buy those rights from me instead of relying on the heavy hand of government to enforce their preference on others.



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[required] - max 75 characters	Rezoning for Housing
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# Zoning for Affordability



**Author: Inam Teja**  
Policy & Advocacy Specialist  
Calgary Drop-In Centre

**March 2024**



## Recommendation

Calgary's housing shortage is being experienced most painfully by the most vulnerable in our society. Calgary's City Council should follow through on *Home is Here: The City of Calgary's Housing Strategy*, by approving the proposed citywide rezoning to a base residential district of R-CG, R-G, or H-GO to enable the creation of more housing, boost affordability, and alleviate the unsustainable pressure on Calgary's homeless-serving organizations.

## Summary

With a sharp increase in demand, Calgary is facing a housing shortage. The lack of housing supply is creating intense competition for scarce available units, which causes the most vulnerable in our society to be left out of the market. Organizations like the Calgary Drop-In Centre see the effects of this housing shortage in the rising numbers of people accessing our services for the first time. To alleviate this issue, we need to increase the supply of market and non-market housing in Calgary. One of the largest barriers to supply is the zoning approvals process, which adds significant time and costs to potential new housing builds. While zoning is not the only barrier to creating new housing, removing it as a barrier is a necessary decision to unlock more supply and ease the housing affordability crisis.

## Context

Calgary is in a housing crisis: the rental vacancy rate is 1.4% (tied with Toronto for lowest in Canada), the average rental cost increased by 14.3% in 2023 (the largest increase in Canada),<sup>1</sup> and Calgary's housing needs assessment estimates that one in five Calgary households, at least 84,600 households, cannot afford their housing.<sup>2</sup> In January, at the Calgary Drop-In Centre, we had an average of 818 people staying overnight and 147 of these were new individuals sleeping in our shelter for the first time.

## Opportunity

In September of 2023, City Council passed *Home is Here: The City of Calgary's Housing Strategy* after extensive debate and public engagement. This strategy was the culmination of hours of work by the Housing Affordability Task Force, which included a member of the Calgary Drop-In Centre's leadership team. After hearing from over 580 individuals and organizations, council voted to adopt the strategy which included laying the groundwork for the current rezoning proposal. Calgary's City Council has acknowledged the dire situation when it comes to housing in Calgary, and in adopting the strategy, has recognized the need to "increase the supply of housing to meet demand and increase affordability."<sup>3</sup> On April 22, 2024, City Council will hold public hearings to consider the nuanced perspectives of Calgarians on the rezoning proposal before voting to approve or reject the rezoning proposal.

## Policy Analysis

Calgary has experienced drastic increases in both home prices and rental rates,<sup>4</sup> indicative of a tight housing market. While Calgary has maintained a steady rate of production of new dwellings over the past 20 years, there is much reason to believe that the supply has not kept up with demand due to factors including:

- Calgary experiencing unprecedented population growth, with 2023 accounting for the largest annual population growth on record.<sup>5</sup> 2022-2023 marked the highest ever number of net interprovincial migrants to Alberta<sup>6</sup> and Calgary is seeing high levels of non-permanent residents moving to the city,<sup>7</sup> many of whom have jobs building housing.<sup>8</sup>

<sup>1</sup> Canada Mortgage & Housing Corporation. "Rental Market Report." January 2024.

<sup>2</sup> City of Calgary. "2023 Housing Needs Assessment." Accessed March 6, 2024.

<sup>3</sup> City of Calgary. "Home is Here, The City of Calgary's Housing Strategy 2024 - 2030." Accessed March 11, 2024.

<sup>4</sup> City of Calgary. "2023 Housing Needs Assessment." Accessed March 6, 2024.

<sup>5</sup> Tarini Fernando, "Calgary sees record annual population growth, expects decrease in job growth rate: report," *CBC News*, May 10, 2023.

<sup>6</sup> Statistics Canada. "Interprovincial migration indicators, provinces and territories: Interactive dashboard." Accessed March 7, 2024.

<sup>7</sup> Judy Aldous, Carla Turner, Boshika Gupta, "Number of non-permanent residents in Alberta soared to 180,000 at the end of 2023," *CBC News*, Last Updated January 19, 2024.

<sup>8</sup> Judy Aldous, Carla Turner, Boshika Gupta, "'Demand is bigger than what we can produce': How immigrants help build the homes they hope to one day live in," *CBC News*, Last Updated January 19, 2024.

- Nationally, household sizes are shrinking, while the number of households in Canada increases.<sup>9</sup> This means that we now need more houses per capita to meet demand.
- Since the pandemic, there has been a sharp increase in individuals seeking more residential space in order to ‘work from home.’ A high-quality study “estimate[s] that an additional percentage point of remote work causes a 0.93 percent increase in house prices after controlling for negative spillovers from migration.”<sup>10</sup>
- Many seniors are choosing to age in place longer, and according to Canadian Mortgage and Housing Corporation economists, “in many of Canada’s large cities, seniors living alone or couples over age 75 are more likely than young families to live in single-family homes with three or more bedrooms.”<sup>11</sup> This growing empty bedrooms phenomenon further emphasizes the growing need for more houses per capita.

The demand for housing has far exceeded the supply - an issue that many experts, including CMHC, have identified.<sup>12</sup>

This supply and demand imbalance leads not only to escalated rental costs but also a growing population of individuals who face housing exclusion due to their inability to compete for available housing units. While some of those unable to compete resort to cohabiting with roommates, friends, or family, there exists a subset of people without such alternatives. This phenomenon significantly impacts the entire housing continuum; for example, individuals who previously could afford a two-bedroom dwelling may now pool their incomes to share a single-bedroom unit, displacing those with sole incomes who subsequently seek affordable housing. We can see evidence of this in Calgary, as we have seen a sharp increase in applications for affordable housing units.<sup>13</sup> This ripple effect extends throughout the housing spectrum, ultimately leaving society’s most vulnerable individuals without viable housing options. At the Calgary Drop-In Centre, our shelter usage statistics highlight the alarming link between Calgary’s growing housing shortage and homelessness. When housing remains inaccessible at any point along this continuum, it is consistently the most marginalized who bear the brunt of the consequences.

The correlation between housing supply shortages and homelessness is borne out in the data from other cities in North America. Colbern & Aldern examined factors that could explain the difference in homeless population sizes among major cities and counties in the US including substance use, weather, mental illness, and poverty. They found that rent and rental vacancy rate were the two variables that were best able to explain why homelessness was higher in some cities than others.<sup>14</sup> At the Calgary Drop-In Centre we experience the housing shortage both in terms of the increasing number of people

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<sup>9</sup> Statistics Canada. “The shift to smaller households over the past century.” Accessed March 7, 2024.

<sup>10</sup> John A. Mondragon and Johannes Wieland, “Housing Demand and Remote Work,” *National Bureau of Economic Research Working Paper 30041* (May 2022).

<sup>11</sup> Saira Peesker, “Forget downsizing: Canadian seniors staying in large houses well into their 80s, due in part to lack of options,” *The Globe and Mail*, Last Updated February 12, 2024.

<sup>12</sup> Canada Mortgage & Housing Corporation. “Rental Market Report.” January 2024.

<sup>13</sup> Calgary Housing Company. “CHC By the Numbers.” Accessed March 11, 2024.

<sup>14</sup> Gregg Colburn. “Homelessness is a Housing Problem, Presentation to the Canadian Alliance to End Homelessness.” February 13, 2024.

accessing our shelter and in terms of the difficulty of getting (market and non-market) housing placements to help people move out of shelter. This combination of more people needing our services and fewer people moving on from requiring our support is an unsustainable situation for our organization.

Adding more housing supply will help ease this problem. Each additional housing unit built in our city reduces the number of people competing against each other for already existing homes. The more supply gets built, the closer we get to a scenario where sellers must lower prices to compete against each other for buyers, and landlords may have to lower rents to compete against each other for tenants. This effect exists regardless of the price/rent of new housing supply that goes online because the buyer/tenant of the new housing removes themselves from competing with others for the existing housing in the market.<sup>15</sup> Research suggests that a 1% increase in housing supply results in a 1% decrease in home prices.<sup>16</sup> However, it is essential to note that home prices and rents differ. While various factors influence home prices (such as interest rates and construction costs), rents are influenced by fewer variables. Consequently, the impact of new supply on rents is much more pronounced. Studies indicate that a mere 1% increase in overall housing supply can lead to an average rent decrease of 10%-30%.<sup>17</sup>

Municipal governments have many policy tools at their disposal for increasing housing supply, but land use regulations are one of the most impactful. The proposal being considered by Calgary City Council to rezone the base residential districts to allow for more housing density is not unprecedented. Cities like Auckland and Minneapolis are often cited as prime examples of city-wide rezoning - and with good reason: both cities saw an increase in housing supply and a decrease in rents compared to peer cities that share the same macroeconomic environment but did not rezone.<sup>18</sup> Minneapolis also experienced a decline in homelessness since their city created more permissive zoning districts, despite the state of Minnesota seeing an increase in homelessness.<sup>19</sup> An example closer to home is the city of Edmonton, which undertook a similar base district rezoning process last year.<sup>20</sup> While there has not been much time to observe the long-term effects, in 2023 Edmonton saw an 18.4% increase in 'Row House' housing starts compared to 2022.<sup>21</sup> Broadly speaking, there is a strong academic consensus that permissive land-use policies may not be a silver bullet to solve a housing crisis, but that they have positive impacts on

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<sup>15</sup> Cristina Bratu, Oskari Harjunen, Tuukka Saarimaa, "City-wide effects of new housing supply: Evidence from moving chains," *VATT Working Papers* 146 (August 2021).

<sup>16</sup> Albouy, David, Gabriel Ehrlich, and Yingyi Liu, "Housing demand, cost-of-living inequality, and the affordability crisis," *National Bureau of Economic Research*, No. w22816 (2016).

<sup>17</sup> Mense, Andreas. "The impact of new housing supply on the distribution of rents." *School of Business and Economics, University of Erlangen-Nuremberg*. Last Updated February 26, 2020.

<sup>18</sup> One Final Effort. "Tracking the revolution in housing policy." Last Updated April 17, 2023.

<sup>19</sup> Linlin Liang, Adam Staveski, Alex Horowitz, "Minneapolis Land Use Reforms Offer a Blueprint for Housing Affordability," *The Pew Charitable Trusts*. January 4, 2024.

<sup>20</sup> Lauren Boothby, "Edmonton passes density-boosting zoning bylaw allowing three-storey apartments and row housing citywide," *The Edmonton Journal*, Last Updated October 23, 2023.

<sup>21</sup> Government of Alberta. "Edmonton - Housing Starts." Accessed March 11, 2024.

affordability generally,<sup>22</sup> and rents specifically.<sup>23</sup> It is true that over 95% of rezoning applications in Calgary were approved during the current City Council term,<sup>24</sup> but this can be a lengthy and often expensive process. Not only does the delay in housing approval prolong the inflow of people seeking emergency shelter services, but it is also linked to lower housing affordability at the municipal level.<sup>25</sup>

Some have argued that any new housing supply enabled by the rezoning proposal would be expensive to purchase or rent and would therefore have no effect on affordability. This is false on two accounts. Firstly, the type of housing enabled by this proposal includes rowhouses, townhouses, laneway houses, and basement suites, all of which are more affordable on average than a new single-detached home. The median value of a single-detached home built between 2018-2023 was \$1,640,000, while the median value of a rowhouse built in that same period was \$586,000.<sup>26</sup> Secondly, even expensive housing entering the market has a positive effect on affordability, as it removes those with the means to pay from competing with everyone else for existing units.<sup>27</sup>

A functional housing market with elastic supply to meet growing demand and well-funded, non-market options along the housing continuum would alleviate many of the housing affordability challenges we see today. To reach that ideal, the City of Calgary needs to follow through on *Home is Here: The City of Calgary's Housing Strategy* by updating the city's base residential land use districts. This would increase housing supply, bolster affordability, and prevent people from needing to access emergency shelters at such an alarming rate.

## Other Consequences

While the Calgary Drop-In Centre is most focused on housing affordability, it is important to recognize some of the other impacts of this policy:

From an economic perspective, the proposed rezoning changes are a fiscally responsible option for the city to pursue. By enabling growth within existing neighbourhoods rather than constraining all new growth to the edges of the city, the city can save costs by simply upgrading existing services (libraries, utility connections, road maintenance etc.) rather than building new ones. It also creates the critical mass of people required for efficient public transit service, benefitting all residents. It also frees up the council's time and city resources that are currently dedicated to reviewing current rezoning applications.

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<sup>22</sup> Noah Kazis, "Learning from Land Use Reforms: Housing Outcomes and Regulatory Change," *NYU Furman Centre*. 2021.

<sup>23</sup> Alex Horowitz, Ryan Canavan, "More Flexible Zoning Helps Contain Rising Rents," *The Pew Charitable Trusts*, April 17, 2023.

<sup>24</sup> Darren Krause, "Though Calgary city council approves most R-CGs, councillors still want public input," *Livewire Calgary*, March 7, 2024.

<sup>25</sup> Canada Mortgage & Housing Corporation. "Approval delays linked with lower housing affordability." July 13, 2023.

<sup>26</sup> City of Calgary. "Rezoning for Housing - Info Session Boards Presentation." Accessed March 11, 2024.

<sup>27</sup> Evan Mast, "The Effect of New Market-Rate Housing Construction on the Low Income Housing Market," *Employment Research* 26(3) (July 2019): 1-4.

Environmentally speaking, enabling density has significant positive impacts compared to sprawl. Calgary's sprawling growth has destroyed more acres of grasslands and wetlands than any other Canadian city over the last 10 years.<sup>28</sup> With a dramatic need to increase housing supply, building within our existing footprint not only prevents this land destruction, it also enables more people to live closer to their jobs, reducing travel emissions.<sup>29</sup>

## Further Work

The rezoning proposal being considered by council is not enough to solve the housing crisis facing our city. When the city adopted *Home is Here: The City of Calgary's Housing Strategy* it started down the right path towards improving Calgary's housing affordability, but there is still much to be done. Only 3.6% of Calgary's housing stock is non-market (affordable),<sup>30</sup> which is below the national average and about half of the OECD and G7 averages.<sup>31</sup> This needs to drastically increase if our city is to increase affordability and improve the lives of those experiencing homelessness. Both non-market and market housing are needed to solve our housing shortage. It is also important to note that restrictive zoning is not the only barrier to the construction of more market housing - labour shortages and material costs for building new housing pose challenges for bringing more supply online.<sup>32</sup> Innovation in the housing space is necessary in this crisis. The City of Calgary should leave no stone unturned as it looks for new solutions to meet the needs of all Calgarians - including single egress stair designs, modular housing, and pre-approved universal design templates. Calgary is facing a severe crisis which calls for transformative improvements to the way we create housing.

## Conclusion

Calgary's housing shortage is being experienced most painfully by the most vulnerable in our society. Calgary's City Council should follow through on *Home is Here: The City of Calgary's Housing Strategy*, to enable the creation of more housing, boost affordability, and alleviate the unsustainable pressure on Calgary's homeless-serving organizations.

## About the Author

This report was prepared by Inam Teja, Policy & Advocacy Specialist at the Calgary Drop-In Centre. Inam has a master's in public policy with distinction from the University of Oxford where he concentrated on housing policy. He also holds an HBA from Ivey Business School and a BA from Huron University College.

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<sup>28</sup> Jesse Helmer, "Less is More: Where We Build 5.8 Million Homes Matters." *PLACE Centre. Smart Prosperity Institute*. November 2023.

<sup>29</sup> City of Calgary. "Rezoning for Housing" Accessed March 11, 2024.

<sup>30</sup> City of Calgary. "About affordable housing" Accessed March 11, 2024.

<sup>31</sup> Rebekah Young, "Canadian Housing Affordability Hurts," *Scotiabank Economics*. January 18, 2023.

<sup>32</sup> Matt Scace, "Labour shortages one of many factors limiting residential construction in Calgary: experts," *The Calgary Herald*, Last Updated October 17, 2023.

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**Public Submission**

CC 968 (R2023-10)

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First name [required]	John
Last name [required]	Hunt
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 <a href="#">here</a> .)	
[required] - max 75 characters	R-CG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Comments on Calgary Blanket Upzoning Proposal.2024.Apr.22.Hunt.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

## **Comments Regarding The City of Calgary proposed R-CG Blanket Upzoning Council Meeting 22.Apr.2024**

The City of Calgary proposed blanket upzoning is both “Bad Government” and “Bad Planning”.

### **Bad Government**

This proposed blanket upzoning is being forced on Calgary residents with what seems to be only a slim majority of support on Council and without sufficient consultation of the public is terrible. It is an affront to any sort of natural justice.

The City of Calgary cannot in good conscience make such a major shift in long-standing policy without further consultation of those impacted so severely. It is undemocratic. But they continue to rebuff efforts to ask for careful thought and consultation with those who are Calgary. The citizens of Calgary did not elect a council and mayor to run The City of Calgary like a dictatorship based on a few council votes. The Province of Alberta needs to step in and restrain The City of Calgary!

### **Bad Planning**

This proposed blanket upzoning is just chasing the latest community planning fad: It is assumed that higher densities are better because they reduce consumption and sprawl even if lower densities still have many advantages and are preferred by many citizens. Based on this assumption, regulations are to be relaxed to allow a mix of densities wherever developers see opportunity to make density greater overall.

The City of Calgary is grasping at something:

- 1: It is a big dramatic action. It might even be considered a form of virtue signaling: “See how we have taken this grand action to upend low density communities across the City – in spite of all the concerns raised”. Or it is just following other apparent trend-setting cities.
- 2: It is intended to solve the housing crisis by speeding up the addition of dwelling units generally and low-cost dwelling units in particular. But it is wrong to think that blanket upzoning will on its own result in more units faster. The residential building capacity – the rate at which the full developer community can complete projects – is the key factor. The City of Calgary should be working to help focus high density development in locations with higher capacity and less expensive infrastructure, to help get the most out of the residential building capacity in Calgary. Releasing a huge swath all at once that includes so much more than can be used by developers acts to dilute the potential effectiveness of focused efforts. The opportunity to coordinate higher-quality public transit with zones of greater density to gain further synergies is also lost.
- 3: It is intended to increase profits for developers. The idea is to incentivize developers to build higher densities. It presumes that what is lacking is locations for these developers. What motivates developers is profit, and this action is at its heart an attempt to steer developers by increasing their profits. Of course, higher profits for developers is not something to object to on its own, but to the extent it does not help lower housing prices, for low income households in particular, it does have

equity implications – which may be a concern for some proponents of this proposed blanket upzoning as discussed below.

4: It is based on the forceful assumption that higher densities are better overall. The City of Calgary is buying into the argument that higher densities use resources more efficiently and bring people closer to their destinations, resulting in a reduced urban footprint. Unfortunately, things are nowhere near that simple. Density on its own is shown empirically to have little effect. Focused density well-served by transit does more than a thin spread of duplexes or row houses in otherwise low density areas. Higher densities also have negative effects on residential space, from shading to less human scale to privacy – and the loss of a lifestyle associated with a private garden and a more protected family setting. These are all negatives that must be set against the potential benefits. It seems too much to not save more of the existing low density neighbourhoods that many residents enjoy along with pursuing higher densities in selected places to realize those benefits.

5: It sometimes seems to be an attempt at social engineering or encouraging a class conflict. I have heard it said – sometimes as whispers – that: higher income families in their low density neighbourhoods need to accept some low income families in high density housing as their neighbours – low density dwellers do not deserve their protected privilege and higher home values – there needs to be some “levelling up”. People have laughed at me and express some satisfaction when I expressed my concern that this proposed blanket upzoning will not only spoil the character of my neighbourhood but also reduce the value of my house. I was asked why I thought I deserved to live in a “protected” low density neighbourhood. I said because the neighbourhood has been designed low density by zoning and because I purchased and I pay municipal taxes based on the value of my house, including the component of value related to a “protected” low density. It just seems to be like The City of Calgary is acting in bad faith to suddenly change the rules – so dramatically – with such negative consequences for certain groups – and to do so with a thin majority of Council and while avoiding more complete public input.

6: It is an abdication of planning responsibility by the City of Calgary. If the point is to provide a greater range of housing types and more low income housing in particular, and to not bring about the wholesale devaluation of low density neighbourhoods in Calgary, then compatible areas should be designated for these and the efforts focused. Simply throwing open a vast area to potential development will merely give up any focus or coordination. The greater infrastructure capacities associated with greater development densities will be required everywhere and not only in focused areas – which will add to housing costs that will make low income housing more difficult.

7: It is not the most effective way to generate more housing stock generally and low income housing in particular. The proposal seeks to increase the number and lower the costs of residential construction opportunities for developers – in effect to subsidize development activity for developers. Research has shown that it is far more effective to subsidize rents than it is to lower construction costs when seeking to benefit low income households. Developers respond to both higher rents and to lower construction costs, but families get their more direct say when they choose where to pay the rents. Developers get the market prices, but the subsidized renters do not face the full market prices. When developer construction is subsidized, it is too easy for developers to still charge the market prices to the renters and keep the subsidies.



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First name [required]	Jeff
Last name [required]	French
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 <a href="#">here</a> .)	
[required] - max 75 characters	Blanket Rezoning Proposal
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 life long Calgarian and resident of Dalhousie. Within the last 10 years I applied for a Development Permit ("DP") and executed the proposed development. Prior to seeking the DP, I consulted with neighbours, shared proposed plans, discussed how the development would impact them and accommodated to balance opposing needs/ desires - result being a development that fit within the context of the R-C1 zoning without forcing the development upon my neighbours. This path took more time but yielded a better result that all can live with.

The need to consult and work with neighbours in planning development is integral to building strong and cohesive communities - forcing development of various types upon those who made the specific choice to live in a community for the nature of its development or character is not within Council's mandate and will cause fractures between neighbours due to the forcing of new development. Practically, it is the neighbours who must live with the development after the developer has moved on; removing the ability for those directly impacted is irresponsible governance.



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First name [required] Michael

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 Land Use Amendment Citywide

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 this non-strategic blanket rezoning plan - it will no fashion alleviate any issues with respect to housing affordability. There are many available alternatives for the City to consider, and blanket rezoning should not be selected as the preferred alternative. The City has identified other options that could better align multi-family development with affordability. For example, the City developed the Macleod Trail Redevelopment Corridor Plan in 2012 - it should be implemented.



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First name [required]	Lyle
Last name [required]	Stelzer
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 <a href="#">here</a> .)	
[required] - max 75 characters	Calgary's Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I don't think it's fair to allow multifamily infill residences in my area. Parking will become a big problem and it destroys the quiet neighborhood I purposely bought into.



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First name [required] **Matthew**

Last name [required] **Smiddy**

How do you wish to attend?

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

Date of meeting [required] **Mar 13, 2024**

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

[required] - max 75 characters **4.1 Notice of Motion - Plebiscite on City Wide Blanket Re-Zoning, EC2024-03**

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

ATTACHMENT\_01\_FILENAME (hidden) **Statement to the City.docx**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear City Council Members,

I am writing to express my strong opposition to the proposed rezoning law currently under consideration by the City of Calgary. As a concerned citizen, I have witnessed firsthand the adverse effects similar policies have had on neighborhoods such as Marda Loop, and I am deeply worried about the potential long-term impacts this blanket rezoning could have on our community's character, infrastructure, and overall livability.

Marda Loop, once known as one of Calgary's finest neighborhoods, has seen a dramatic transformation due to unchecked population increases. This has led to an unsustainable spike in population density, significantly more traffic congestion, and a decline in the quality of life for residents. The charm and appeal that once defined Marda Loop and attracted many of its residents have been severely diminished, serving as a cautionary tale for the rest of our city.

While I fully support the creation of additional housing units and understand the necessity of densification to prevent urban sprawl and promote sustainable growth, it is imperative that such development be conducted thoughtfully and strategically. The current proposal, however, lacks the nuanced approach required to manage such significant changes effectively. It opens the door to unrestricted development without adequate consideration for the unique needs and constraints of individual communities.

Specific concerns include:

**Infrastructure Strain:** Increased density must be matched with corresponding enhancements to local infrastructure. This includes not only transportation networks but also utilities and community services, which are vital for maintaining quality of life. The proposal does not adequately address how these needs will be met as population densities rise.

**Transportation and Traffic Management:** With the increase in residents, the demand for efficient transportation and traffic management solutions becomes more critical. The current proposal fails to address how increased traffic will be managed or how public transportation will be expanded to meet higher demand.

**Parking Requirements:** Each new housing unit must come with adequate parking to avoid overflow into streets, which can clog traffic and reduce safety for all residents. Ensuring that every unit has designated parking must be a standard part of planning to prevent the issues currently seen in neighborhoods like Marda Loop.

Selective Development Rights: Granting carte blanche to any contractor to develop additional units is a reckless approach that can lead to inconsistent and potentially low-quality developments. Instead, the city should establish clear criteria and rigorous standards for developers, including requirements for community engagement and adherence to a development plan that aligns with long-term city planning objectives.

In conclusion, while the goal of increasing housing availability is commendable, the means by which the City of Calgary is proposing to achieve this goal is flawed. I urge the council to reconsider this approach and develop a more comprehensive, thoughtful strategy that considers the unique characteristics of each neighborhood. This would ensure that growth is not only sustainable but also enhances the livability and charm of our beloved city.

Thank you for considering my concerns. I hope that together, we can find a path forward that truly serves the best interests of all Calgarians.

Sincerely,

A Concerned Citizen



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First name [required]                      Roberta

Last name [required]                      Martin

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Calgary land use designation (zoning) ammendment (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)

As a Calgarian citizen and tax payer and property owner, I am totally opposed to a city wide blanket re zoning within the City of Calgary. The City of Calgary council members and Mayor must put this decision to a plebiscite due to the importance and impact of this major decision. The citizens of Calgary deserve this at the very least and we must feel our voices and concerns are listen to.



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First name [required]                      Nouran

Last name [required]                      Babcock

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning bylaw

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 inform you of my opposition to the blanket rezoning in the city. I do not believe this is the way to resolve the issue of housing availability or affordability in Calgary. This rezoning caters to developers and takes away residents' say in what happens in their neighbourhood. There needs to be more consideration to the following:

- Rent control so landlords can't gouge their tenants.
- Limit how many properties someone can own so residents can purchase and live in their own properties e.g. allowing residents to own only two homes and require they reside in one of them
- Having specific guidelines on what can be built on lots based on size versus saying up to 4 row homes including basement suites and lane houses for each. Simply saying this is an unlikely scenario is insufficient. New developments should only be allowed to have a basement suite or a lane house but not both.
- Allowing neighbours to give feedback on what is developed on neighbouring lots. People need to have a thorough understanding of the impacts and have a say.
- Limit height to two stories or to the equivalent height of neighbouring lots.
- Requiring parking (either garages or driveways or a combination) so residents are not parking on the street. Street parking is a safety risk as people will not be able to see pedestrians, cyclists or other vehicles if their view is obstructed by parked vehicles.
- Enhance snow removal services where snow is cleared and fully removed out of the residential area, and expanding service where if a side street is large enough for a snow plow to come through then that road/cul de sac gets cleared
- Enhance bus services to residential areas so residents aren't dependent on having their own vehicles.

Thank you for your consideration.



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First name [required]                      Heather

Last name [required]                      Addy

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 (Rezoning for Housing project)

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 Mayor and Councillors,

I strongly support the citywide rezoning project for the following reasons:

I am very concerned about the lack of affordable housing in our city, especially in terms of how it impacts young people. I am a professor emerita from the University of Calgary, where I taught for 24 years. Even prior to the recent increases in rent and housing costs, finding safe, affordable housing was a major concern for many students, especially graduate students who have young families. These bright, motivated young people represent the future of our city; we not only want them to succeed while students, but we also want to retain them once they have finished their programs.

I am also concerned about the lack of affordable housing options available in my community for my spouse and myself as we get older and seek to move into a different type of housing.

As well, I believe this rezoning will make it easier to build affordable housing across the city and reduce our reliance on new sprawl, which does not align with the City's Climate Strategy. I respectfully ask that you to make decisions that align with that strategy, by making it easier to build affordable housing within the city rather than having to continue expansion of new communities on the edges of the city, leading to more loss of native grasslands, wetlands and agricultural land.

I respectfully ask that you pass this rezoning amendment and support the Housing Strategy so that we as a city can take effective action to provide affordable housing for more people.



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First name [required]	Kim
Last name [required]	Kemper
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 <a href="#">here</a> .)	
[required] - max 75 characters	Public hearing on re-Zoning
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	Rezoning .docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

[https://docs.google.com/file/d/1b2m8kQwxEe6NZH4w31hzfhDtXbu7EhpH/edit?usp=doclist\\_api&filetype=microsoftword](https://docs.google.com/file/d/1b2m8kQwxEe6NZH4w31hzfhDtXbu7EhpH/edit?usp=doclist_api&filetype=microsoftword)



Re-Zoning Blanket to RCG

**Planning and Development- April 2024**

**Comment:**

**Thank you for taking the time to read our letter. We at the Marda loop community associations (MLCA) have heard many different views on this blanket rezoning which originated out of the Housing affordability task force.**

**The majority of comments have been that creating a base R-CG from the R-C1 base has caused confusion, dismay, loss of trust in the City and fear.**

**We know that exclusionary zoning can amplify and restrict opportunities, however, with this change, the residents we've heard from feel it is too far to go from RC1 to RCG.**

**Many members of our community have asked why going to RC2 is not a better first step.**

**Residents in Marda loop have expressed a change to RC2 would allow for up to two residents and two additional spaces on a 50 x 120 foot lot equaling a four times increase of density on the majority of lots in Calgary.**

**There are huge sustainable benefits to a smaller change in terms of lot coverage on a RC2 versus RCG. The majority of council have expressed their concerns the climate emergency and yet are voting today on some thing that will decrease tree canopy and increase lot coverage with buildings.**

**This letter could go into great lengths with data both for and against, but we at the MLCA write on behalf of thr residents in our community and what I can relay loud and clear is the overwhelming amount of residents who are concerned and are not in favour of this change. We have heard from a few and a very few who are in favour.**



Marda Loop Communities Association

**The City asked for input on the fluoride issue as well as the Olympics but not for changing**

**Thank you for taking the time to read our letter.**

**Kindly,**

**Kim Kemper Planning & Development  
Marda Loop Community Association**



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First name [required]	Renee
Last name [required]	Hunt
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)

To City Council Members,

Thank you for this opportunity to express my concerns around blanket wide rezoning for the City of Calgary. I am in opposition to it for the following reasons. The citywide blanket rezoning for single family neighbourhoods will be the biggest change to residential zoning in Calgary since the creation of the land use bylaw.

I agree that it is important that Calgary provides decent, safe, and stable housing that is deeply affordable for those who need it. But I do not believe blanket up-zoning will result in this outcome. We support targeted density and sensible redevelopment that respects the desires of diverse communities across Calgary. Blanket up-zoning is not a good idea because it will not achieve the city's desire to provide more, and affordable housing on a timely basis and it will have a negative impact on all existing single-family neighbourhoods— no community will be spared.

Our community wants the City to take it to a Plebiscite because this issue affects every residential community in the City (Old or New, Inner City or Suburban) every home in the city. The City held a plebiscite for the Fluoride issue and the Winter Olympics. This is the only way to get a true picture of what Calgarians want. This blanket rezoning bylaw may only benefit developers and does absolutely nothing for affordable housing nor the provision of housing on a timely basis. During a plebiscite all stakeholders will have sufficient time to present their arguments to the entire city and then every Calgarian can have their say with their vote.

Conversations with our residents and other community association members/directors over the past few months have raised a lot of sound planning, engineering, economic and transportation reasons why densification is not necessarily a good idea in every single-family neighbourhood. Density can benefit the city and communities if it is well planned. However, blanket up-zoning creates density without regard for community context and may even be contrary to many City/Community negotiated Local Area Plans. City Hall owns many parcels of land on transit corridors (LRT Stations) and other suitable sites that can provide immediate land for densification without destroying single family communities.

In closing, I feel it is imperative that the blanket rezoning issue NOT move forward for the reasons listed above and for many more that this forum does not allow room for.

Sincerely,

Renee Hunt

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



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First name [required] Karen

Last name [required] Pocherewny

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) City of Calgary - Rezoning Letter.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am resoundingly against the blanket rezoning of the City of Calgary

April 15, 2024

Office of the Public Clerk  
City of Calgary

To whom it may concern:

Re: Blanket Rezoning

I am writing this letter to express my opposition to the changes that City Council is planning to make to the residential zoning in Calgary. An issue of this magnitude should be decided directly by Calgarians not members of Council, whom each have their own agenda's – many of which are disregarding the opinions of their ward.

The impacts of this blanket rezoning to current neighbourhoods will change the current dynamics of communities and homeowners and ultimately the entire City of Calgary.

This is not about “affordable housing” as many of the areas this will impact will never be “affordable” – they will be cash cows for developers. I understand this is a very complex issue, however, each individual Calgarian should be given the choice to either support/not-support this immense change!

People purchased their home (their largest investment) based on the current zoning/make-up of their community for a reason. I picked a community that was zoned R1 as I did not want to have multi-family dwellings. I wanted to live in a community of single-family homes with lots of trees, parking, schools and the amenities of my choosing. I did not want to be fighting over parking space with my neighbours or many of the other issues that go along with densely populated areas. We paid a premium to live in an R1 community.

I attended Councillor DeMong's open house on April 11<sup>th</sup> and found many of the answers provided by the city planning crew lacking in concrete information. They were able to clearly communicate a couple things:

1. Under the new zoning properties could be changed from having one house to 12 dwellings... this is ridiculous – a row house of 4, each with basement suites and then each with a back yard suite – all of this happening without any input from the neighbours or community as the public feedback process is being removed.
2. Parking – it was communicated clearly that the Council is not interested in the fact there would not be enough parking for the 12 new dwellings. I listened to one of your planners on QR Calgary and the City has estimated that each dwelling currently has 1.75 vehicles. I would strongly suggest the City should find the

average of current vehicles per dwelling in R1 rated communities – it is much higher than 1.75. This also does not take into consideration the push for EV's – where is everyone going to charge them? Wintertime in -30...? The planning crew at the open house was quite glib and suggested that people need to take transit or bike. I have a feeling that parents with children, children in activities, senior who have raised their families – which are predominantly who live in R1 communities are not taking transit. The transit system in this city is abysmal and unsafe. Not many people enjoy biking in wintertime. This is unrealistic. I guess another way that the city can generate funds and nickel and dime Calgarians by making them pay a fee to park in front of their home.

I found it interesting that originally the City had a plan and was reviewing 8 different areas where higher density dwellings made sense and that suddenly this was scrapped after only 3 areas were reviewed. The timing interestingly coincides with funding announcements from the Federal government and giving funds to cities that rezone. Also, interesting timing was the hiring of Tim Keehn who specializes in high-density communities and rezoning....

This is a small snippet of the issues I have with blanket rezoning – again, I am strongly opposed to this and feel this issue should either be scrapped or at the least put to a plebiscite for Calgarians not Councillors to decide.

Kind Regards,

Citizen of Calgary



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First name [required] Sherry

Last name [required] Zabinsky

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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 submitting my opposition to the R-CG Blanket Rezoning proposal that will be discussed on April 22, 2024. I believe that Blanket Rezoning is not the correct way to address the housing crisis in Calgary. Each community is unique and the property owners/communities should be considered separate entities to be consulted individually. Each community has unique concerns. I am writing to you as a resident in the Roxboro community. I have been a home owner in Roxboro for 20 years. We are a small community with single family homes. The lot that I own has a restricted covenant that was signed in 1942 which states that no more than one dwelling house shall be erected on the property. While I understand the need for low income housing, this is not an area that will be able to fill the affordable housing gap. We owned our home and dealt with the impacts of flooding in 2013. With increased density on the flood plain there will be less area for the water to be absorbed. The community also has many large old trees that will be at risk should housing density be increased which will affect run off from rains and high river levels. Our community is currently dealing with the population increases from the Mission area. As a result we have seen our parks become increasingly overrun with dog owners as there are currently not enough green spaces being created as housing is densified. Carelessly, the city does not address this in the blanket rezoning. Our community school is currently over its limit and on a lottery system. As housing increases the additional students will need to be bussed outside the neighbourhood. It has been abundantly clear that the city has not consulted its residents on this proposal and have not considered this policy's effect on other urban design. For my community and unfortunately for the City Calgary, the identity of old historic neighbourhoods is being sacrificed for a quick poorly thought out policy. It would be much wiser to address housing needs on a community by community basis. We can do much better.



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First name [required] Faisal

Last name [required] Albarazi

How do you wish to attend?

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

Date of meeting [required] 22 avr. 24

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

[required] - max 75 characters Rezoning for housing

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 support the RCG rezoning. This is one of the many tools to achieve affordable housing. It is a step to adhering to basic human right of housing for all instead of the current embarrassing situation of squeezing people for basics. It is outrageous that admin have proposed making fourplexes and townhouses discretionary. The purpose of RCG is again to make Calgary a sustainable place for its residents, this is only possible by building more housing. Permitted use should be restored and what is promised should be delivered



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First name [required]                      Wilson

Last name [required]                      Chan

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We agree that housing affordability is paramount. However, the current proposal for blanket upzoning is unlikely to be an effective means to affordability, as it will increase density but not reduce the price of the units in question. My main concerns are that this proposal does not appear to be tightly regulated, and the lack of any sort of guidelines, safeguards, or checks to ensure responsible planning practices (e.g., the 'contextual' part of CG) is concerning. Losing the ability discuss individual projects in a public hearing is extremely concerning, as a hearing on the merits of a project before one's elected representatives is a fundamental part of the planning process right now that would be lost in the future under this proposal. As a result, I am in opposition.



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First name [required]	Marie
Last name [required]	Semenick-Evans
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 <a href="#">here</a> .)	
[required] - max 75 characters	Blanket Rezoning to 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)

We're writing to voice our opposition to the implementing blanket RC-G zoning across the City of Calgary.

We feel that blanket zoning is not the best approach to address the serious problems our city has regarding housing availability and affordability. RC-G zoning does not produce affordable homes, and it does not increase housing availability to the sector of our population that needs it most. We can see in our own community how it drives up pricing as developers compete for lots, and doesn't result in either an affordable new homes, or keep existing homes affordable.

We also feel that RC-G should only be applied to 50 foot lots or larger in order to preserve smaller homes as affordable housing. Making every lot RC-G means driving up the prices of every existing home, ultimately making every home out of reach.

Please rethink the blanket zoning approach. The costs of that policy will far outweigh the benefits.



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First name [required]	Valerie
Last name [required]	Shaw
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 to R-CG
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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)

Concerned about what this redesignation will do to the neighbourhood of Mapleridge. I can see parking as an issue where multifamily units are built as well as increase in traffic on what are quieter roads in these older communities. Oversized houses that will shadow my yard and restrict my view(already seeing this in the neighbourhood where permits have been granted to build oversized homes). Concern that current water, sewage, electrical not up to handling multi family or densification in our area especially with the push for EVs. Reduction in value of home due to absent landlords and poorly kept yards and homes as a result.



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First name [required] Kristina

Last name [required] Hansen

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) yard.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning would have a serious impact on existing neighbourhoods. For example, having a 3-story building on the lot to the south of our house will severely impact the amount of vegetables we can grow for our family as well as the beauty of our front yard due to the lack of sunlight and excess shading.



Having a 3-story building on the lot to the south of our house will severely impact the amount of vegetables we can grow for our family as well as the beauty of our front yard due to shading.



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First name [required] Lisa

Last name [required] MacCuish

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters R-CG blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My name is Lisa MacCuish. I live in Lake Bonavista Estates. I am vehemently opposed to this outrageous R-CG blanket rezoning. I have not spoken to a single Lake Bonavista homeowner who is in favour of this blanket rezoning. I feel that this rezoning will destroy the fabric of our Lake community. There are environmental concerns that have absolutely not been addressed. This is unconscionable on the behalf of our Mayor and city council. I am asking the mayor and city council to reconsider this outrageous and harmful bylaw.



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First name [required] Franck

Last name [required] Kores

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting-public hearing- rezoning of Glamorgan

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

ATTACHMENT\_01\_FILENAME (hidden) Frank Zvonko Kores56 Governor Dr SW.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Frank Zvonko Kores  
56 Governor Dr SW

Calgary, Alberta

T3E-4Y9

Calgary City Council

Re: Rezoning By-law

Dear Sir/Madam:

My name is Frank Z Kores and I am resident of the Glamorgan neighbourhood in the city of Calgary. I have become aware of your proposal to amend the zoning ordinance of my neighbourhood to allow for construction of semi-attached, row housing, etc... and I am **of the strongest opposition** to this amendment.

1. I moved into the Glamorgan neighbourhood years ago precisely because it was a middle-class, affordable and **lower density neighbourhood**. There are plenty of nearby neighbourhoods that offer more dense housing. In fact, I think most of the surrounding ones already do and it is nice to know that there is a variety of options and that not all the neighbourhoods are identical. To suggest that all inner-city neighbourhoods must be identical is to take away the variety and character that I sought when choosing my neighbourhood.

2. My quality of life, a ranking at which Calgary has always excelled, will decrease. (Calgary has ranked very highly in many quality of life rankings, including in the Economist magazine.) To impose this change upon my neighbourhood will definitely lower my quality of life. The increase in traffic is not an aspect of high-density housing that most people relish. (The recent brochure sent out to residents of Calgary quite flagrantly portrays a neighbourhood with only two parked cars, but anyone who has driven by such neighbourhoods that all spots are usually jam-packed.) Having a towering infill next to me would of course reduce the sunlight and maintain my yard in shade for many more hours per day. This is not desirable.

3. Maintaining diversity in city planning is key and the City of Calgary seems to agree with this concept. When the City decides to develop suburban neighbourhoods, there is **always** a variety of options in these new areas, ranging from apartments and condos, to row houses and then detached homes of various sizes. If this is valid for the suburbs, then surely it stands to reason that variety – mix between high-density and low-density is healthy for the inner city as well. To impose this new zoning across the board will simply take away from the established character of the neighbourhoods, reduce choice from those who desire to be in the inner city and render all neighbourhoods identical.

4. Newly built infills are usually bigger and more expensive than what is currently offered in Glamorgan. This will not necessarily give access to all- but rather to only those can afford it- to move into the neighbourhood. Maintaining different price points and house sizes is crucial for the health and stability of our housing market.

To recap, I am against the proposed rezoning of my Glamorgan neighbourhood since it seems to be the last bastion of lower-density housing in my area. Until all other areas- currently zoned for higher-density housing have been saturated- I don't see why there is such a rush to change the zoning for Glamorgan. There are already condos and apartments in certain areas, so maybe the option to expand those should be explored, rather than allowing infills that will allow developers to build large monstrosities that will cost more and change the character of what is currently a beautiful and liveable neighbourhood.

Please save my neighbourhood,

Frank Zvonko Kores



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First name [required] Caroline

Last name [required] Troy

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) Opposition to City of Calgary Rezoning for Housing .pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

Subject: Public Submission Against Proposed Rezoning Plan

Dear Members of the Calgary City Council,

I am writing as a resident deeply concerned about the proposed rezoning plans that threaten to fundamentally alter the fabric of our community. As a homeowner, my property represents not just a financial investment but also a personal sanctuary for my family and me.

The introduction of a three-story residential building adjacent to my home would severely compromise our privacy, with windows that could overlook our backyard where children play. The potential loss of sunlight, crucial for our garden and the beautiful large trees that enhance our neighborhood's character, is distressing. These trees not only provide beauty and shade but are vital for the local ecosystem and our quality of life.

Additionally, the tranquility of our low-density neighborhood significantly contributes to our quality of life. Currently, we enjoy a peaceful environment where the sounds of birds singing and the wind rustling through the trees provide a serene backdrop to our daily lives. Increasing the density with the proposed rezoning will inevitably lead to a noisier neighborhood, diminishing the quiet that holds immense value for all residents. This shift threatens to erode the calming, natural soundscape we currently cherish.

The rezoning would also increase the density of our streets, already tight with parking. This could lead to a higher likelihood of pedestrian accidents and diminish the safety of our neighborhood. Beyond the immediate logistical and environmental impacts, there is a profound personal cost. Our homes and their surroundings constitute our living environment, where we have built lasting relationships with neighbors and created our life stories.

Moreover, the manner in which this rezoning has been pursued suggests a disregard for substantial community input, appearing to prioritize the interests of developers and external parties over the voices of Calgary's citizens. The approach to this rezoning echoes a past experience of mine where the guise of community engagement masked predetermined outcomes. In a prior instance involving an affordable housing initiative, a public hearing was convened. It was only afterward that I realized the purpose of the public hearing was not to discuss the project's viability, but merely to deliberate on the cladding of an already approved building. This experience has left me skeptical of the current process, which seems to echo that earlier disregard for genuine community

input, favoring instead the interests of developers and external parties. The absence of clear information and the haste to implement significant changes without comprehensive public consultation only heighten my concerns that once again, decisions have been made without truly listening to the voices of Calgary's residents.

The essence of my concern is the right to maintain the integrity of our home and community. It seems unjust that while developers may profit, homeowners like myself could suffer without fair compensation for the depreciation of our most valuable asset and quality of life.

I urge the Council to reconsider this rezoning proposal, or at the very least, delay its approval until adequate community consultation is undertaken. It is crucial that more transparent and inclusive discussions occur, ensuring that all impacted parties are properly heard and genuinely considered.

Thank you for your attention to this matter. I hope for a decision that respects the values and needs of our community.

Sincerely,

Caroline Troy

149 Wedgewood Drive SW  
Calgary, AB  
T3C 3G9  
cmtroy@shaw.ca



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First name [required]	scott
Last name [required]	sutherland
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 <a href="#">here</a> .)	
[required] - max 75 characters	this is in regard to the Calgary City Council proposal for Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Blanket Rezoning Letter.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

please accept my letter opposing the the city wide blanket rezoning proposal made by the Calgary City Council and to be voted on during the April 22, 2024 council meeting

April 15, 2024

Delivered Electronically

Re: Revisions to Land Use Bylaw- Calgary Blanket Upzoning

To the Honourable Mayor (Her Worship) and Calgary Council Members

I am writing to express my strong opposition to the proposed blanket rezoning of residential communities in Calgary from the current R-C1 Contextual One Dwelling Districts and replace with R-CG Residential Grade Infills. This plan would allow developers to replace a current single dwelling home with 8 dwelling units with 4 parking stalls. It is extremely troubling that City Council had moved forward with this plan without any meaningful consultation or input from the residents. This would have a devastating impact on the quality of life, property values, infrastructure, parking, neighbourhood aesthetics, green space, and school space of the existing communities.

First of all, the blanket rezoning would erode the property values of the single-family homes and duplexes that currently make up the majority of the residential areas. These homes are the biggest investment and asset for many Calgarians, and they have a right to protect their equity and stability. The sudden influx of high-density buildings would create an oversupply of housing units, lower the demand and price of the existing homes, and increase the property taxes for the homeowners. This would be unfair and unjust to the people who have worked hard to buy and maintain their homes in these neighbourhoods.

The blanket rezoning would strain the existing infrastructure and services that are already under pressure in many areas. The roads, sidewalks, transit, water, sewer, electricity, and gas systems would have to accommodate a much higher number of residents, without any corresponding increase in funding or capacity. This would result in more traffic congestion, noise, pollution, and safety issues, as well as more frequent breakdowns and outages. The city would have to spend millions of dollars to upgrade and expand the infrastructure, which would ultimately come from the taxpayers' pockets.

In addition, the blanket rezoning would create a parking nightmare for both the residents and the visitors of the affected communities. The townhomes and extra dwellings would not have to provide adequate parking spaces for their tenants, who would have to compete with the existing residents for the limited on-street parking. This would cause frustration, conflict, and inconvenience for everyone, especially during the winter months when snow removal and street cleaning are required. The lack of parking would also discourage people from visiting the local businesses, parks, and amenities, which would hurt the economic and social vitality of the communities.

I am certain, the blanket rezoning would ruin the neighbourhood aesthetics and character that make each community unique and attractive. The high density townhomes and dwellings would be out of scale and out of place with the surrounding homes, and would create a visual and physical barrier between the neighbours. The buildings would also block the sunlight, views, and privacy of the adjacent homes, and

reduce the green space and landscaping that enhance the beauty and livability of the neighbourhoods. The residents would lose their sense of identity, pride, and belonging to their communities, and feel alienated and unwelcome in their own homes.

Without question, the blanket rezoning would diminish the green space and school space that are essential for the health and well-being of the residents, especially the children and seniors. The apartment buildings would take up the land that could be used for parks, playgrounds, gardens, and sports fields, which provide opportunities for recreation, relaxation, and socialization. The green space also helps to mitigate the effects of climate change, such as flooding, heat waves, and air quality. The apartment buildings would also increase the enrolment and crowding of the local schools, which are already facing challenges in meeting the educational needs and expectations of the students and parents. The green space and school space are valuable and irreplaceable assets for the communities, and should not be sacrificed for the sake of profit and density.

In conclusion, I urge the Calgary City Council to reject the blanket rezoning of residential communities, and to respect the wishes and rights of the residents who live in them. The rezoning would have negative and irreversible consequences for the quality of life, property values, infrastructure, parking, neighbourhood aesthetics, green space, and school space of the communities, and would undermine the trust and confidence of the citizens in the city's leadership and governance. The city should instead pursue a more balanced and collaborative approach to planning and development, that considers the needs and interests of all stakeholders, and that preserves and enhances the diversity and livability of Calgary's neighbourhoods.

Sincerely,



Scott Sutherland



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First name [required]                      Leanne

Last name [required]                      Schulz

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in favour of the proposed blanket rezoning for the City of Calgary. Homeowners have specifically purchased homes based on the current zoning and the lifestyle of the community. They will be negatively affected by the increase in traffic volume, parking and change in complexion of building type (for example: large multi-family buildings dwarfing a single family home). It's unfair to make these sweeping changes for all across the city without a plebiscite.



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First name [required]                      Maria

Last name [required]                      van der Hoek

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 - Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to blanket housing rezoning in the city of Calgary. The problem is not availability, it is affordability. Take action to drive down rent prices, put tougher restrictions on greedy landlords exploiting their tenants and then there would be enough homes for people to live in. I live in Pineridge, Ward 10.



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First name [required] Richard

Last name [required] LaRocque

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

As long term residents of Rosedale's single family residential R-1 zoning, we feel increase density housing will reduce the quality of life for our neighborhood.



**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] Reuben

Last name [required] Vander Meulen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME (hidden) April 22 Housing Letter.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Hello Council,

I am writing to you today to express my support of city-wide R-CG rezoning. This is a very low-impact, common sense change that will have diverse, far-reaching benefits for this city and its people when implemented.

First of all, this city has a funding problem. We have an ever-growing long-term infrastructure maintenance deficit, service dilution, and lack of political will to increase property taxes. Many of the people opposing this change also oppose tax increases and service cuts. Improving density, and making it much easier to do so in a low-impact way, is the easiest way to begin tackling our ever-growing future funding shortfalls.

Secondly, we are facing a housing crisis. New builds will not often be *affordable housing*, but they create opportunities for filtering. With the average cost of a new single family home in an established community costing over \$1.6 million and a rowhouse in the same area costing under \$600 thousand, only one of those housing options is within reach for middle-class Calgarians. Continued sprawl, service dilution, and ecological destruction are not the answer. Many new suburbs offer improved density when compared to older inner-city neighbourhoods, the lack of change and lack of density in these older neighbourhoods makes service delivery needlessly inefficient.

The voices opposing this policy are certainly loud, but the significance of their concerns is deserving of some skepticism. We need to be a city focused on meeting people's needs, providing needed services, and working to reduce our footprint and energy demands. Protecting our city's car-centric status quo, inefficient housing development styles, and free (or extremely subsidized) parking is exactly the wrong approach to be taking at this point in the city's trajectory.

I attended a town hall on this topic hosted by my city councillor, and was told by a constituent during this event that an expectation of ever being able to afford to own housing in Ward 7 is an idea borne from entitlement. I live in a household of two working professionals with no children- ensuring that every established community in Calgary is accessible to nobody except the extremely wealthy is not a status quo anyone should feel is worth protecting.

Calgary has a lot of problems it is facing and will be grappling with over the coming decades, and I believe we have the public and political will to face these issues head-on. Service dilution, growing infrastructure maintenance liabilities, a lack of housing affordability, poor transit and active mobility access, car dependency, racial and socioeconomic segregation, high energy consumption, and ecological destruction are all issues that will be improved by this simple policy change.

Letting people build the housing that they want and lessening government bureaucracy in providing controlling residential land use is such a simple step in the right direction for so many important issues this city is facing. Please don't pass up on this opportunity for incremental positive change.

Thank you,

Reuben Vander Meulen





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First name [required] Richard

Last name [required] Drozda

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am submitting this to advise that I and my spouse are extremely OPPOSED to the rezoning of our land parcel to R-CG as indicated in the letter. This is a major decision that affects all Calgarians and should be addressed in a "plebiscite". The current mayor and council members were never given the mandate to proceed with such a significant change to the proposed Land Use Designation. We also believe that this strategy is not a solution to the housing issues (i.e. "affordable housing") in Calgary and that other alternative measures should be investigated. We agree with the comments submitted by the Pamela Wilson of Edgemont Community Association to the mayor and city council dated March 4, 2021. It is also detrimental to our established communities. We strongly urge the mayor and city council to cancel this rezoning proposal and seek alternative viable measures.



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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] Michael

Last name [required] Wenig

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: R-CG Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) MW submission on blanket rezoning\_Apr 15, 2024.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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**MICHAEL M. WENIG**  
**Calgary, Alberta**

April 15, 2024

Dear Calgary City Councillors –

**Re: Submission for public hearing on rezoning**

This is a submission for the public hearing on the City's proposed rezoning to R-CG (and H-GO). I refer to this proposal below as "blanket upzoning."

I am a longtime resident of the Varsity Village neighbourhood in NW Calgary.

For starters, I encourage the City to continue to study and adopt measures to increase the City's housing stock (in terms of both the number and diversity of housing types) and to endeavor to make housing more affordable, especially for low and middle income families. (Ironically, several very large single family houses have recently been constructed in my neighbourhood, much to the neighbours' consternation. Allowing these new, mini-Mc-Mansions seems totally contrary to the objective of increasing density.)

However, I think the blanket rezoning proposal goes too far too quickly. The City should adopt a more granular rezoning approach that is based on City- and region-wide density objectives<sup>1</sup> and that targets specific streets where blanket upzoning is most appropriate. A more granular approach should also be rationally linked to

- The City's objective of protecting tree cover on privately owned land
- Climate-friendly plans for transit and non-motorized access to commercial districts

I also generally support and adopt by reference the position of the Varsity Community Association (VCA), that the negatives of blanket upzoning outweigh the benefits.

I watched one of the City staff's webinars on rezoning and have read the City's background materials. The City's information seems incomplete or misguided in several respects:

- I am still unclear as to whether the City's adoption of the current rezoning proposal is a condition for the City's receipt of one or more federal housing grants. City Council and staff should be clear on whether this is a reason for the rezoning proposal. If the federal government has not made this clear, then the City should ask for more clarity before deciding whether to approve the rezoning proposal.
- The City's information does not seem to address the estimated effect on property values of single-family, detached houses when higher density housing is built next door. Do the property

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<sup>1</sup> These objectives should be adopted with an eye to avoid unfairly burdening racialized and low income communities.

values increase because of their attractiveness for more high density construction? (Do the properties become valued more for their land than for their existing structures?) Or do the values decrease because of the reduced amenities from adjacent high density structures?

- In the webinar, the City's planning staff presented a graph purporting to show a correlation between lower cost housing among numerous cities and reduced construction red tape in those cities. I think this correlation is overly simplistic. To suggest that Toronto's housing is more expensive than Calgary's, for example, simply because Toronto apparently has a more cumbersome municipal approval process, ignores the different population pressures and land availability in those cities.
- In the webinar, the City also showed a slide predicting that, even with blanket upzoning, there would be a slow rate of change in housing stock on a given block through 2070. It's unclear what data the City used to make that prediction. At any rate, in my view it is a fantasy to think we can predict that kind of rate of change. Moreover, if the City has correctly predicted a very slow rate of change, then surely the slower approval process that is currently in effect (i.e. with ad hoc rezoning) will not impact that rate of change. What's an extra 6-8 months for ad hoc rezoning on my cul de sac, if I'm likely to see only 3 or so higher density structures on the cul de sac over the next 50 years?

Once again, I strongly support efforts to mitigate increasing housing costs and to ensure that middle and especially lower income families can continue to afford to live in Calgary and that the City remains a feasible destination for new immigrants. I also strongly support efforts to increase density, and to facilitate increased use of public transit, biking and walking, and other measures to reduce the City's overall greenhouse gas emissions. However, I think the measures to achieve these goals should be integrated. And the City should take a more granular approach toward increasing housing stock and density than the broad brush approach in blanket rezoning.

Respectfully submitted,

Michael M. Wenig





ATTACHMENT\_02\_FILENAME  
(hidden)

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

in district's with schools, where roads are narrow enough that residents have a problem parking their vehicles and because of schools with every single parent drives their kids and picks them up noon and after school. Also these parent have a hard time slowing to 30 in these circle districts. If you require any more information please do not hesitate to contact me.



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First name [required]	Ken
Last name [required]	Huyghe
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
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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 vehemently opposed to rezoning. As you have heard several times, we home-owners purchase in a neighbourhood based on it's zoning at the time, not for it to be degraded by a group of politicians which is supposed to be looking after the best interests of the citizens they represent.

This council and especially the Mayor ran on a platform I did not vote for, and changed to a worse platform the minute they were elected. All of the changes you have instituted or proposed have been rejected by the majority of the population. For example, the exorbitant property tax increase coupled with the acceptance of a salary increase(ridiculous), the paper bag issue, and this rezoning fiasco.

When are you going to listen to the people who voted you in? When are you going to do what is in the best interest of the people?

Absolutely disgusting!

Unless this Council does a 180 degree turnaround in their governing, they, and I mean all, will be out next election.

This acts of this Council have proven why we need recall for all politicians. Unfortunately, the parameters to recall were created in a manner that makes it impossible to achieve. To get 40% of the population's signatures includes under age who can't vote and who aren't entitled to sign. How ludicrous! It should be 51% of the number of votes which the candidate received because those that did not vote for that candidate already registered their choice.

**DO NOT REZONE OUR COMMUNITIES, PERIOD. I DON'T WANT MY PROPERTY VALUE DECREASED, WHICH WILL HAPPEN.**

**REMEMBER, REZONE AND YOU ARE OUT!!**





ATTACHMENT\_02\_FILENAME  
(hidden)

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

Good Day, I am strongly opposed to the Proposed City Wide Land Use Designation Re-Zoning in community Montgomery. My justification is this than an Area Development Plan (attached as two documents) were already discussed, reviewed and endorsed by the City of Calgary. The idea was to greatly increase the current density of Montgomery and update the storefronts of Bowness, while keeping the "small town" characteristics in place. As these plans are recent, they have not had ample time to materialize, however are aligned with what the City is trying to accomplish now. I would be in favor of some sort of amendment to the ARP that is currently in place for Montgomery, but to simply down-space every single lot is short sighted as an entire block with 4-plexes does not work in many older neighborhoods with limited parking and narrow back lanes. It certainly makes the city more money and does create more homes, but this proposal seems to forget the existing residents of these communities, and as has been mentioned above, neglects to incorporate the ARP that was already proposed (this attachment "Montgomery ARP" was sent in a separate email due to the file size, please include). I believe there is a happy medium, where for example RC-G designations are only for corner lots in our community and similar older inner-city communities.

As a side note, I think the City had a similar vision with Marda Loop/Altador as they do with our community. I can tell you after living in Marda Loop area from 1999 to 2013, we had to move our family to Montgomery because we could not afford to live in that neighborhood anymore, even after increasing the population density with R2 and RG-C re-zoning. In other words, adding in more residences does not always create more affordable homes.

Thank you.  
Preston



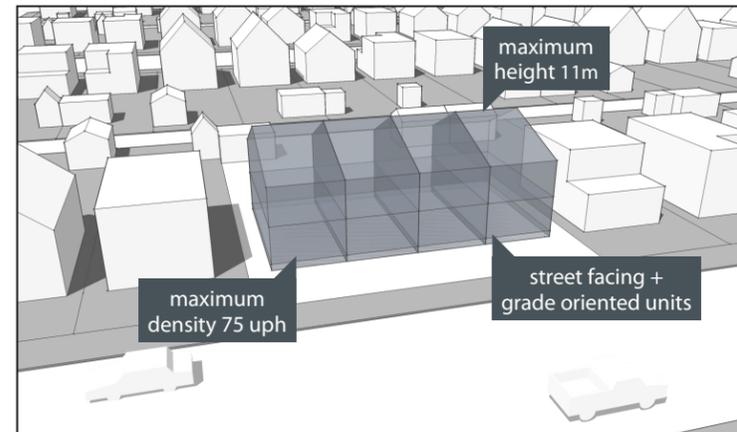
# Main Street: **Montgomery**

The Montgomery Area Redevelopment Plan was approved in 2008 and encourages the success and growth of the commercial areas along both Bowness Road NW and 16 Avenue NW. This includes pedestrian focused commercial access within mixed use buildings along Bowness Road and a gateway commercial area of high quality along 16 Avenue NW.

### APPROVED Land Use (Zoning)

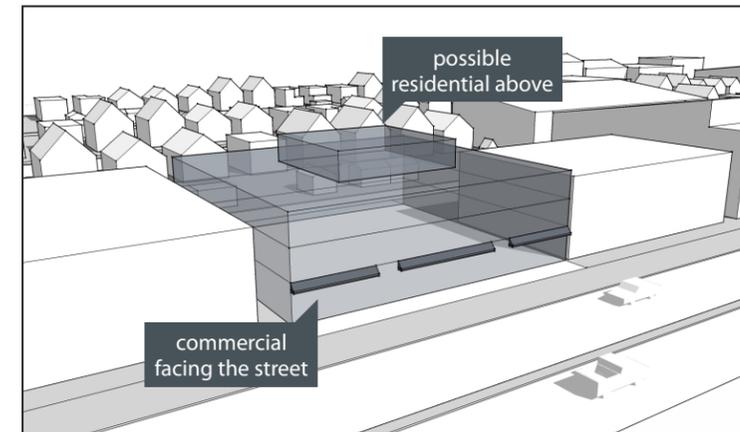
When Montgomery residents and main street users provided their input about the future of this area, they shared that they would like to see improvements to sidewalks, a better overall pedestrian experience and have a variety of retail and small businesses. Additional retail and improved public realm can only be supported with more population. Rezoning could allow greater flexibility for mixed use, apartment, or row or townhouse development, create more housing options and business opportunities for Montgomery.

In the of Fall of 2016, Montgomery residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal.



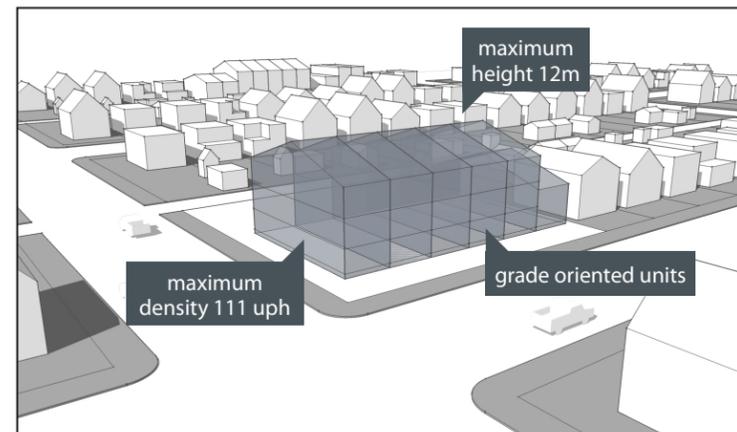
**R-CG Residential - Grade-Oriented Infill District**

R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.



**C-COR2 Commercial - Corridor 2 District**

C-COR2 is primarily a commercial district, but allows residential uses above the first storey of a building. This district accommodates both pedestrian focused uses and automobile oriented uses, such as gas bars.



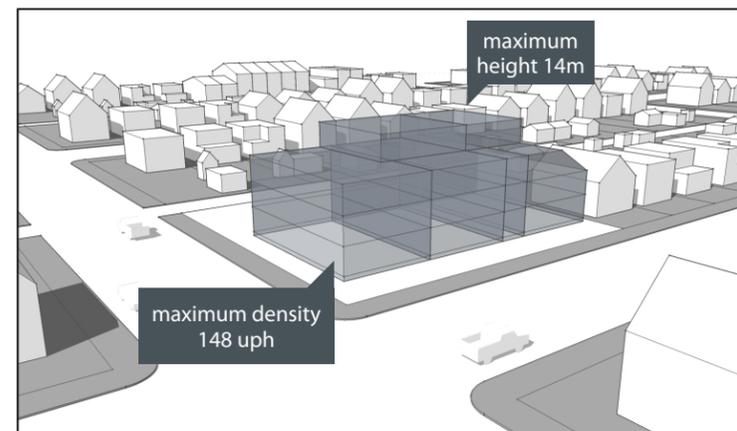
**M-CG Multi-Residential - Contextual Grade-Oriented District**

M-CG is a multi-residential designation in the developed area of the city that is primarily for townhouses and fourplexes. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 111 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 4 to 6 units.



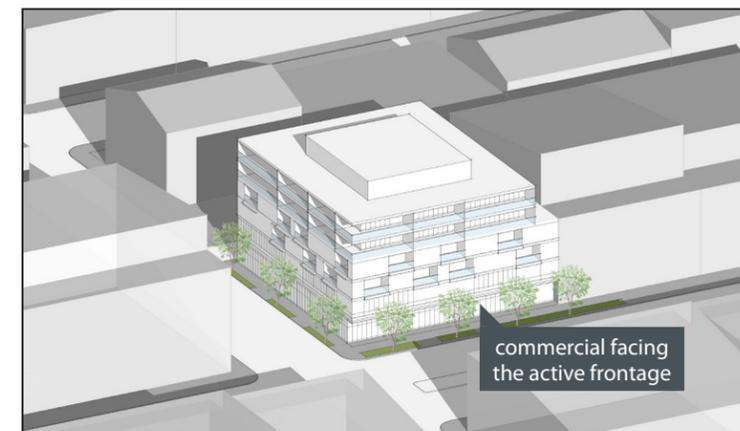
**MU-1 General Mixed Use District**

MU-1 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.



**M-C1 Multi-Residential - Contextual Low Profile District**

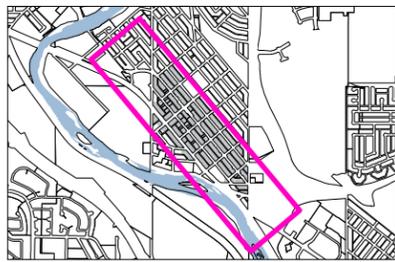
M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.



**MU-2 Active Frontage Mixed Use District**

MU-2 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.





**Key Map**

- Map Extent
- Parcels to be redesignation

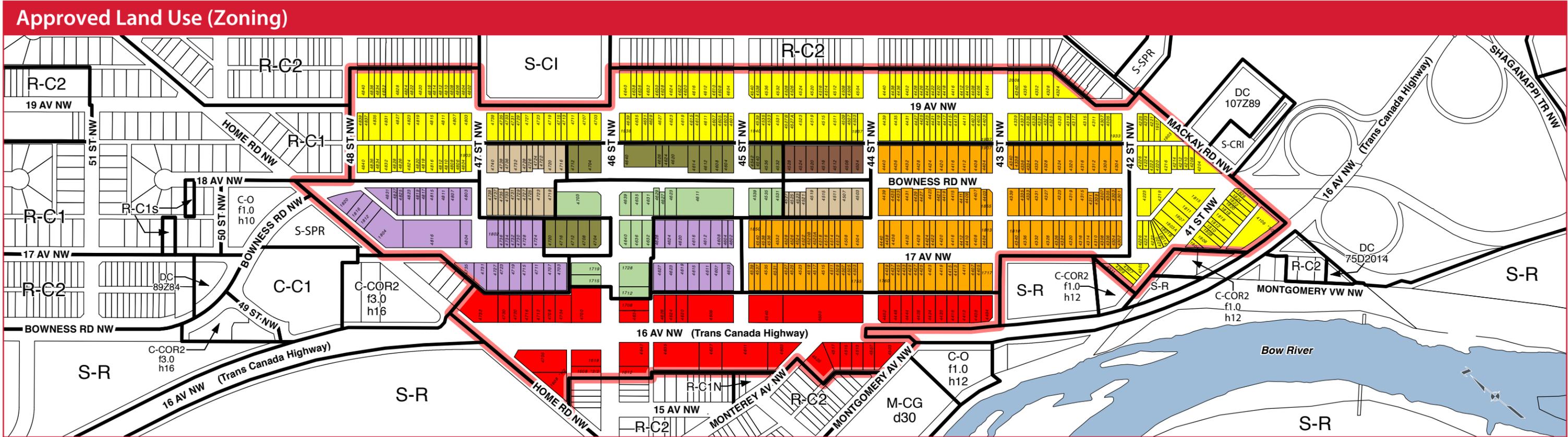
**LEGEND**

- Land Use District Boundary
- Parcels to be Redesignated
- Ownership Parcels
- Montgomery Main Streets Boundary

**Proposed Land Use Designations**

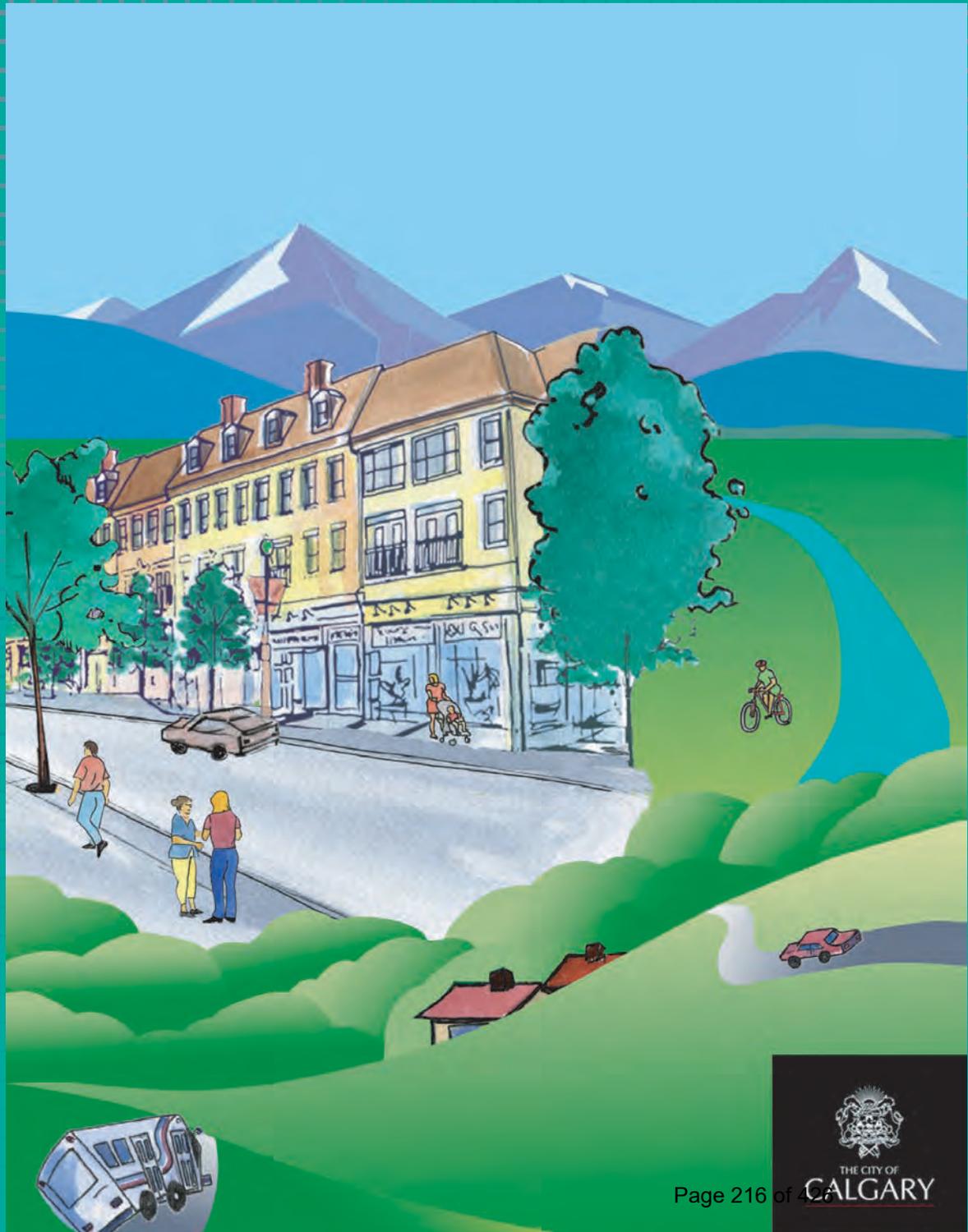
- Residential Grade-Oriented Infill District **R-CG**  
(2 to 3 storeys, 11 metre maximum)
- Multi Residential Contextual Grade-Oriented District **M-CG**  
(2 to 3 storeys, 12 metre maximum)
- Multi Residential Contextual Low Profile District **M-C1**  
(3 to 4 storeys, 14 metre maximum)
- Commercial Corridor 2 District **C-COR2** f4.5 h22  
(5 to 6 storeys, 22 metre maximum)
- Mixed Use General District **MU-1** f3 h16  
(3 to 4 storeys, 16 metre maximum)
- Mixed Use General District **MU-1** f4.5 h22  
(5 to 6 storeys, 22 metre maximum)
- Mixed Use-Active Frontage District **MU-2** f3 h16  
(3 to 4 storeys, 16 metre maximum)
- Mixed Use-Active Frontage District **MU-2** f4.5 h22  
(5 to 6 storeys, 22 metre maximum)

(f = Floor Area Ratio; limits density allowed on site)  
  
(h = Height; maximum allowed building height in metres)



This land use was approved by Council May 8, 2017.

# Montgomery Area Redevelopment Plan





# Office Consolidation

2023 July,  
2023 September,  
2023 October,  
2023 December

# MONTGOMERY

# AREA REDEVELOPMENT PLAN

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NOTE: This office consolidation includes the following amending Bylaw:

<b>Amendment</b>	<b>Bylaw</b>	<b>Date</b>	<b>Description</b>
1	19P2008	2008 April 14	(a) Map 1.3 delete and replace. (b) Add new Policy "Service Organization" Policy P10 in Section 4.5, under Park Policies.
2	38P2008	2008 June 01	(a) Delete text in Section 1.3. (b) Add text in Section 1.3. (c) Delete and replace text in Section 1.14. (d) Delete text in Policy R7. (e) Delete text in Policy R8. (f) Delete subheading and Policy R10. (g) Insert text in Policy R18. (h) Delete text from the note below Policy R18. (i) Delete text in Guideline R10(ii). (j) Delete text in Policy C2. (k) Delete and replace text in Policy C13. (l) Delete and replace text in Policy C14. (m) Delete text in Policy C23. (n) Delete text in Section 5.7. (o) Delete and replace text in Policy T3. (p) Delete and replace text in the first bullet action point pertaining to "Bowness Road NW from 51 Street NW to Mackay Road NW" under Table 6.6 Transportation Actions.
3	13P2012	2012 June 11	(a) Map 1.3 delete and replace.
4	17P2017	2017 April 11	(a) Insert a new paragraph after the first paragraph in Section 1, Chapter 1. (b) Delete and replace the word "Commercial" in Subsection 1. (c) Delete and replace word "Commercial" in the first sentence in Subsection 1.12. (d) Delete and replace Figure 1.3 in Section 1, Chapter 1. (e) Delete and replace words "Commercial Core" in the first sentence, in Subsection 1.13. (f) Delete and replace words "Commercial Core" in Subsection 2.4 Residential Vision for the Future. (g) Delete the subsection "Medium Density Residential Policies" in its entirety, including all the sketches and photographs in Subsection 2.5 Residential Objectives. (h) Delete the Subsection "Medium Density Residential Design Guidelines" in its entirety, including all the sketches and photographs in Subsection 2.5 Residential Objectives. (i) Delete the Subsection "High Density Residential Policy" in its entirety in Section 1, Subsection 2.5. (j) Delete and replace title in Section 1, Chapter 3. (k) Delete and replace the words "commercial area" wherever they appear after "Bowness Road/46 Street" in Section 1, Chapter 3. (l) Delete and replace Subsection 3.1 Background in its entirety in Section 1, Chapter 3. (m) Delete and replace Policy C11 in its entirety in Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies.

Amendment	Bylaw	Date	Description
			(n) Insert new Policy C12 in Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies, and renumber all subsequent policies.
			(o) Delete Policy C19 "Special Parking Consideration" in its entirety in Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies.
			(p) Delete Figure 3.2 Parking Relaxations under Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies.
			(q) Delete Policy C20 "Existing Commercial Laundry Facility" in its entirety, and renumber all subsequent policies in Subsection 3.7 under Bowness Road/46 Street Commercial Area Policies
			(r) Delete Figure 6.1 and Figure 6.2 in Section 2 and renumber all subsequent figures.
			(s) Delete Table 6.1, "Actions"; Table 6.2, and Table 6.3 in Section 2 and renumber all subsequent tables.
			(t) Delete Inset 1 in Section 3, under 2.0 subsection.
			(u) Delete Inset 2 in Section 3, under 2.0 subsection.
			(v) Delete Inset 3 in Section 3, under 2.0 subsection.
			(w) Delete and replace existing title in Section 3 Background Information, Subsection 7.2.
			(x) Delete and replace Policy C9 in its entirety, in Subsection 3.7.
5	79P2019	2019 December 16	(a) Amend Figure 1.3 entitled 'Future Land Use Plan'.
6	2P2020	2020 January 13	(a) Amend Policy R4 by adding text at the end of the sentence. (b) Amend Policy R5 by adding text at the end of the sentence.
7	23P2020	2020 May 25	(a) Amend Policy R4 by deleting and replacing text at the end of the sentence. (b) Amend Policy R5 by deleting and replacing text at the end of the sentence.
8	25P2020	2020 June 15	(a) Amend Policy R4 by adding text at the end of the sentence. (b) Amend Policy R5 by adding text at the end of the sentence.
9	42P2020	2020 October 5	(a) Amend Policy R4 by adding text at the end of the sentence. (b) Amend Policy R5 by adding text at the end of the sentence.
10	46P2020	2020 November 2	(a) Amend Policy R4 by adding address at the end of the sentence. (b) Amend Policy R5 by adding address at the end of the sentence.
11	54P2020	2020 December 15	(a) Amend Figure 1.3 entitled 'Future Land Use Plan', by changing 0.06 hectares ± (0.15 acres ±) located at 5104 – 17 Avenue NW (Plan 67GN, Block 2, Lot 15) from 'Low Density Residential' to 'Low Density Residential/ Townhouse'
12	55P2020	2020 December 14	(a) Amend Policy R4 by adding address at the end of the sentence. (b) Amend Policy R5 by adding address at the end of the sentence.
13	15P2021	2021 April 12	(a) For Policy R4, at the end of the sentence, add the address. (b) For Policy R5, at the end of the sentence, add the address

<b>Amendment</b>	<b>Bylaw</b>	<b>Date</b>	<b>Description</b>
14	16P2021	2021 April 12	(a) For Policy R4, at the end of the sentence, add the address. (b) For Policy R5, at the end of the sentence, add the address
15	47P2021	2021 September 13	(a) For Policy R4, at the end of the sentence, add the address. (b) For Policy R5, at the end of the sentence, add the address
16	61P2021	2021 November 15	(a) In Policy R4, at the end of the sentence, add the following address "5321 - 32 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "5321 - 32 Avenue NW" to the list of exempt sites.
17	1P2022	2022 January 11	(a) In Policy R4, at the end of the sentence, add the following address "5127 - 19 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "5127 - 19 Avenue NW" to the list of exempt sites.
18	2P2022	2022 January 11	a) In Policy R4, at the end of the sentence, add the following address "4515 - 23 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "4515 - 23 Avenue NW" to the list of exempt sites.
19	11P2022	2022 February 15	a) In Policy R4, at the end of the sentence, add the following address "4511 - 22 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "4511 - 22 Avenue NW" to the list of exempt sites.
20	16P2022	2022 March 29	(a) In Policy R4, at the end of the sentence, add the following addresses "5208 - 19 Avenue NW, 5212-19 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "5208 - 19 Avenue NW, 5212-19 Avenue NW" to the list of exempt sites.
21	25P2022	2022 May 10	(a) In Policy R4, at the end of the sentence, add the following address "5016 - 21 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "5016 - 21 Avenue NW" to the list of exempt sites.
22	26P2022	2022 May 10	(a) In Policy R4, at the end of the sentence, add the following address "5239 - 22 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "5239 - 22 Avenue NW" to the list of exempt sites.
23	33P2022	2022 June 7	(a) In Policy R4, at the end of the sentence, add the following address "5232 - 21 Avenue NW" to the list of exempt sites. (b) In Policy RS, at the end of the sentence add the following address "5232 - 21 Avenue NW" to the list of exempt sites.

Amendment	Bylaw	Date	Description
24	45P2022	2022 September 13	<p>(a) In Policy R4, at the end of the sentence, add the following address "4519 - 21 Avenue NW" to the list of exempt sites.</p> <p>(b) In Policy R5, at the end of the sentence, add the following address "4519 - 21 Avenue NW" to the list of exempt sites.</p>
25	46P2022	2022 September 13	<p>(a) In Policy R4, at the end of the sentence, add the following address "5023 - 21 Avenue NW" to the list of exempt sites.</p> <p>(b) In Policy R5, at the end of the sentence, add the following address "5023 - 21 Avenue NW" to the list of exempt sites.</p>
26	47P2022	2022 September 13	<p>(a) In Policy R4, at the end of the sentence, add the following address "5011 - 22 Avenue NW" to the list of exempt sites.</p> <p>(b) In Policy R5, at the end of the sentence, add the following address "5011 - 22 Avenue NW" to the list of exempt sites.</p>
27	48P2022	2022 September 13	<p>(a) In Policy R4, at the end of the sentence, add the following address "5112 - 21 Avenue NW" to the list of exempt sites.</p> <p>(b) In Policy R5, at the end of the sentence, add the following address "5112 - 21 Avenue NW" to the list of exempt sites.</p>
28	53P2022	2022 October 04	<p>(a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.08 hectares <math>\pm</math> (0.20 acres <math>\pm</math>) located at 2327 – 48 Street NW (Plan 4994GI, Block 54, Lot 18) from 'Low Density Residential' to 'Low Density Residential/ Townhouse'</p>
29	60P2022	2022 November 02	<p>(a) Amend Figure 1.3 entitled 'Future Land Use Plan' by making the following changes to the site consisting of 0.15 hectares <math>\pm</math> (0.38 acres <math>\pm</math>) located at 1608 Home Road NW and 1611 – 46 Street NW (Plan 7545FN, Block 8, Lots 1 and 9):</p> <ul style="list-style-type: none"> <li>(i) changing the site from 'Low Density Residential' to 'Highway Commercial'; and</li> <li>(ii) including the site within the 'Main Street Area Developed Area Guidebook' boundary</li> </ul> <p>(b) Amend Figure 3.1 entitled 'Montgomery Commercial Areas' by changing 0.15 hectares <math>\pm</math> (0.38 acres <math>\pm</math>) located at 1608 Home Road NW and 1611 – 46 Street NW (Plan 7545FN, Block 8, Lots 1 and 9) from uncategorized land to 'TransCanada Highway Commercial Area'</p>
30	61P2022	2022 December 6	<p>(a) In Policy R4, at the end of the sentence, add the following address "5008 - 21 Avenue NW" to the list of exempt sites.</p> <p>(b) In Policy R5, at the end of the sentence, add the following address "5008 - 21 Avenue NW" to the list of exempt sites.</p>
31	10P2023	2023 February 7	<p>(a) In Policy R4, at the end of the sentence, add the following address "4515 - 22 Avenue NW" to the list of exempt sites.</p> <p>(b) In Policy R5, at the end of the sentence, add the following address "4515 - 22 Avenue NW" to the list of exempt sites.</p>

Amendment	Bylaw	Date	Description
32	11P2023	2023 February 7	(a) In Policy R4, at the end of the sentence, add the following address "4919 - 22 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "4919- 22 Avenue NW" to the list of exempt sites.
33	38P2023	2023 July 25	(a) In Policy R4, at the end of the sentence, add the following address "5124 –17 Avenue, NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "5124 –17 Avenue, NW" to the list of exempt sites.
34	60P2023	2023 Sept 19	(a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares ± (0.14 acres ±) at 4903 – 20 Avenue NW (Plan 5106GE, Block 35, Lot 20) from 'Low Density Residential' to 'Low Density Residential/ Townhouse'
35	63P2023	2023 Sept 19	(a) In Policy R4, at the end of the sentence, add the address "4932- 21 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the address "4932- 21 Avenue NW" to the list of exempt sites.
36	67P2023	2023 October 3	(a) In Policy R4, at the end of the sentence, add the following address "5011 - 21 Avenue NW" to the list of exempt sites. (b) In Policy R5, at the end of the sentence, add the following address "5011 - 21 Avenue NW" to the list of exempt sites.
37	69P2023	2023 October 3	(a) In Policy R4, at the end of the sentence, add the following address "4911 -19 Avenue NW" to the list of exempt sites. (b) In Policy RS, at the end of the sentence, add the following address "4911 - 19 Avenue NW" to the list of exempt sites.
38	85P2023	2023 December 5	(a) In Policy R4, at the end of the sentence, add the following address "5015 - 22 Avenue NW" to the list of exempt sites. (b) In Policy RS, at the end of the sentence, add the following address "5015 - 22 Avenue NW" to the list of exempt sites.
39	87P2023	2023 December 5	(a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.07 hectares ± (0.18 acres ±) located at 4767 Montana Crescent NW (Plan 485GR, Block 5, Lot 17) from 'Low Density Residential' to Low Density Residential/Townhouse'

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.



### **PUBLISHING INFORMATION**

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# SECTION 1:

# POLICY

## Chapter 1

## Introduction & Plan Summary



*Montgomery has a range of characteristics that contribute to its small-town character and are reflective of its historic development as a separate municipality (Montgomery was annexed to Calgary in 1963). For example, a traditional grid street pattern (1), well-defined community boundaries (1 & 2), a large stock of mature trees (3) and a high proportion of public open space (1 & 3).*

*The Municipal Government Act (MGA) outlines the purpose and scope of powers for municipalities. The **Montgomery Area Redevelopment Plan** is a statutory document that designates an area within the city for redevelopment. The **Montgomery Area Redevelopment Plan** (referred to as ‘this Plan’) must be read in conjunction with the Municipal Development Plan (MDP) Volume 1 and Volume 2 Part 2: The Developed Areas Guidebook (the Guidebook) (see Map 1 for the area that is subject to the Guidebook), the Calgary Transportation Plan (CTP) and other City of Calgary policy and guiding documents, unless otherwise indicated. In the event of a discrepancy between this Plan and the Guidebook, the policy of this Plan will prevail.*

**Bylaw 17P2017**

FIGURE 1.1

**LOCATION PLAN**

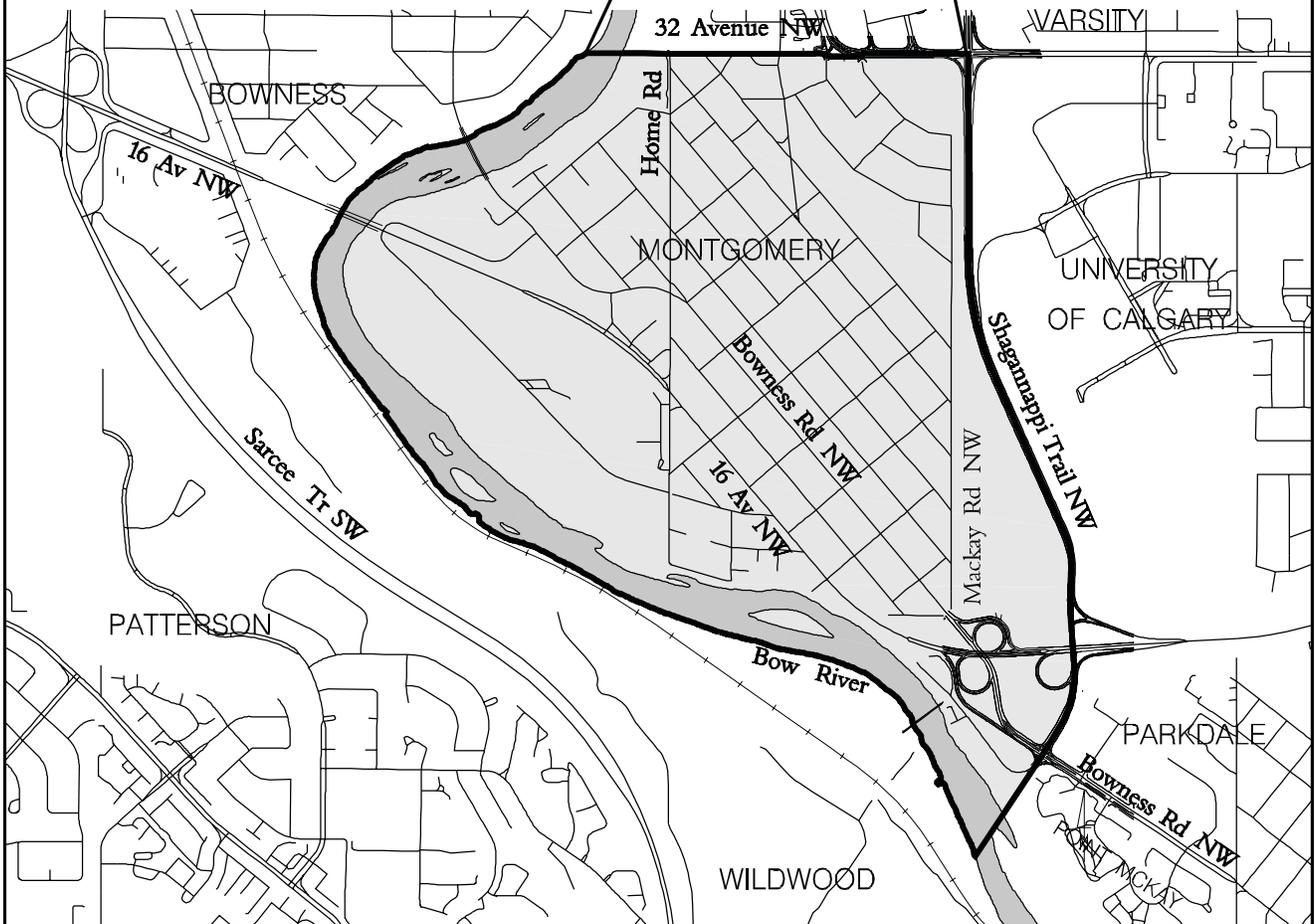
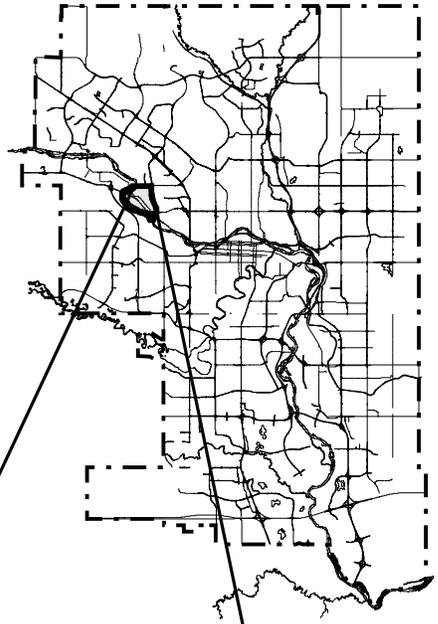
Legend

 ARP Boundary



MONTrep\_loc.1

Date Plotted: 14-APR-2004



## PURPOSE OF THE PLAN

- 1.1 Area Redevelopment Plans (ARPs) are planning documents that set out comprehensive land use policies and other proposals to help guide the future of individual communities. Area Redevelopment Plans are specific to the particular community and must be considered in conjunction with other applicable statutory plans, bylaws and policy documents.
- 1.2 This Area Redevelopment Plan outlines a policy direction relative to land use and physical planning matters as identified in Sections 634 and 635 of the *Municipal Government Act*. The purpose of this ARP is to establish land use and development policies and provide guidance for City Administration in undertaking actions and programs.
- 1.3 The Montgomery ARP supplements *The Calgary Land Use Bylaw* by providing a local policy context and specific land use and development guidelines on which the Approving Authority can base its decision. When rendering decisions the Approving Authority must consider the contents of both the Montgomery ARP and *The Calgary Land Use Bylaw*. **Bylaw 38P2008**

*Note: This ARP was adopted by Council when the City of Calgary Land Use Bylaw 2P80 (“2P80”) was in effect. As a result, the ARP references land use districts both in its text and its maps which are no longer current. New land use districts have been applied to all parcels in the City, pursuant to the City of Calgary Land Use Bylaw 1P2007 (“1P2007”), effective June 1, 2008, which transitioned 2P80 districts to the most similar 1P2007 district. Therefore, it is important for the user of this ARP to consult the new land use maps associated with 1P2007 to determine what the actual land use designation of a general area or specific site would be. Any development permit applications will be processed pursuant to the districts and development rules set out in 1P2007.*

*Notwithstanding the foregoing, the user should be aware that where the ARP guidelines and policies reference a 2P80 district in the ARP, the same guidelines and policies will be applicable to those lands identified by the district on an ongoing basis and must be considered by the approving authority in its decision making, notwithstanding that the 2P80 districts, strictly speaking have no further force and effect.* **Bylaw 38P2008**

## PLANNING HORIZON

- 1.4 The planning timeframe for the Montgomery ARP is anticipated to be 10-15 years. This planning period may vary in relation to the general growth trends within the city or to specific trends in Montgomery. It is important therefore, that an evaluation of the effectiveness of the ARP in meeting its objectives be undertaken when circumstances warrant.

## PLAN FORMAT

- 1.5 The Montgomery ARP is made up of three sections, Policy, Action and Background.
- 1.6 The City of Calgary Council adopts the **Policy Section** as a bylaw. Changes to the policies and/or maps will require an amendment to the bylaw with a public hearing and advertising requirements as set out in the *Municipal Government Act*.
- 1.7 The **Action Section** contains a series of recommendations relevant to various City Departments and the Community Association. This section also includes the land use redesignations resulting from this Plan. This section is not part of the ARP Bylaw.
- 1.8 The **Background Section** contains supporting information, relevant research and the community perspective and is not part of the ARP Bylaw.

## PLAN BOUNDARIES

- 1.9 The community of Montgomery is located on the north side of the Bow River in northwest quadrant of Calgary (see Figures 1.1 & 1.2). Well-defined edges serve as community boundaries. To the west and south, Montgomery is bounded by the Bow River. The easterly boundary is Shaganappi Trail NW and the northerly boundary is 32nd Avenue NW. The community's edge conditions help define Montgomery as a distinct community with its own character.

## AVAILABILITY OF MUNICIPAL FUNDS FOR IMPROVEMENT PROJECTS

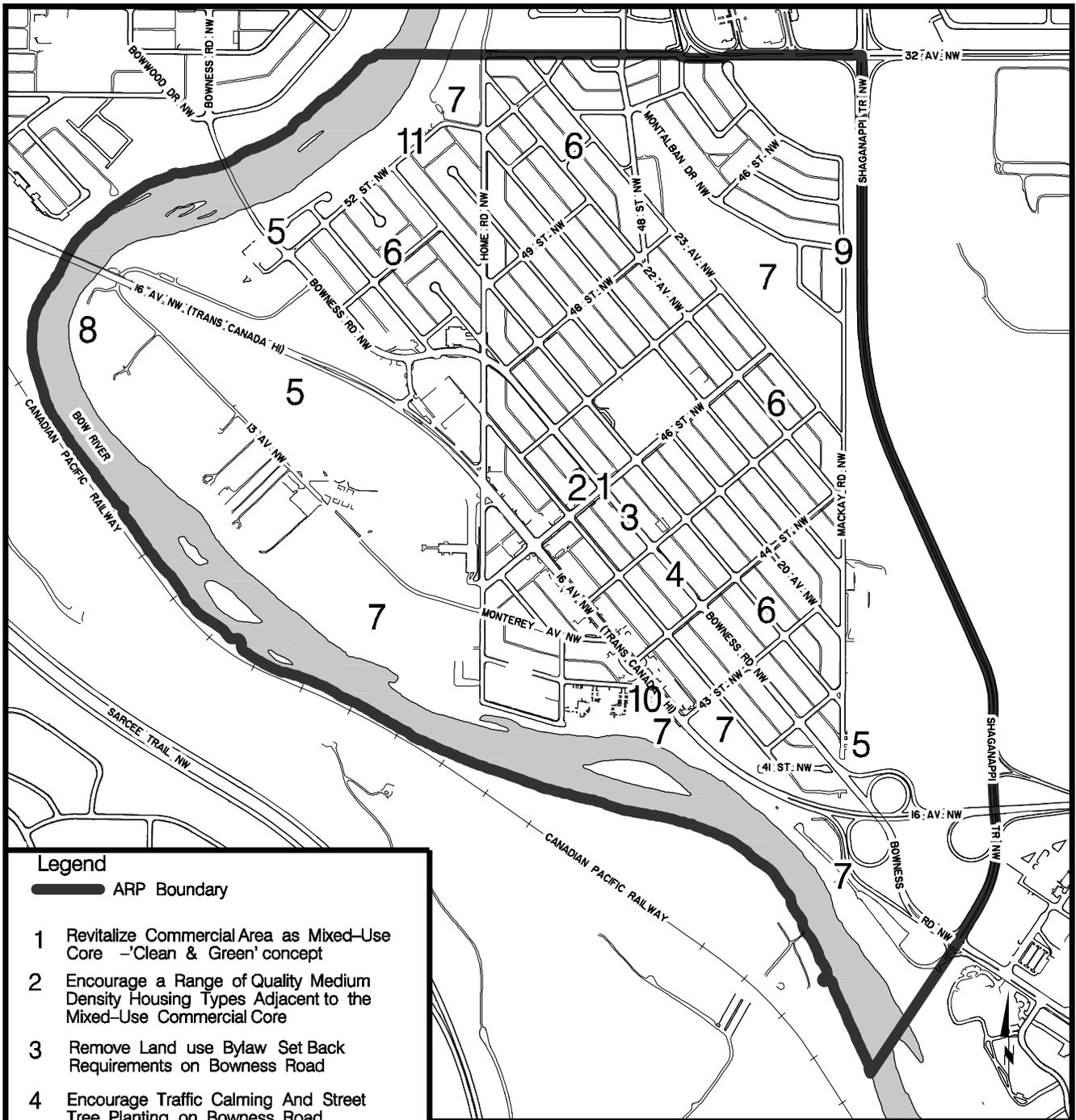
- 1.10 Municipal public facilities and improvements proposed in this Community Plan are subject to the City's capital budget priorities and approval process. Programs recommended in this Plan will be evaluated in relation to the needs of other communities and city-wide spending priorities.

## PLAN IN SUMMARY

- 1.11 The future principle land uses envisaged by the ARP are detailed in the Land Use Plan (Figure 1.3). The ARP's strategy has 11 major components as set out below (also refer to Figure 1.2).

### **1. Revitalize the Bowness Road/46 Street *Main Street* Area as a Mixed Use Core** **Bylaw 17P2017**

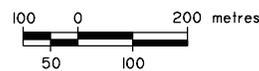
- 1.12 The ARP recognizes the Bowness Road/46 Street *Main Street* Area as having strategic importance for the future image of the community. Policies and design guidelines are proposed with the objective of encouraging a transition to a pedestrian friendly mixed use (commercial/residential) area. **Bylaw 17P2017**



- Legend**
-  ARP Boundary
  - 1 Revitalize Commercial Area as Mixed-Use Core – ‘Clean & Green’ concept
  - 2 Encourage a Range of Quality Medium Density Housing Types Adjacent to the Mixed-Use Commercial Core
  - 3 Remove Land use Bylaw Set Back Requirements on Bowness Road
  - 4 Encourage Traffic Calming And Street Tree Planting on Bowness Road
  - 5 Encourage Attractive Community Gateways
  - 6 Ensure Quality Low Density Residential Redevelopment, and, where appropriate, Slope Adaptive design
  - 7 Maintain and Enhance Existing Parks
  - 8 Protect Floodplain/Floodway for Passive Recreation
  - 9 Pedestrian Overpass to be Determined
  - 10 Future Pedestrian Overpass Location
  - 11 Encourage Two-Way Bike and Pedestrian Route

FIGURE 1.2

**ARP IN SUMMARY**



Date Plotted: 14-APR-2004

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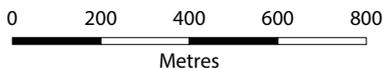


Figure 1.3

### Future Land Use Plan

**Legend**

- Plan Area Boundary
- Active Frontage
- Main Street Area
- Developed Area Guidebook
- Commercial/Retail Ready
- Future Comprehensive Plan
- Neighbourhood Limited
- Neighbourhood - Low Rise
- Community Mid Rise
- Low Density Residential
- Low Density Residential/ Townhouse
- Medium Density Residential/ Institutional
- General Commercial
- Highway Commercial
- Parks/ Community Facilities
- Institutional/ Schools
- Utilities
- Large Lot Residential
- Future Transportation
- Future Transportation/ Open Space
- Storage
- School



Approved: 11P2004  
Amended: 60P2022, 60P2023, 87P2023

This map is conceptual only. No measurements of distances or areas should be taken from this map.

## **2. Encourage a Range of Quality Medium Density Housing Types near to the Mixed-Use Commercial Core**

- 1.13 The ARP encourages a sensitive increase in residential density near the Bowness Road/46 Street *Main Street Area*. This would extend the range of housing types available in the community and increase the local customer base for nearby businesses. Policies and design guidelines are proposed to ensure new buildings are pedestrian orientated and integrate well with nearby low density residential areas.  
**Bylaw 17P2017**

## **3. Remove Land Use Bylaw Setback Requirements on Bowness Road**

- 1.14 Existing property setback requirements established in *the Land Use Bylaw* require a 5.182 metre setback on both the north and south sides of Bowness Road. These setbacks do not support the long term vision for the enhancement of the commercial area. Design work completed as part of the ARP process demonstrates that an enhanced pedestrian environment could be accommodated within the existing right-of-way for Bowness Road.  
**Bylaw 38P2008**

## **4. Encourage Traffic Calming and Tree Planting on Bowness Road**

- 1.15 The Plan supports streetscape enhancements to Bowness Road for the purposes of area revitalization and traffic calming. An urban design concept based on a “Clean and Green” theme was prepared in conjunction with this Plan to provide a framework for redevelopment.

## **5. Encourage Attractive Community Gateways**

- 1.16 The Plan encourages tree planting to enhance gateways into Montgomery. Gateway priorities include lands adjacent to the Trans Canada Highway and Bowness Road. The Community Association is encouraged to install community identification signs at all entry points.

## **6. Ensure Quality Low Density Residential Development and, Where Appropriate, Slope Adaptive Design**

- 1.17 Policies and design guidelines are provided in the Plan aimed at ensuring high quality residential development that enhances Montgomery's image. Topography is recognized by ensuring development in areas of significant slopes ( $\geq 15\%/8.5^\circ$ ) consider slope adaptive design and environmental impacts.

## **7. Maintaining & Enhancing Existing Parks**

- 1.18 The ARP recommends a number of policies and local improvement initiatives with the objectives of retaining and enhancing existing parks and encouraging their use for a variety of recreational leisure and cultural activities.

## **8. Protect Floodplain/Floodway Lands for Passive Recreation**

- 1.19 The ARP promotes the use of floodplain and floodway land for passive recreational use.

## **9. & 10. Pedestrian Overpasses**

- 1.20 The construction of a pedestrian overpass over 16 Avenue and at 43 Street is one of the City's top priorities. A pedestrian overpass of Shaganappi Trail linking Montgomery to University of Calgary Lands is proposed in The Calgary Pathways and Bikeways Implementation Plan and is supported by this Plan.

## **11. Encourage Two-Way Bike and Pedestrian Pathway or Curb Lane**

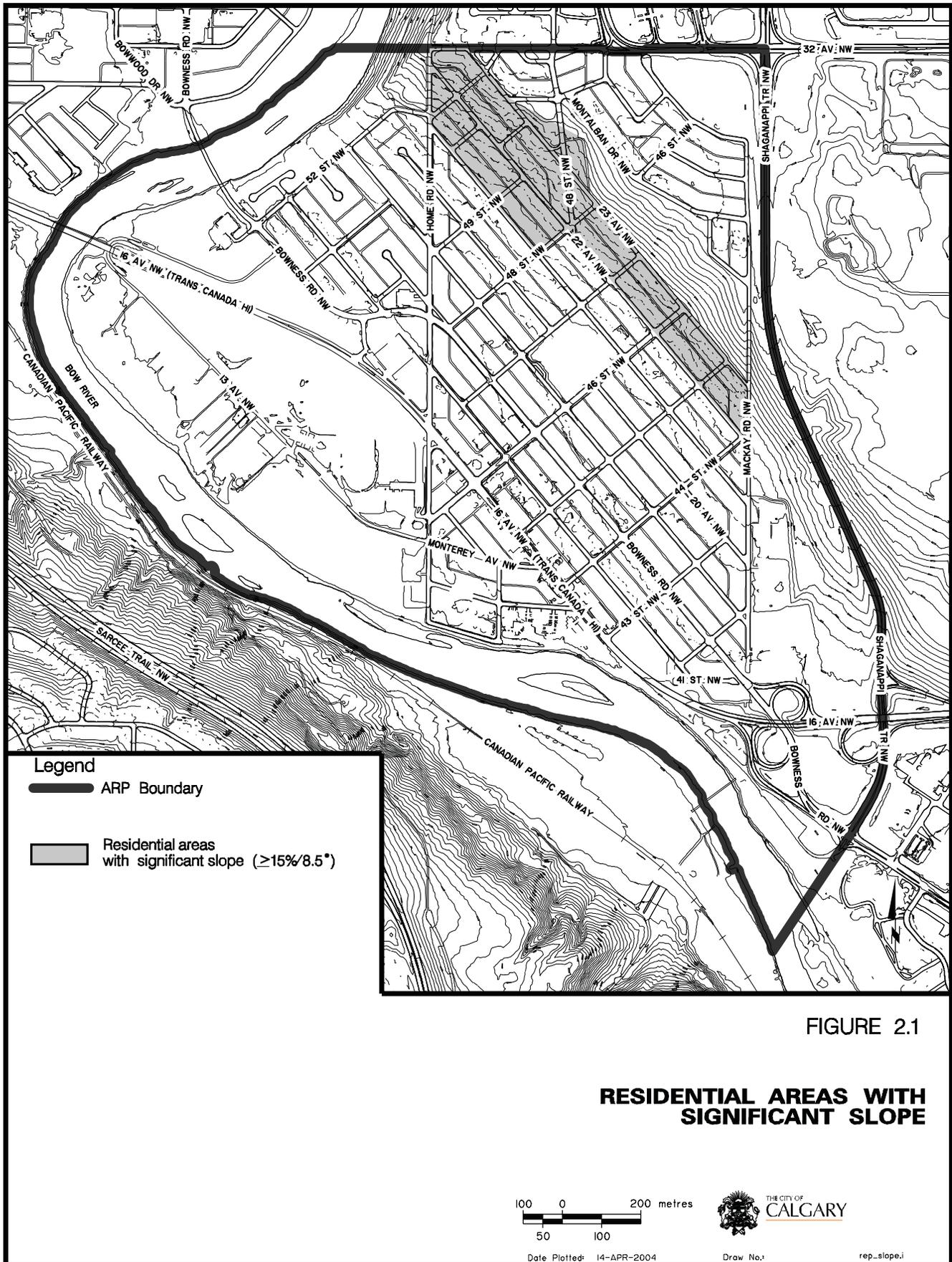
- 1.21 The creation of a river pathway link on the east side of the Bow River behind the dwellings on 52 Street NW is currently not feasible due to topographical and land ownership constraints. 52 Street NW is currently designated as a one way on-street bicycle route. The development of a two way bike and pedestrian route at this location is supported by the Plan.

# Chapter 2

# Residential Land Use



*The ARP promotes low-profile, medium-density development near Montgomery’s existing commercial core on Bowness Road. For example, three-storey apartments (1), townhouses (2 & 4), and fourplex residential units (3).*



## BACKGROUND

- 2.1 Montgomery is predominately a low-density residential community with 47% of its gross developable area (77 ha, 190 acres) currently designated for lower density residential development (R-1 and R-2). A small percentage (4%) of the gross developable area is currently designated for a combination of townhouse style development (R-2A) and for medium density residential development.
- 2.2 From 1968–2001, Montgomery’s population declined by 26% and during the same period the number of dwelling units increased by 28%. These trends are similar to other inner city communities where smaller household sizes have resulted in population decline in spite of an increase in the number of dwelling units. In addition to population decline, Montgomery’s population is aging. In the year 2001, 17% of Montgomery’s population were over 65, compared to 9% for Calgary as a whole.
- 2.3 Section 3 Background Information provides more detailed information regarding residential land use in Montgomery.

## RESIDENTIAL VISION FOR THE FUTURE

- 2.4 *Montgomery continues to be a predominately low-density residential community with a small-town character. However, some sensitive intensification has occurred in the form of good-quality medium-density residential development located near to the Bowness Road/46 Street Main Street Area. This development extends the range of housing types available in the community, as well as increasing the local customer base for nearby businesses. New buildings are pedestrian-oriented and integrate well with nearby low-density residential areas. In the areas of significant slope, new houses have a building form which steps down to follow the existing land contours.*
- Bylaw 17P2017**

## RESIDENTIAL OBJECTIVES

- 2.5
- (a) To preserve Montgomery’s small town character by ensuring residential development contributes to preserving its predominantly low-density land use.
  - (b) To ensure high quality residential redevelopment that enhances Montgomery’s image.
  - (c) To recognize that Montgomery could accommodate a range of housing design styles, of which primary considerations are high quality design and attention to detail.

- (d) To encourage medium-density residential development that is street-friendly, grade-oriented and designed to integrate well visually and functionally with the pedestrian-street frontage.
- (e) To ensure residential development is not visually dominating and set apart from the street.
- (f) To enhance Montgomery as a sustainable and livable residential community by encouraging a variety of housing types that can accommodate a range of ages, household sizes, household types and incomes.
- (g) To ensure that new development provides an attractive pedestrian-friendly residential environment with adequate parking, landscaping and amenities.
- (h) To encourage soft/natural landscaping to complement Montgomery's river valley and escarpment natural features.
- (i) To recognize the importance of Montgomery's topography by ensuring development in areas of significant slope by considering slope adaptive design and environmental impacts.

## **LOW-DENSITY RESIDENTIAL POLICIES**

### **Land Use**

**Policy R1.** Low-density residential development is encouraged in the areas indicated on the Future Land Use Plan (Figure 1.3). In these locations, all R-1, R-2 and Direct Control Districts with low-density residential guidelines shall continue.

### **Redesignation**

**Policy R2.** The redesignation of low-density residential land (R-1 and R-2 and Direct Control Districts with low-density residential guidelines) to R-2A Residential Low Density District and to medium density residential (RM-4) should only be permitted in the locations indicated on the Land Use Plan (Figure 1.3). Redesignations outside these will require an amendment to the ARP.

**Policy R3.** Redesignation of R-2 Residential Low Density District to R-1 Residential Single Detached District should not be permitted. The R-2 land use designation provides flexibility and a low-density method for increasing and stabilizing Montgomery's population.

**Policy R4.** In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District should not be permitted, *with*

*with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW, 5028 - 20 Avenue NW, 4611 - 21 Avenue NW, 1920 Home Road NW, 4504 - 21 Avenue NW, 4623 - 21 Avenue NW, 4532 - 21 Avenue NW, 3019 - 46 Street NW, 5321 - 32 Avenue NW, 5127 - 19 Avenue NW, 4515 - 23 Avenue NW, 4511 - 22 Avenue NW, 5208 - 19 Avenue NW, 5212-19 Avenue NW, 5016 - 21 Avenue NW, 5239 - 22 Avenue NW, 5232 - 21 Avenue NW, 4519 - 21 Avenue NW, 5023 - 21 Avenue NW, 5011 - 22 Avenue NW, 5112 - 21 Avenue NW, 5008 - 21 Avenue NW, 4515 - 22 Avenue NW, 4919 - 22 Avenue NW, 5124 – 17 Avenue, NW, 4932 - 21 Avenue NW, 5011 - 21 Avenue NW, 4911 - 19 Avenue NW, 5015 - 22 Avenue NW. Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021, 61P2021, 1P2022, 2P2022, 11P2022, 16P2022, 25P2022, 26P2022, 33P2022, 45P2022, 46P2022, 47P2022, 48P2022, 61P2022, 10P2023, 11P2023, 38P2023, 63P2023, 67P2023, 69P2023, 85P2023*

**Policy R5.** The redesignation of individual lots from R-1 Residential Single Detached District to R-2 Residential Low Density District is not supported, *with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW, 5028 - 20 Avenue NW, 4611 - 21 Avenue NW, 1920 Home Road NW, 4504 - 21 Avenue NW, 4623 - 21 Avenue NW, 4532 - 21 Avenue NW, 3019 - 46 Street NW, 5321 - 32 Avenue NW, 5127 - 19 Avenue NW, 4515 - 23 Avenue NW, 4511 - 22 Avenue NW, 5208 - 19 Avenue NW, 5212-19 Avenue NW, 5016 - 21 Avenue NW, 5239 - 22 Avenue NW, 5232 - 21 Avenue NW, 4519 - 21 Avenue NW, 5023 - 21 Avenue NW, 5011 - 22 Avenue NW, 5112 - 21 Avenue NW, 5008 - 21 Avenue NW, 4515 - 22 Avenue NW, 4919 - 22 Avenue NW, 5124 – 17 Avenue, NW, 4932 - 21 Avenue NW, 5011 - 21 Avenue NW, 4911 - 19 Avenue NW, 5015 - 22 Avenue NW. Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021, 61P2021, 1P2022, 2P2022, 11P2022, 16P2022, 25P2022, 26P2022, 33P2022, 45P2022, 46P2022, 47P2022, 48P2022, 61P2022, 10P2023, 11P2023, 38P2023, 63P2023, 67P2023, 69P2023, 85P2023*

**Policy R6.** The redesignation of existing R-1 Residential Single Detached District areas will require a comprehensive amendment to the Plan.

## **Front Yard Setbacks**

**Policy R7.** Montgomery is characterized by greater front yard setbacks than the minimum established in the *Land Use Bylaw*. In order to maintain the established street pattern and limit the visual impact of new development, the front yard setback should generally be consistent with the existing street pattern with the block.

**Bylaw 38P2008**

## **Lot Coverage**

**Policy R8.** In order to avoid out of scale structures on 15 m (50 ft.) wide lots, relaxations to lot coverage as stated in *Land Use Bylaw* should not be granted.

**Bylaw 38P2008**

## **Subdivision Design**

**Policy R9.** The historic pattern of subdivision should be respected. Subdivisions should be oriented to the Avenue. Panhandle subdivisions, reverse corner lots and irregular lot shapes are discouraged.

*Deleted*

**Bylaw 38P2008**

## **52 Street NW**

(Policies only apply to the northern side of 52 Street NW)

- Policy R11.** Minimum lot widths should be set at 15 m (50 ft) for the entire length of the site.
- Policy R12.** 2111 52 Street NW should not be subdivided into any more than three lots and the pattern of subdivision should reflect those of the lots to the west on the northern side of 52 Street NW.
- Policy R13.** The principle building should be set back a minimum of 8 metres from the left bank of the Bow River (as indicated on Plan 7546FN (1946 Subdivision Plan). Where erosion has occurred the eight m setback shall be measured from the crest of the riverbank. No projection or accessory structure should be allowed within the setback area unless it can be demonstrated that the views of adjacent properties would not be impaired or obstructed. The 'Building Depth 60%/40% principle' set out in the Section 4.4 of the *'Infill Housing Guidelines'* do not apply.
- Policy R14.** Minimum side yard widths should be 1.5 metres from the property line.
- Policy R15.** New development within 2111 - 52 Street NW is encouraged to have a side yard width of at least three metres from the western property line to take account of the location of the existing building within 2023 52 Street NW.

## **Office Conversions**

- Policy R16.** Office conversions in areas identified for low density residential on Figure 1.3 should not be permitted as this would alter the residential character of the street.

## **13 Avenue NW**

- Policy R17.** In order to be consistent with the *Urban Park Master Plan* (1994), the redesignation or subdivision of lands identified as large lot residential on the Future Land Use Plan (Figure 1.3) is not supported except for the purpose of expanding Shouldice Park.

## **Low Density Residential & Slope Adaptive Design Guidelines**

- Policy R18.** In areas identified on the Future Land Use Plan (Figure 1.3) as low density residential and Residential Areas with Significant Slopes (Figure 2.1), the following Design Guidelines shall be considered *when reviewing discretionary use development permit applications for residential development*. These design guidelines are supplementary to the *Low Density Housing Guidelines for Established Communities* and are not intended to restrict design flexibility or creativity but to ensure that design diversity is achieved in a manner consistent with the community vision and the plans objectives and policies.

**Bylaw 38P2008**

## NOTE

The following low density residential and slope adaptive design guidelines can only be applied to new development and additions or renovations which require a development permit.

*Deleted*

**Bylaw 38P2008**

Historically, only a third of new additions in Montgomery have required a development permit. Refer to B27 to B29 for further information.

## LOW DENSITY RESIDENTIAL & SLOPE ADAPTIVE DESIGN GUIDELINES

Guideline R1. New development or renovations/additions should demonstrate attention to detail and a high standard of façade treatment and landscaping as evident in the best examples of infill residential development within inner city areas and established communities.

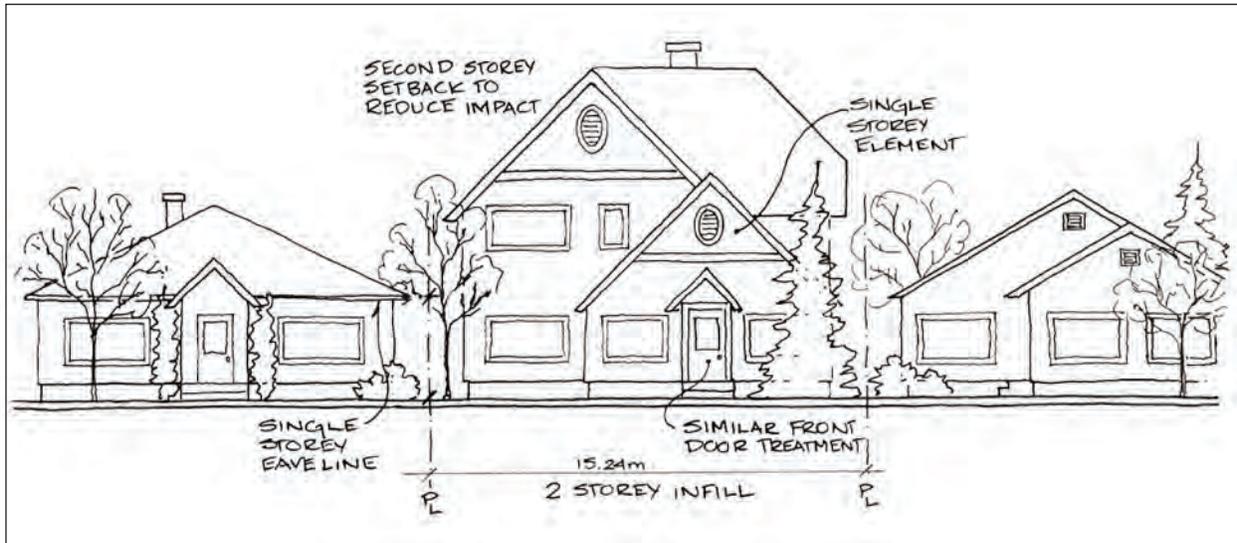


*Excellent facade and landscaping treatment (refer to Guideline R1).*

Guideline R2. It is recognized that single story and small footprint bungalows exemplify much of the original and existing housing stock in Montgomery. A range of architectural styles, from traditional to modern, are considered appropriate provided the development demonstrates attention to detail and is high quality.

Guideline R3. Two storey development should demonstrate sensitivity to the existing character of the community for example by:

- (i) softening the contrast between the existing and new development by using similar eavelines and single storey elements.



- (ii) using contemporary design solutions that demonstrate high quality design and attention to detail.
- (iii) reducing the perception of second storey wall heights through good site and building design, including consideration of roof massing and eaves. Trees may soften the image of two storey structures in the longer term.



*Building mass reduced through roof and eaves variations.*

Guideline R4. Design variations in single detached dwellings are encouraged along the same street as opposed to repeating the same design within the same block length. Mirror image infill is not acceptable.

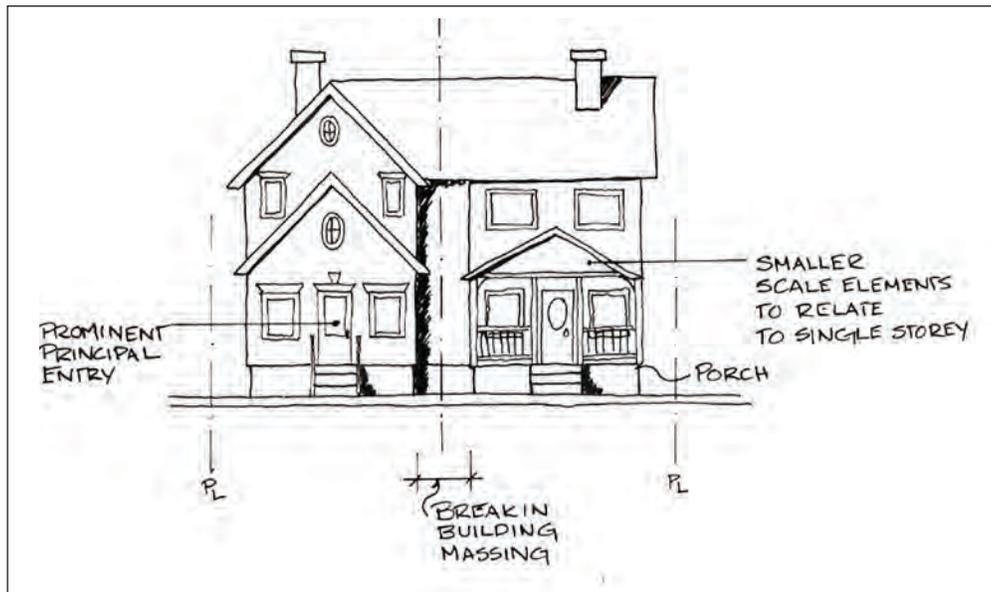
Guideline R5. Facade variations in the roofline form, window form, porch details, door placement, building materials and colour are encouraged.



*Good design variation achieved by differences in the roofline form, window forms, porch detailing, building materials and colour.*

Guideline R6. Semi-detached developments should respond to the development pattern on the street by:

- (i) breaking the building massing to make it more responsive to smaller scaled adjacent buildings;
- (ii) avoiding large scale unified forms spanning the entire building;
- (iii) ensuring the principal entry of each semi-detached unit is clearly visible and identifiable from the street or avenue.



*Note: For illustration only.*

Guideline R7. Corner site development should reflect its dual frontage by presenting an attractive façade to both the frontage and flanking roads.



*Good facade detailing on a corner site.*

Guideline R8. Design variations in semi detached dwellings are encouraged along the same street as opposed to repeating the same design within the same block length. Mirror imaging will only be acceptable if high quality design and attention to detail can be demonstrated.

Guideline R9. Trees are an important component of Montgomery’s residential character and make a vital contribution to the streetscape. Development should maintain mature trees or provide replacement consistent with the *Low Density Housing Guidelines for Established Communities Appendix VIII*.

Guideline R10. New front garages should only be permitted where at least one of the following conditions exist:

- (i) rear lane access is not available;
- (ii) at least 50% of the block face already has front garages; or **Bylaw 38P2008**
- (iii) within residential areas with significant slope as identified in Figure 2.1.

Guideline R11. Front yards should be used as landscaped areas and not for vehicular purposes such as parking or passenger drop off areas. Where a development permit is required for an addition or redevelopment of an existing residential building, existing driveways may be retained provided that:

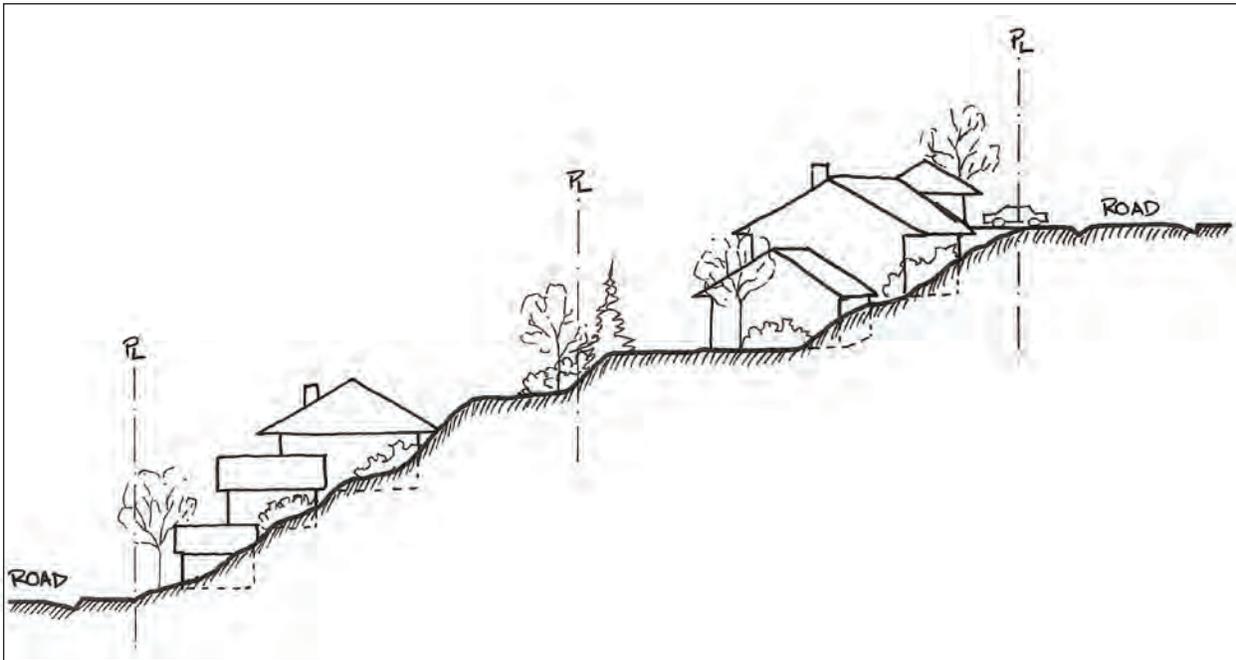
- (i) the subject lot has a minimum frontage of 10.7 metres; and
- (ii) at least 60% of the block face already has front driveways.

Guideline R12. In no case shall a driveway that accommodates a single vehicle be expanded to accommodate two or more vehicles. In situations where the Approving Authority has authorized the retention of an existing front driveway, a garage that does not extend beyond the front facade of the house may be incorporated into the design for the redeveloped lot.

## Slope Adaptive Residential Design Guidelines

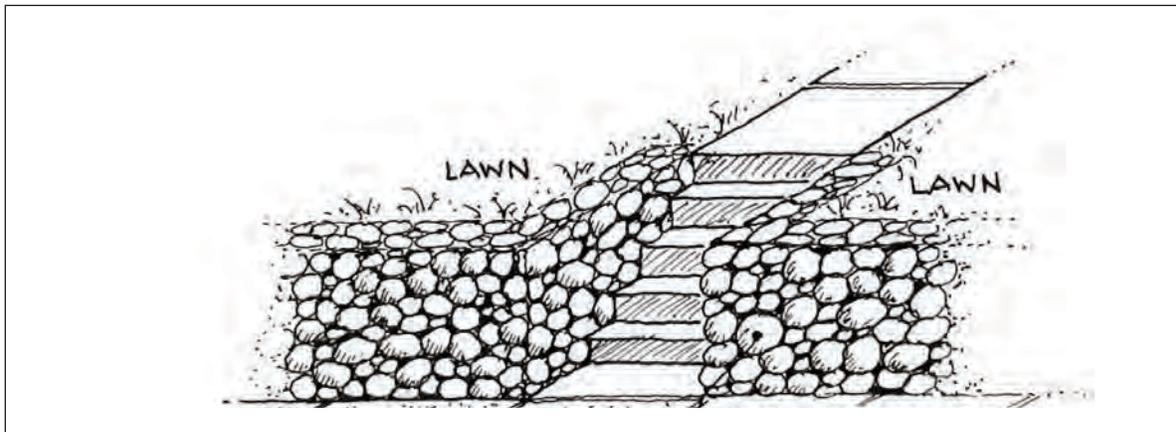
Guideline R13. In existing residential areas identified in Figure 2.1 as having significant slopes ( $\geq 15\%/8.5^0$ ) development should demonstrate consistency with following principles:

- (i) building form should be stepped down in order to follow the slope and conform to existing land contours;
- (ii) no unfinished concrete foundation should be exposed above grade at any point;
- (iii) where the rear elevation of a dwelling is highly visible, consideration should be given to its appearance, including landscaping to soften visual impact.



*Buildings should be slope adaptive to achieve a building mass more sympathetic to its environment.*

Guideline R14. Where a new retaining wall is required or where an existing retaining wall must be rebuilt, the use of river boulders, sandstone and other natural and local materials are encouraged as a finish material. Unfinished concrete walls should be avoided. Exposed rip-rap is an unacceptable material for retaining walls.



*The use of river boulders, sandstone and other natural materials in the construction of retaining walls is encouraged.*

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**Bylaw 17P2017**

# Chapter 3 Commercial/Mixed Use Land Use

Bylaw 17P2017

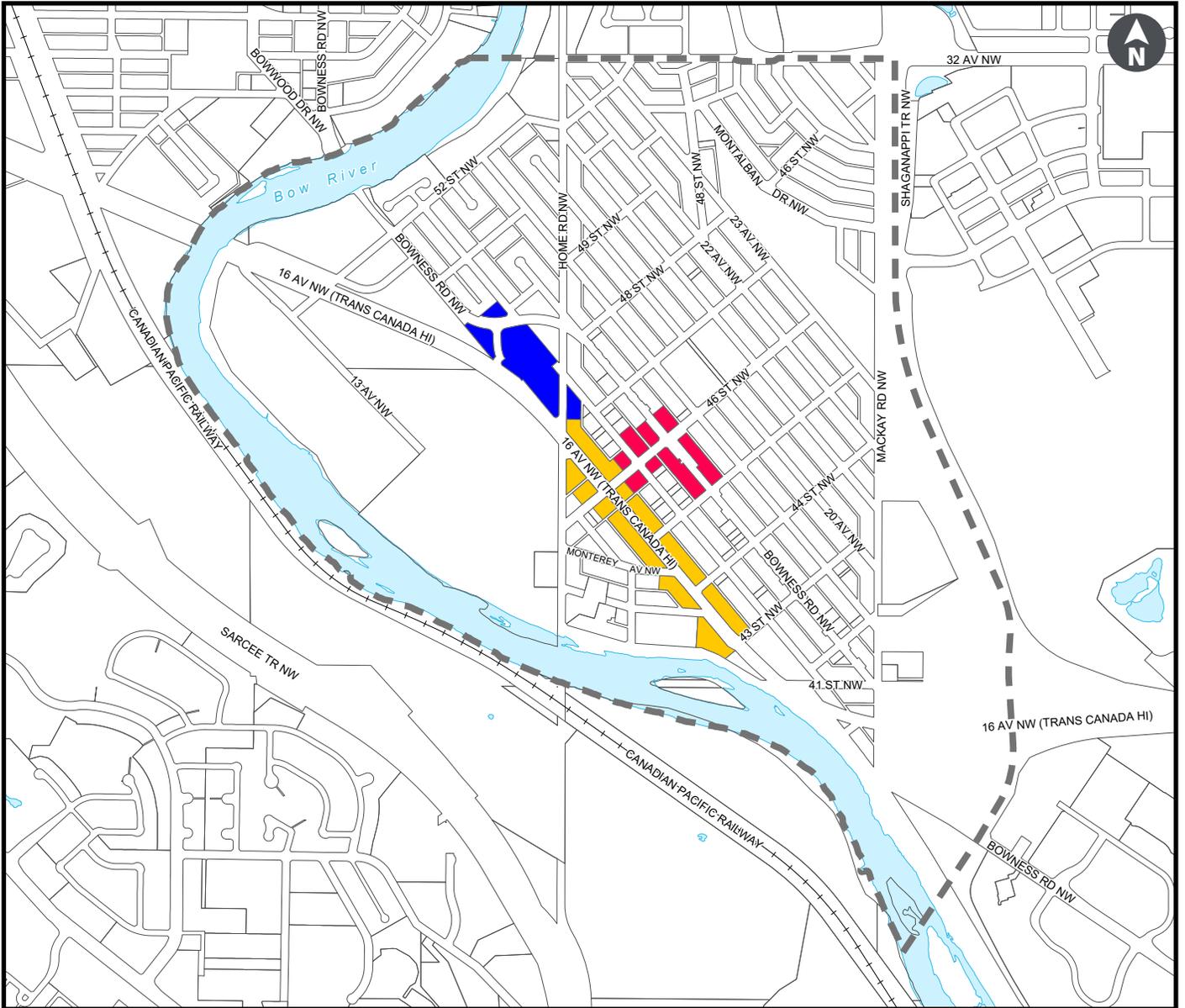


*One of the main focuses of the ARP is to encourage the revitalization of the existing Bowness Road/46 Street Main Street Area to a pedestrian-friendly, mixed-use commercial/residential area similar to the example in this photograph (Garrison Woods).*

**Bylaw 17P2017**

## **MAIN STREET**

- 3.1 *The Main Streets Bowness Road NW and 16 Avenue NW have been commercial and social focal points of the community of Montgomery for more than half a century. This commercial area has evolved and changed over the decades and is now confirmed as an important community asset as it is designated as a Neighbourhood Main Street in the Municipal Development Plan and as a Community Mid Rise building block in the Developed Areas Guidebook.*

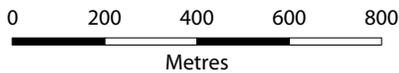


Map 3.1

## Montgomery Commercial Areas

### Legend

-  Plan Area Boundary
-  Montgomery Shopping Centre
-  Bowness Road /46th Street Commercial Area
-  TransCanada Highway Commercial Area



Approved: 11P2004  
Amended: 60P2022

This map is conceptual only. No measurements of distances or areas should be taken from this map.

*The Community Mid Rise area will consists of mixed use mid-rise building types that accommodate a range of retail, services, office and residential uses that may be arranged vertically within a building or horizontally across an area in multiple buildings. Buildings should be up to 6 storeys, providing room for taller first and second storeys in buildings where vertical mixed use is desired. A high-quality living environment with transit, amenities and infrastructure capacity will support residential and employment uses and strategic intensification through a variety of building forms and heights.*

*The Community Mid Rise building block, along with the Neighbourhood - Low Rise and Neighbourhood - Limited blocks create the urban fabric that is an appropriate transition between the more intense Main Street and the surrounding Inner City Residential area and support the goal of a complete community. These three building blocks provide a range and mix of housing choices, support quality transit, support local commercial vitality, diversify employment opportunities within the local community and provide more opportunity for the day to day needs of nearby residents to be met.*

*The community of Montgomery contains three distinct commercial areas (refer to Figure 3.1). These areas provide commercial services for both the local population and the travelling public. For information regarding the issues and concerns associated with these commercial areas, please refer to the Background Information Section.*

**Bylaw 17P2017**

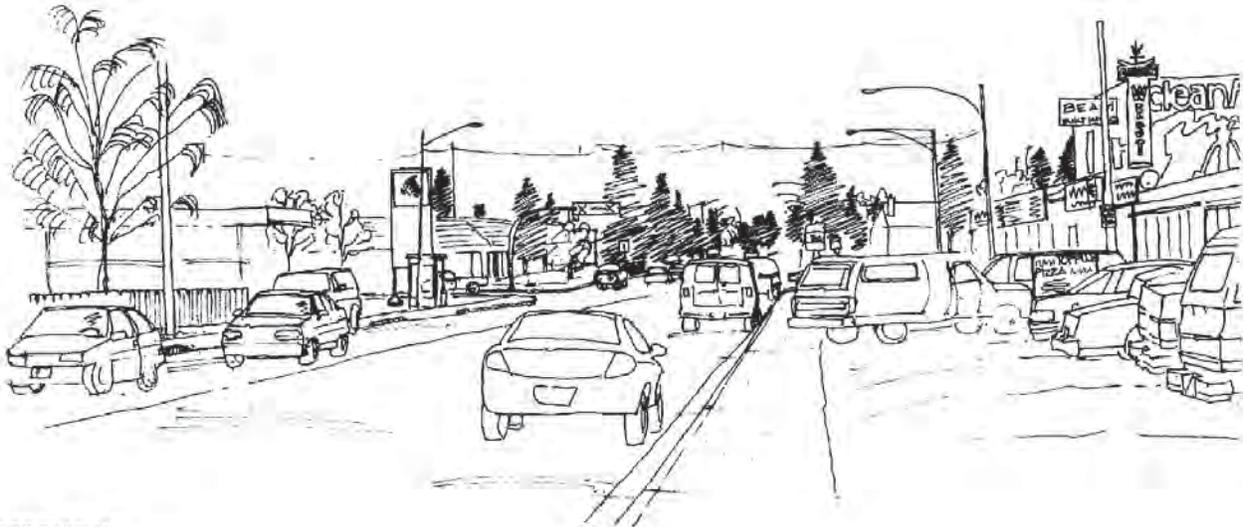
### **Bowness Road & 46 Street Main Street Area**

**Bylaw 17P2017**

- 3.2 Currently this area contains a mixture of local and regional commercial uses in an auto-oriented atmosphere with few amenities for pedestrian and transit users. This area is recognized as having strategic importance to the future of the community. In the long term, the area is envisioned as a pedestrian friendly mixed-use node providing both convenience commercial services and speciality services.

### **Trans Canada Highway Commercial**

- 3.3 The Trans Canada Highway (TCH) strip is currently designated as C-6 Highway Commercial. This area contains commercial uses that serve the motoring public. While the TCH is an important transportation route for Calgary, it bisects the community and isolates the southern residential area of Montgomery and Shouldice Park from the remainder of the community to the north.
- 3.4 Eventually the TCH will be widened to the south and in the very long term a ring road will be constructed around Calgary. Even when a by-pass is constructed, motorists will continue to use the Trans Canada Highway through Montgomery to access the downtown. The TCH will remain a gateway to Calgary into the future and reinforces the need for quality commercial development in this area.



*Sketch of Existing Bowness Road/46 Street Main Street Area*

**Bylaw 17P2017**



*Artistic Impression of Future Vision of Bowness Road/46 Street Main Street Area.*

**Bylaw 17P2017**

**Note: This sketch is provided for illustration purposes only and does not represent an approved scheme.**

## Montgomery Shopping Centre

- 3.5 This commercial area contains a large number of commercial operations. The largest business operation is Safeway, which underwent a significant expansion in 1998. At that time a number of long standing site circulation concerns were addressed. Other commercial operations include businesses in the Montgomery Shopping Centre strip mall, the Dairy Queen and in the strip mall paralleling Bowness Road at the western end of the community.

### COMMERCIAL VISION FOR THE FUTURE

- 3.6 *All of Montgomery's commercial areas have been enhanced and as a result have helped improve the image of the community. The Bowness Road/46 Street Main Street Area has evolved into a mixed-use commercial/residential area with an enhanced pedestrian environment. This area feels like a small town main street. Commercial uses located in the Montgomery Shopping Centre Area and along the Trans Canada Highway have contributed to an improved gateway to the community and Calgary.*
- Bylaw 17P2017**

### COMMERCIAL LAND USE AND DEVELOPMENT OBJECTIVES

- 3.7 (a) To ensure that Montgomery's image is enhanced and gateways celebrated.
- (b) To support the long-term development of the Bowness Road/46 Street Main Street Area as a pedestrian friendly mixed-use area that reinforces Montgomery's small town character. **Bylaw 17P2017**
- (c) To reduce land use conflicts and to concentrate commercial activities in existing commercial areas.
- (d) To encourage commercial development that is compatible in character and scale with adjacent residential areas.

### GENERAL COMMERCIAL DEVELOPMENT POLICIES

*The following policies relate to all commercial lands identified on Figure 3.1.*

#### Commercial Land Use Expansion

- Policy C1.** In order to secure the viability of existing commercial areas, the expansion of commercial uses into residential areas should not be permitted.

## **Parking**

- Policy C2.** Except where provided in this Plan, the parking requirements of *The Land Use Bylaw* are considered appropriate for commercial development.  
**Bylaw 38P2008**

## **Surface Parking Treatment**

- Policy C3.** Where surface parking areas meet the public sidewalk edge, screening with low level shrubs and/or durable decorative fencing should be required to improve area aesthetics.

## **Elevations**

- Policy C4.** All elevations facing streets and residential areas must be treated in a manner consistent with the front elevation. Blank or unarticulated facades are not acceptable.

## **Commercial Residential Interface**

- Policy C5.** In situations where commercial and residential development share a rear alley, commercial development should address the potential for off-site impacts on adjacent residential uses by:
- (i) screening the commercial parking area with high quality, fencing that will prevent headlight glare;
  - (ii) storage and garbage receptacles should be screened from nearby residential using fencing or dense vegetation;
  - (iii) site lighting should be shielded, of moderate intensity and not create adverse glare for nearby residential properties;
  - (iv) site surveillance of the rear lane should be considered in the design of the commercial buildings.

## **Signage**

**Policy C5.** Signage should be designed to improve the image of Montgomery and to reinforce the community's role as a major entryway to Calgary. Attention to detail is encouraged as well as the creation of pedestrian oriented signage. The following signs should not be permitted in any commercial area:

- (i) roof top signage;
- (ii) flashing or animated signs;
- (iii) rotating signs.

## **Free Standing Signs**

**Policy C6.** In order to improve aesthetics, shrubs, planters, planter beds for shrubs and flowers are encouraged at the base of free-standing signs. Relaxations to the maximum height as established in the *Land Use Bylaw* shall not be granted.

## **Commercial Laundry Facilities**

**Policy C7.** Commercial laundry facilities are not considered appropriate use due to their industrial nature in terms of noise, air emissions and visual impact.

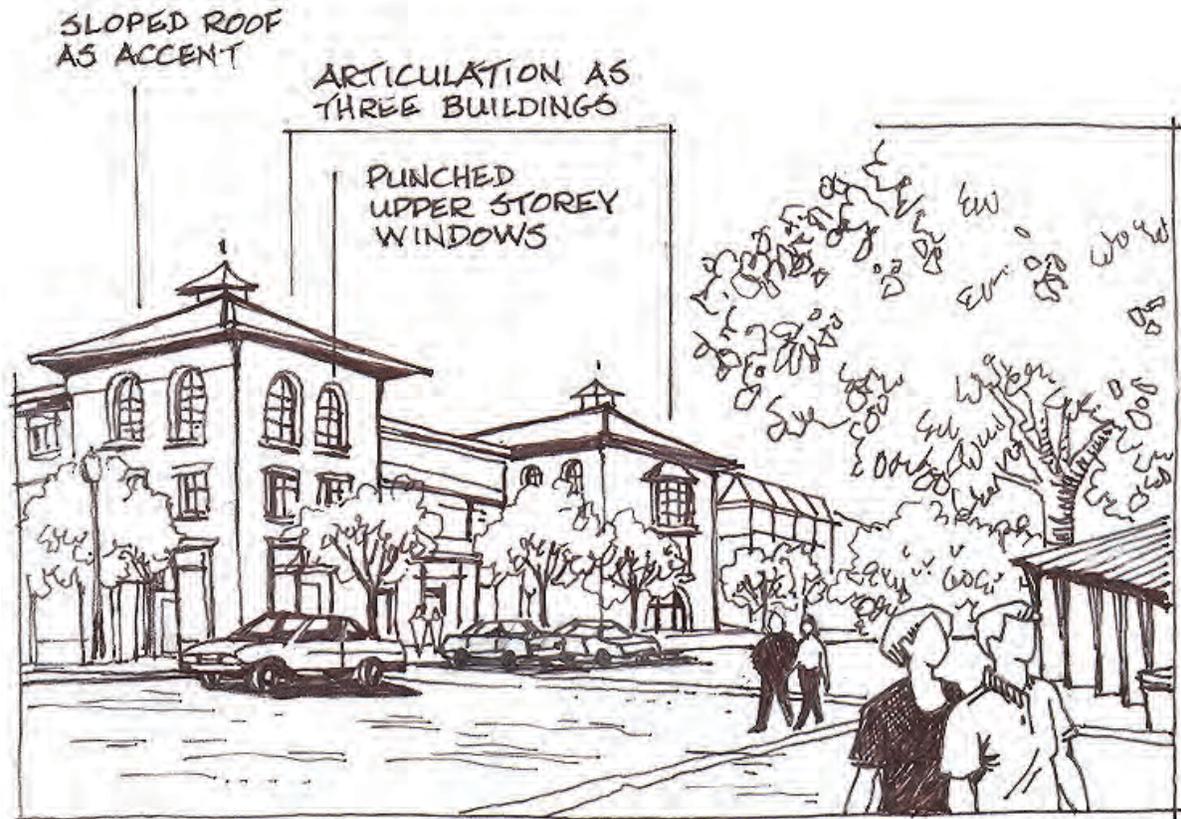
## **Commercial and Mixed Use Design Guidelines**

**Policy C8.** Proposals for development within the commercial areas identified on Figure 3.1 should demonstrate consistency with the Commercial and Mixed Use Design Guidelines which follow. These design guidelines are not intended to restrict design flexibility or creativity but to ensure that design diversity is achieved in a manner consistent with the plan visions, objectives and policies.

## COMMERCIAL AND MIXED-USE DESIGN GUIDELINES

Guideline C1. Building masses should be pedestrian oriented and respond to a ‘human scale’ with details that are proportional to human height and provide visual interest at the street and sidewalk levels. Buildings should be reduced in apparent mass or articulated to avoid large monolithic box-like structures. This can be achieved by:

- (i) use of different building materials, colour and/or texture;
- (ii) variations in roof forms, height of roof elements or cornice detailing;
- (iii) designs that emphasize floor lines, through terracing, articulated structural elements or a change in materials and horizontal trim bands to define floors;
- (iv) designs that express rhythms and patterns of windows, columns and other architectural features.



Guideline C2. Blank walls, particularly at the ground level should be avoided.



*Blank walls, particularly at ground level are discouraged.*

Guideline C3. Windows that reveal indoor amenities, activities and displays are encouraged. Large expanses of opaque or reflective windows and ceiling to floor windows are discouraged, especially in the Bowness Road and Montgomery Shopping Centre Commercial Areas.

Guideline C4. Canopies or awnings are encouraged especially in the Bowness/46 Street *Main Street Area* and the Montgomery Shopping Centre.

**Bylaw 17P2017**



*Canopies & awnings provide weather protection for pedestrians.*

Guideline C5. Where commercial or mixed-use development is located adjacent to a residential area, building design and form should be configured to minimize adverse impacts, including massing, shadowing, over looking and loss of privacy.



*In this example, the impact of massing is minimized through a step down building design.*

Guideline C6. Entrances should be a primary element of the street frontage. Main entrances should be clearly identifiable and inviting.

Guideline C7. As part of the '88 Winter Olympic improvements, the following design suggestions were recommended in *Montgomery – A Handbook of Improvements and Suggestions Trans Canada Highway – West* (1986). The following guidelines apply only to development along the TCH and should be considered:

- (i) consistent boulevard deciduous tree planting on both sides of the TCH through Montgomery;
- (ii) low level vegetation planted in corner visibility triangles in order to enhance site aesthetics;
- (iii) use of site landscaping to define the site entrance and circulation for both vehicles and pedestrians;
- (iv) define the corridor and enhance site aesthetics through treatment of the front property line. This can be achieved through the installation of a low-level decorative fence at the front property line. The fence should be constructed of durable material and should be designed to complement the building face treatment. Use of translucent materials and transparency in design is encouraged in order to reinforce opportunities for natural surveillance. Individuality in materials and construction is also encouraged.

## **BOWNESS ROAD & 46 STREET MAIN STREET AREA**

**BYLAW 17P2017**

*In addition to the General Commercial policies, the following policies relate to the lands identified on Figure 3.1 as the Bowness Road/46 Street Main Street Area.*

**Bylaw 17P2017**

### **Residential/Commercial Mixed Use**

- Policy C8.** This Plan supports and encourages residential uses located above commercial uses in the Bowness Road/46 Street *Main Street Area*. **Bylaw 17P2017**

### **Commercial/Retail Ready**

- Policy C9.** *The Commercial/Retail Ready area identified on Figure 1.3 is identified as a key frontage that should contain active uses, but is in a location where a transition from residential to commercial use may be appropriate. The ground floor of buildings in this area may have residential uses if the ground floor may be adapted to accommodate commercial/retail uses (e.g. minimum ground floor height 4 to 5 metres). This is to guide the design of any residential development so that it may be adapted to allow for commercial or mixed-use development with commercial uses on the main floor closest to grade, consideration that the development will either comply or can adapt to comply with the Alberta Building Code requirements for commercial changes of use is recommended at the Development Permit stage.* **Bylaw 17P2017**

### **Minimum Commercial Component**

- Policy C10.** For commercial/residential mixed-use developments, the first floor should provide for active uses such as small scale retail outlets, personal service businesses and restaurants which provide store front access off the sidewalk from Bowness Road or 46 Street.

### **Height**

*Developments along the Main Street should respect the dimensions of the street and create a human scale environment that provides comfort and visual interest at the street level. Building height limits help to create this comfortable sense of enclosure along a street and are relative to the individual street and should be consistent along the Main Street.*

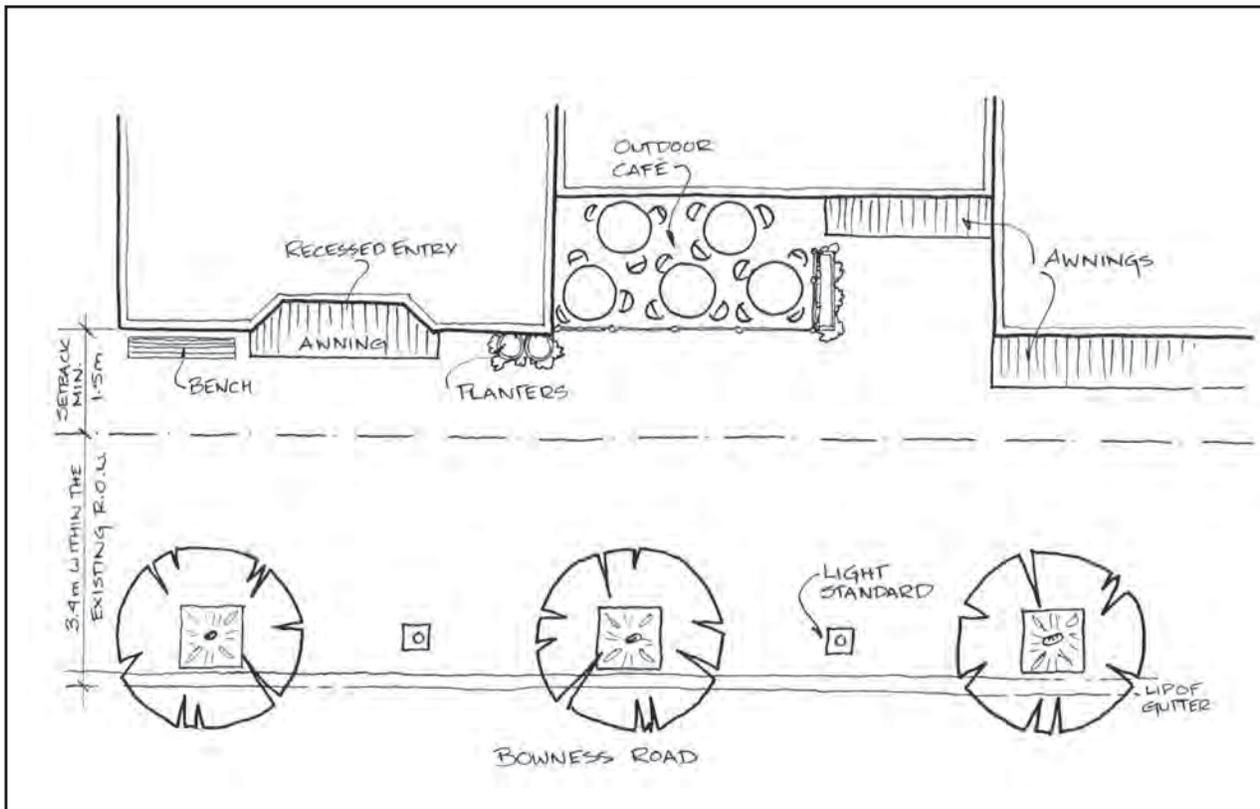
- Policy C11** *When reviewing applications, the Development Authority should consider measure building height from an elevation that is approximately the curb elevation of the Main Street, this creates building heights relative to the street that mitigates changes in topography through redevelopment parcels and provides a consistent street enclosure experience.* **Bylaw 17P2017**

## Privacy/Overlook Policy

**Policy C12.** Private amenity space should provide adequate privacy for new and existing residents with building features and materials, such as solid walls, planters and/or opaque glass panels. **Bylaw 17P2017**

## Automobile Oriented Uses

**Policy C13.** Automobile oriented uses, including automotive sales, automotive rentals, automobile workshops, car washes, gas stations, and drive through services/restaurants should not be permitted in the Bowness Road/46 Street Commercial Main Street Area. These uses are not conducive to the creation of a pedestrian friendly shopping and service area. **Bylaw 17P2017**



Refer to Policy C13

**Bylaw 17P2017**

*Note: This sketch is provided for illustration purposes only and does not represent an approved scheme.*

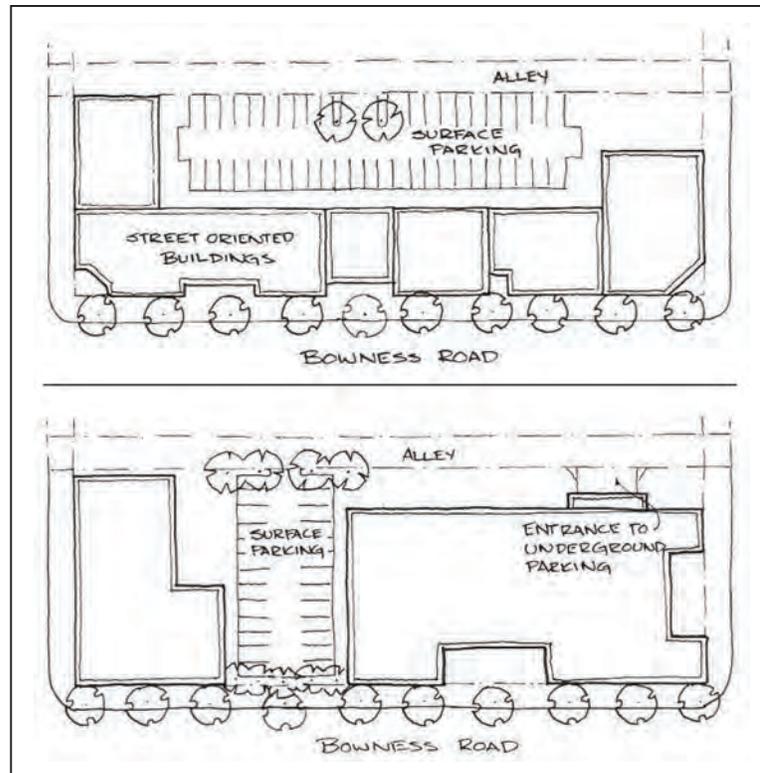
## Bowness Road Setback Requirements

**Policy C14.** In order to assist in creating a pedestrian oriented environment, development abutting Bowness Road should be set back 1.5 metres from the basic right-of-way (as defined in *The Land Use Bylaw Part 3, Division 1*). The front yard area should facilitate pedestrian movement and should provide a seamless transition from the public sidewalk to private property. **Bylaw 38P2008, 17P2017**

**Policy C15.** Where abutting Bowness Road, development setbacks greater than 1.5 metres from the basic right-of-way (as defined in *The Land Use Bylaw Part 3, Division 1*) are considered appropriate provided the larger front yard space is used to create recessed storefront entrances, special corner features and or usable open space (e.g. outdoor café or plaza). **Bylaw 38P2008, 17P2017**

## Parking

**Policy C16.** To encourage the development of the Bowness Road/46 Street *Main Street* Area as a pedestrian-oriented area, parking areas should locate to the rear, the side yard, or underground. Surface parking areas located exclusively in the front yard are discouraged. Where provided, front yard parking should be appropriately screened and treated in a pedestrian friendly manner. **Bylaw 17P2017**



Refer to Policy C14

**Bylaw 17P2017**

*Note: This sketch is provided for illustration purposes only and does not represent an approved scheme.*

## 46 Street Setback Requirements

**Policy C17.** In order to assist in creating a pedestrian oriented environment development abutting 46 Street should be built to the property line immediately adjacent to the 46 Street sidewalk. Setbacks are considered appropriate only where the larger front/side yard space is used to create recessed storefront entrances, special corner features and/or usable open space (e.g. outdoor cafe or plaza).  
**Bylaw 17P2017**

### Design

**Policy C18.** New commercial development shall contribute to the creation of a high quality pedestrian environment by addressing building design, signage, façade treatment, landscaping and street amenities (furniture, street lighting, flower baskets).  
**Bylaw 17P2017**

### Street Trees

**Policy C19.** Property owners and the City of Calgary are encouraged to work cooperatively to implement a continuous street tree canopy along the public right of way of Bowness Road and 46 Street. Street trees should be located between the curb and the sidewalk, placed 6 metres apart and in consistent alignment with adjacent street trees.  
**Bylaw 17P2017**

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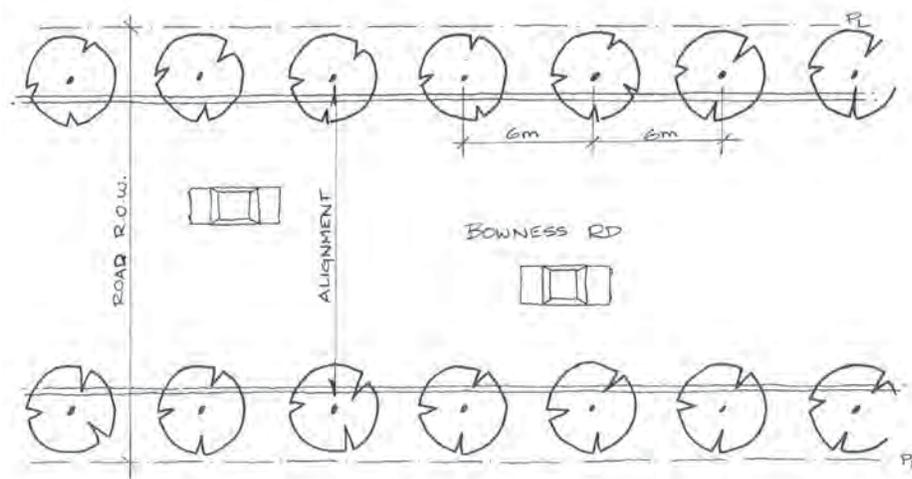
**Bylaw 17P2017**

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**Bylaw 17P2017**



Refer to Policy C17

**Bylaw 17P2017**

*Note: This sketch is provided for illustration purposes only and does not represent an approved scheme.*

## TRANS CANADA HIGHWAY (TCH) COMMERCIAL AREA POLICIES

*In addition to the General Commercial policies, the following policies relate to the lands identified on Figure 3.1 as the Trans Canada Highway Commercial Area.*

### Design

- Policy C20. Development should reflect its function as a gateway to the community of Montgomery and to Calgary through high quality design. **Bylaw 17P2017**

### Site Landscaping

- Policy C21. In order to enhance the gateway function of the Trans Canada Highway, site landscaping treatment should support the “City by the Rockies” theme reflected in *Improving Calgary’s Entranceways (1994)*. (A summary of the City by Rockies theme is provided in the Background Section for ease of reference).  
**Bylaw 17P2017**

### Landscaping Requirements

- Policy C22. In order to enhance the appearance of the Trans Canada Highway developments are encouraged to exceed the minimum landscaping requirements of *The Land Use Bylaw*. Relaxations should not be granted. The use of soft landscaping is preferred, including grass, shrubs, trees and decorative flower borders.  
**Bylaw 38P2008, 17P2017**

### RV/Automobile Dealerships

- Policy C23. In accordance with *Improving Calgary’s Entranceways (1994)*, recreational vehicle or automobile dealerships should: **Bylaw 17P2017**
- (i) setback inventories (for example, cars) 2.1 metres from the property line and screen inventories with a one metre high fence constructed of high quality materials;
  - (ii) provide landscaping adjacent to the roadway in order to provide visual interest and to soften the appearance of the fence and inventories;
  - (iii) allow only one non-screened vehicle display area suitable for up to two recreational vehicles or automobiles.

## MONTGOMERY SHOPPING CENTRE POLICIES

*In addition to the General Commercial policies , the following specific policies apply to the area identified on Figure 3.1 as the Montgomery Shopping Centre.*

### Design

- Policy C24.** Development should reflect its function as a gateway to the community of Montgomery and to Calgary through high quality design. **Bylaw 17P2017**

### Site Landscaping

- Policy C25.** In order to enhance the gateway function of the Trans Canada Highway, site landscaping treatment should support the "City the Rockies" theme reflected in *Improving Calgary's Entranceways* (1994). (A summary of the City by the Rockies theme is provided in the Background Section for ease of reference). **Bylaw 17P2017**

### Elevations

- Policy C26.** All elevations facing streets and residential areas must be treated in a manner consistent with the front elevation. Blank or unarticulated facades are not acceptable. **Bylaw 17P2017**

### Sites Abutting Bowness Road

- Policy C27.** For redevelopment of sites abutting Bowness Road Policies C15 and C18 relating to parking and street tree placement also apply. **Bylaw 17P2017**

### Recycling Centres

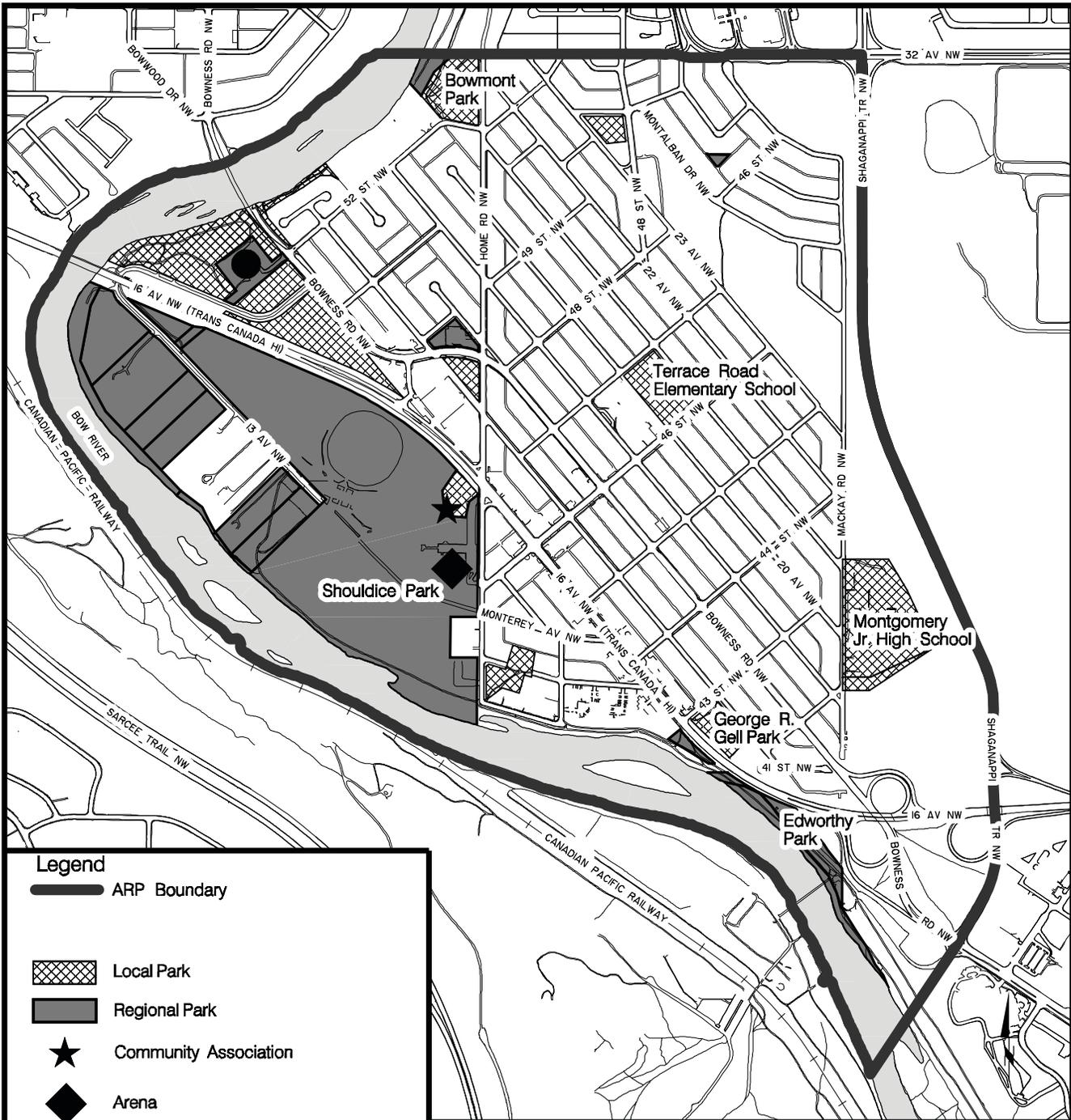
- Policy C28.** Shopping Centres can provide a convenient location for small scale recycling facilities including bottle, paper, can, textile and plastic barriers storage banks. The Plan supports the provision of such facilities subject to adequate environment safeguards. **Bylaw 17P2017**

# Chapter 4

# Parks, Schools & Community Facilities



*Montgomery is well served by a system of local and regional park space, two-schools, and a range of recreational opportunities. The above photographs show unnamed local park space (1 & 2), Shouldice Regional Park (3) and Montgomery Junior High School (4).*

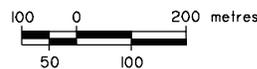


**Legend**

-  ARP Boundary
-  Local Park
-  Regional Park
-  Community Association
-  Arena
-  Swimming Pool

FIGURE 4.1

**PARKS, SCHOOLS  
AND COMMUNITY FACILITIES**



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## CONTEXT

- 4.1 Parks, Schools and Community Facilities are important amenities that help create attractive and liveable neighbourhoods. Montgomery is well served by a system of local and regional parks, two school sites and a range of recreational opportunities (including Shouldice Swimming Pool, tennis courts and arena). Residents consider Montgomery as a special place because of its existing parks. It is an important objective of this Plan to preserve and enhance Montgomery's parks.

## REGIONAL PARK SPACE

- 4.2 Montgomery presently contains approximately 37.79 hectares of Regional Park Space which includes Shouldice Park, Bowmont Park, Edworthy Park and Part of the Bow River System.

## LOCAL PARK SPACE

- 4.3 Currently Local Park Space covers only 5.8% of the net community district area<sup>1</sup>. This is well below the city's minimum standard of 10%. The distribution of local park space is also recognized as a major concern. Terrace Road Elementary School provides an important centrally located open space and efforts should be taken to preserve this area for local park space if disposition were to occur.

## SCHOOLS

- 4.4 Presently, Montgomery contains two public schools, Terrace Road Elementary and Montgomery Junior High. The Calgary School Board has approved policies and procedures to address issues, in conjunction with parents, school staff, and the Community Association, should redevelopment of these sites occur.

## OBJECTIVES

- 4.5
- (a) To retain and enhance existing parks and encourage their use for a variety of recreational, leisure and cultural activities.
  - (b) To improve the distribution of local park space.
  - (c) To encourage improvements to the Bow River pathway connections through the community of Montgomery.

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<sup>1</sup> The remaining area of a community district once regional park space has been deducted.

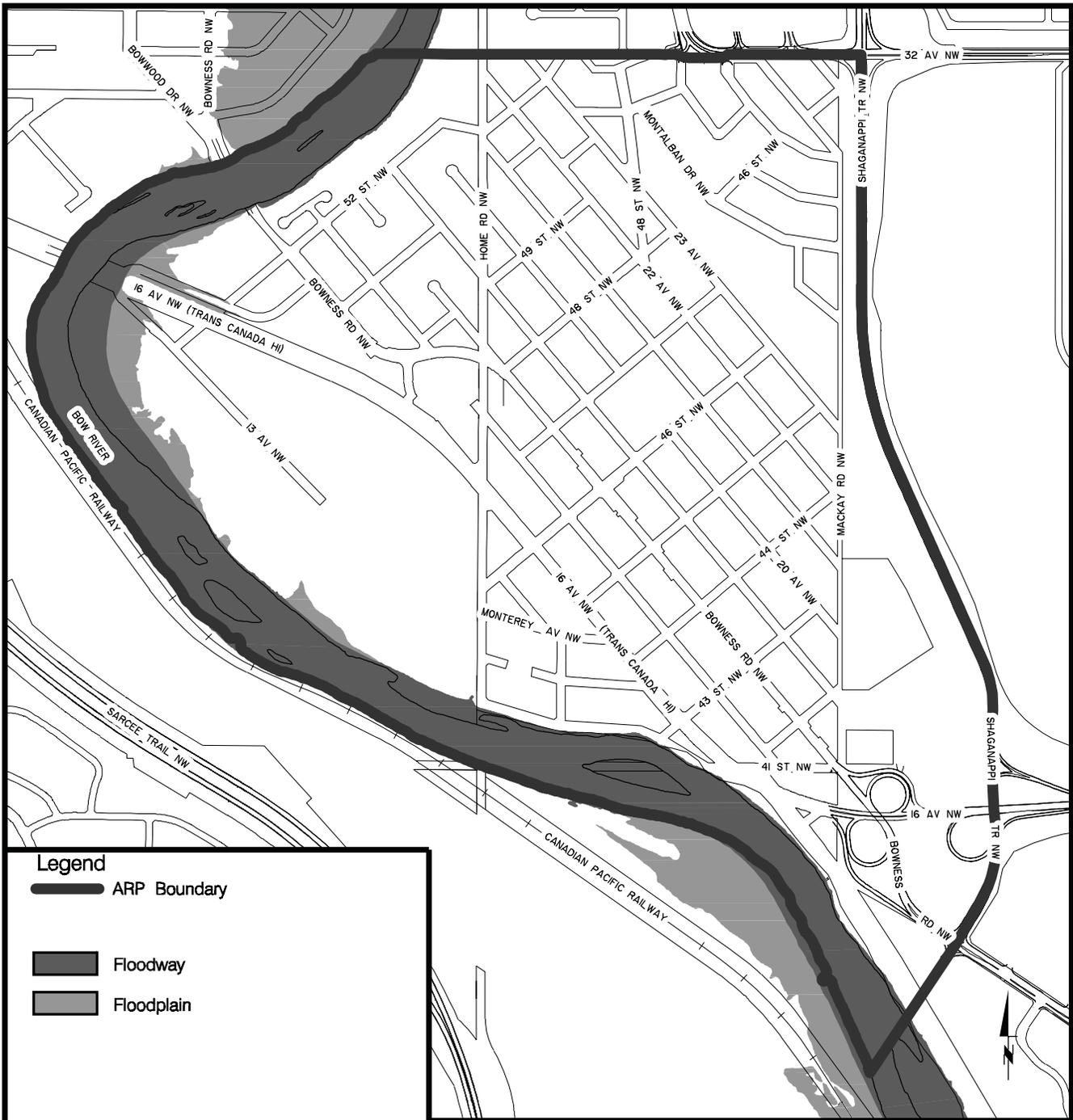


FIGURE 4.2

**FLOODPLAIN\FLOODWAY**



Date Plotted: 14-APR-2004

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- (d) To protect and preserve ecologically and environmentally sensitive areas for the benefit, use and enjoyment of current and future residents.
- (e) To establish visual gateways into Montgomery through landscaping and signage improvements.
- (f) To consider the recreational needs of aging residents in future parks improvements.

## **PARK POLICIES**

### **Improvements**

**Policy P1.** Parks, recreational and community facilities should be improved in cooperation with residents, the Community Association and The City of Calgary. Future improvements to Montgomery’s parks should be undertaken with reference to the Action Section of this Plan.

### **Aging Population**

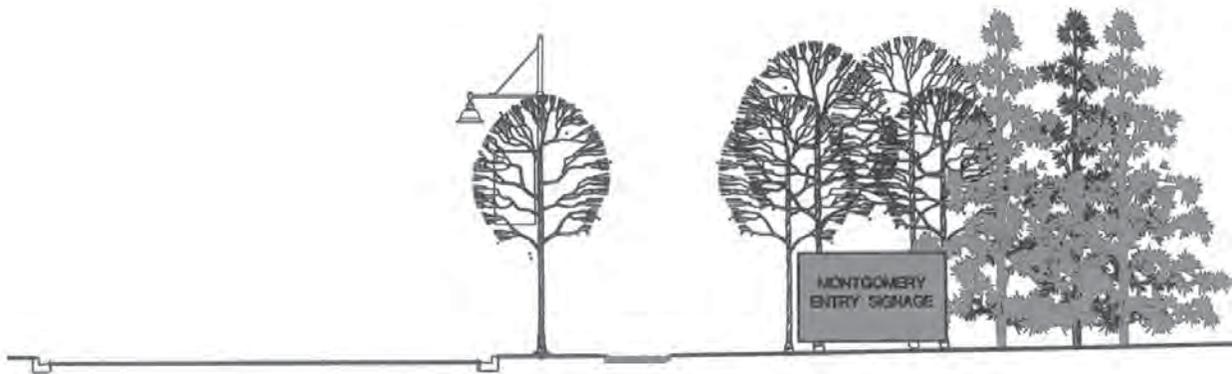
**Policy P2.** The needs of the aging population should be integrated into parks improvement strategies.

### **Pathways**

**Policy P3.** The City of Calgary should secure, on an opportunity basis, pathway linkages to complete the Bow River Pathway system as it runs through Shouldice Park and Montgomery.

## Gateways

**Policy P4.** Tree planting is encouraged to enhance gateways into Montgomery. Gateway priorities include lands adjacent to the Trans Canada Highway and Bowness Road. The Community Association is encouraged to install community identification signs at all entry points.



## George Gell Park

**Policy P5.** The proposed pedestrian overpass of 16 Avenue at 43 Street will impact George Gell Park. The City of Calgary will work cooperatively with the Community Association and area residents to address concerns created by the development of the pedestrian overpass.

## Shouldice Park - 13 Avenue

**Policy P6.** In accordance with the *Urban Parks Master Plan (1994)*, The City should acquire, on an opportunity basis, the remaining privately held parcels adjacent to 13 Avenue for the purposes of Shouldice Park expansion.

## Tree Planting

**Policy P7.** Tree planting is encouraged adjacent to the Trans Canada Highway in order to enhance the entryway to Montgomery as well as to Calgary.

## **Ecological and Environmentally Sensitive Areas**

**Policy P8.** The floodplain of the Bow River (refer to Figure 4.2) should be preserved and protected in its natural state to ensure the ecological and hydrological components are maintained in perpetuity. Access for passive recreational uses should be limited to strategic locations to ensure the valuable riparian habitat and instream fisheries habitat are protected from conflicting recreational uses (also refer to Figure 4.3).

## **School Sites**

**Policy P9.** If the Terrace Road Elementary School is declared surplus by the Calgary Board of Education, The City of Calgary should consider exercising its right of first refusal in order to secure the School's playground and sport field area for local open space.

## **Service Organization**

**Policy P10.** *In order to preserve the residential character of Montgomery, 1404 Home Road NW should only be a service organization that is compatible with the surrounding area in terms of design, scale and intensity.* **Bylaw 19P2008**

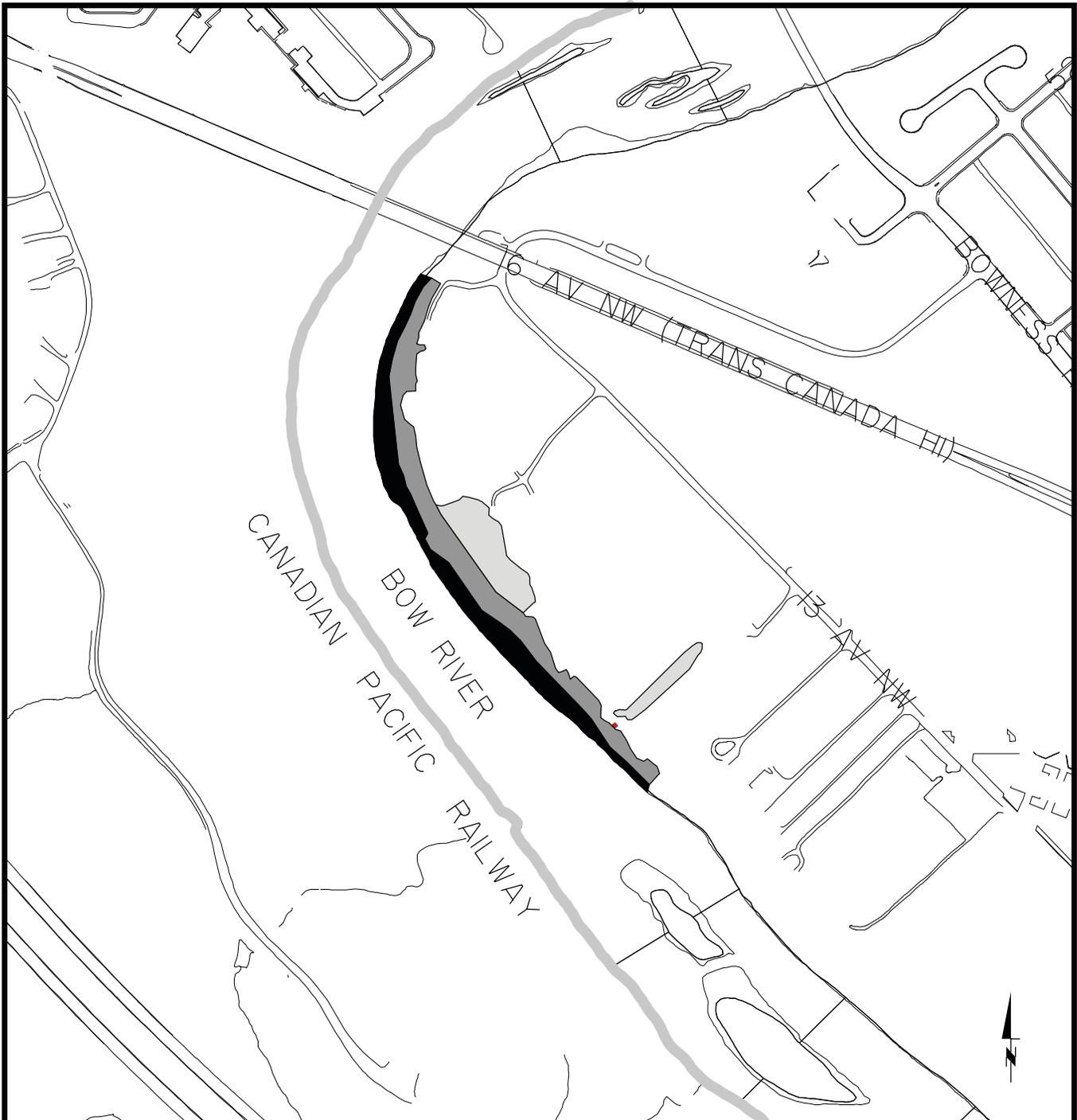
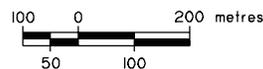


FIGURE 4.3

Legend

-  Non-Native Grassland
-  Balsam Poplar
-  Riverine Tall Shrub

**ENVIRONMENTALLY SIGNIFICANT AREAS**



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# Chapter 5

# Transportation



*Bowness Road has been identified as a priority for enhancement (1), the Trans Canada Highway runs through the community (2), the Plan seeks to improve bike and pathway links and supports pedestrian overpasses over the Trans Canada Highway and Shaganappi Trail NW (3 & 4).*

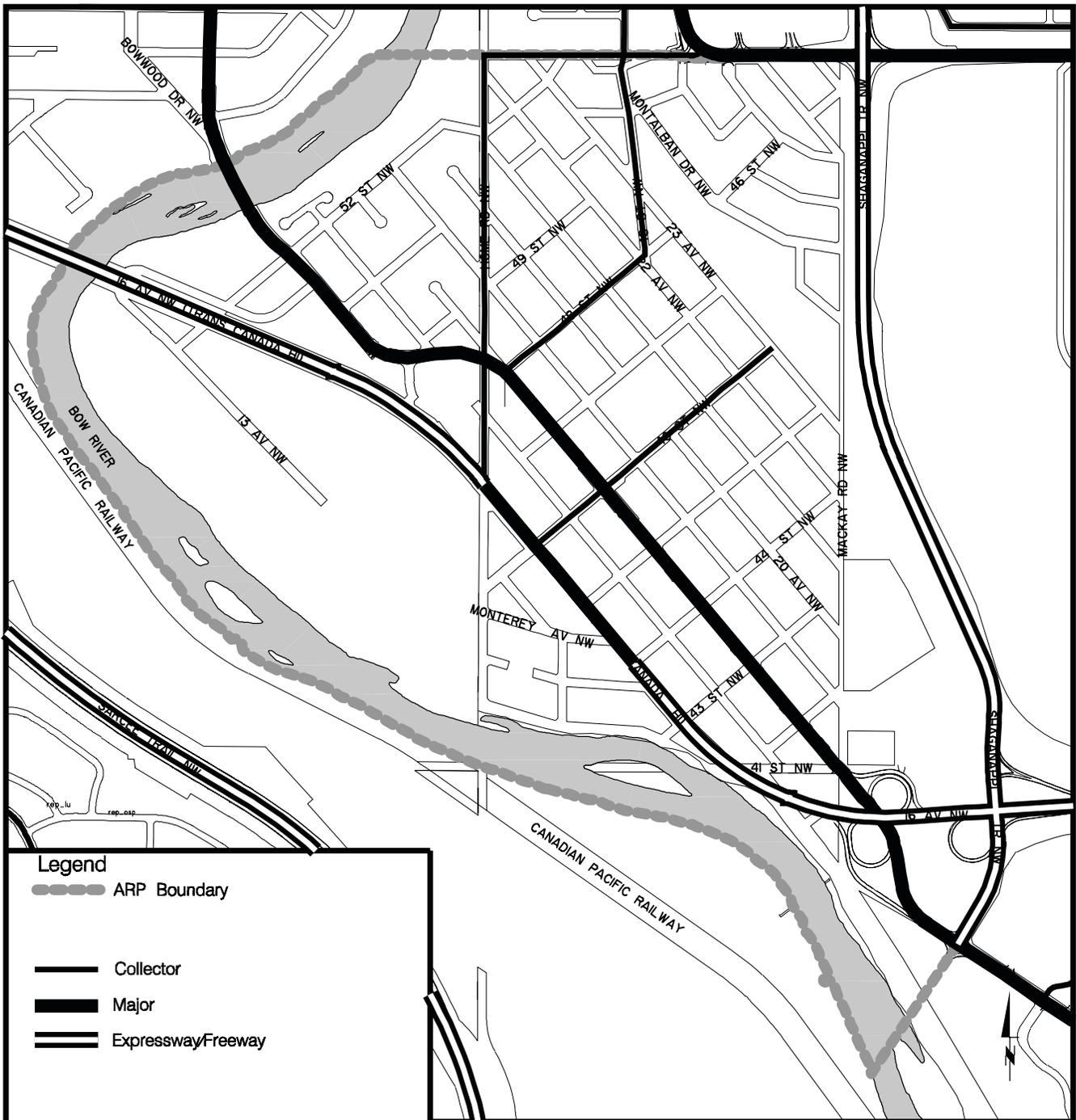
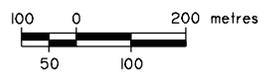


FIGURE 5.1

**ROAD NETWORK**



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## **ROAD**

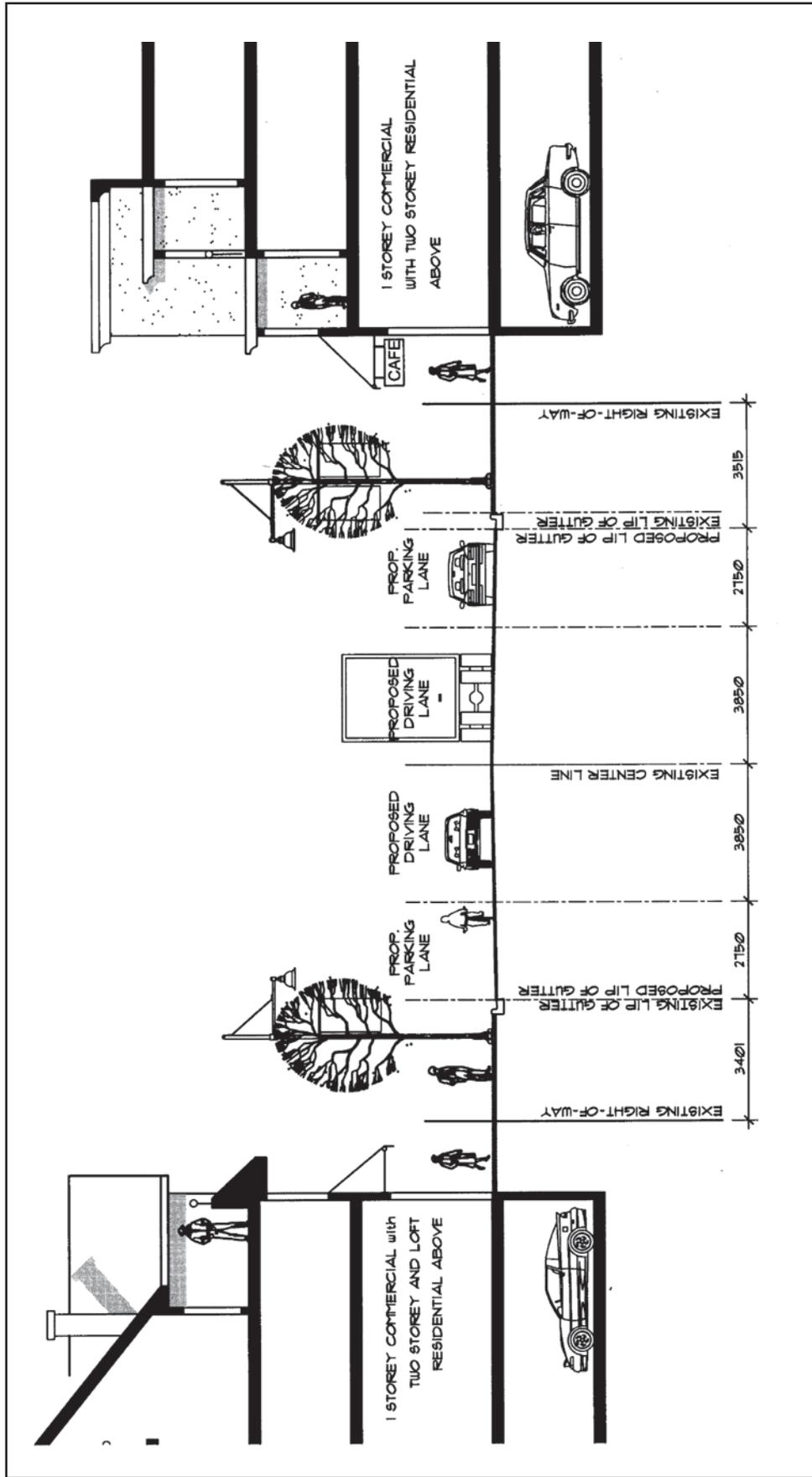
### **Network**

- 5.1 Montgomery is well-served by a hierarchy of roads. Both a freeway/expressway (the Trans Canada Highway) and a major road (Bowness Road) run diagonally through the community. Another freeway/expressway (the Shaganappi Trail) runs along the eastern border linking into both Bowness Road and the Trans Canada Highway. Home Road NW is another major road which runs north south through the middle of the community. There are several major connections to the Trans Canada Highway including a major interchange at the far southern end of the plan area which also links into Bowness Road and the Shaganappi Trail. The designated collector streets in the community are linked to the major streets and have transit service. (Refer to Figure 5.1 and 5.2).

### **Community Traffic Study**

- 5.2 The City of Calgary and the Montgomery Community Association Traffic Committee completed a Community Traffic Study in conjunction with the preparation of this Plan. (See the Background Section for detailed information). The Traffic Study included extensive public consultation and a number of transportation concerns were identified.
- 5.3 The most frequently mentioned traffic problems were related to excessive speed, high traffic volumes, high truck volumes, cyclist vehicle conflicts, parking issues and pedestrian safety. The most frequently mentioned locations to which these problems related included 16 Avenue (Trans Canada Highway), Bowness Road, Home Road, 32 Avenue, 48 and 52 Streets. The results also indicated that problems occurred at these locations everyday and were not restricted to rush hour times.
- 5.4 Most of the problems raised are caused by traffic shortcutting through the community. In particular, the alignment of the Trans Canada Highway through Montgomery and the connections between this roadway and the Shaganappi Trail has resulted in a shorter distant route via Home Road and 32 Avenue NW. This situation is compounded by the lack of connections between Shaganappi Trail and the Trans Canada Highway for traffic that is orientated to or from the north and the west. Unless preventive measures are put in place shortcutting traffic volumes are likely to increase in the future due to several major developments in Northwest Calgary, including Market Mall expansion, Foothills Hospital expansion, the Childrens Hospital and the expansion of the University of Calgary Main Campus.

*Note: This cross section is for illustration purposes only. The dimensions and details indicated have not been approved.*



*Reducing the setback requirement on Bowness Road would enable redevelopment nearer to the sidewalk providing a more pedestrian friendly environment. Sidewalk improvements could be accommodated within the existing right-of-way.*

- 5.5 One of the main goals of the Traffic Committee was to identify solutions for reducing the traffic shortcutting through the community. Several traffic control options were identified and presented to the community through a Questionnaire Survey and Public Open House. Although the majority (over 50%) of respondents supported most of the traffic calming options put forward, only one option received sufficient support (over 60%) to meet The City's criteria to enable implementation (traffic calming on Home Road). Traffic shortcutting is therefore likely to continue to be a major problem for the foreseeable future.

## **Bowness Road**

- 5.6 Bowness Road has been identified as a priority for improvement from both a transportation and land use perspective. The enhancement of the commercial area on Bowness Road has been identified through the community planning process as having strategic importance to the broader community. It is envisioned that Bowness Road and specifically the commercial area should evolve to a mixed-use pedestrian friendly environment. Traffic calming efforts on Bowness Road would serve to support transportation goals as well encourage commercial area revitalization.
- 5.7 Existing property setback requirements established in *The Land Use Bylaw* require a 5.2 metre (17 ft.) setback on both the north and south sides of Bowness Road. These setbacks are considered as a disincentive to reinvestment and do not support the long-term vision for the enhancement of the commercial area. An urban design concept based upon the general theme of 'Clean and Green' was prepared in conjunction with this ARP to provide a framework for the redevelopment of Bowness Road. The design work demonstrated that an enhanced pedestrian environment could be accommodated within the Basic Right of Way for Bowness Road.

**Bylaw 38P2008**

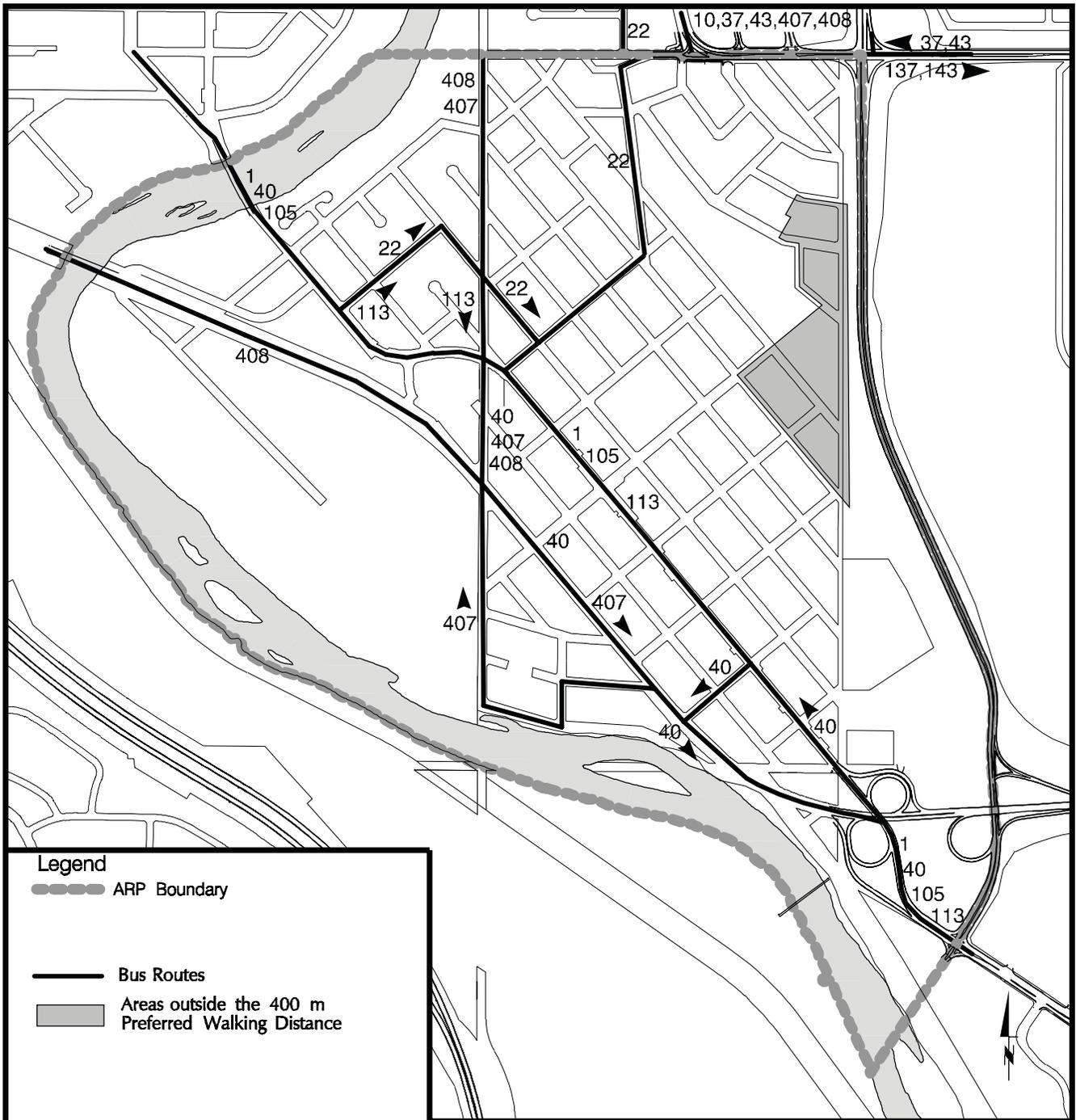


FIGURE 5.2

**EXISTING TRANSIT ROUTES**

## Bicycle and Pedestrian Pathways

5.8 Montgomery has a mixture of off street multi-use pathways and on street bikeways that are well connected to the main Bow River multi-use pathway which leads either to Downtown or to communities in the North West. The Hextall Bridge provides a multi use pathway across the Bow River to the community of Bowness. On street bikeways on Home Road and Mackay Road run north south connecting to 32 Avenue. 52 Street provides an on-street connection in the River Valley trail network (refer to Figure 5.3). There are a number of important considerations:

- (a) The creation of a river pathway link on the east side of Bow River behind the dwellings on 52 Street is currently constrained due to topographic conditions, and lack of resident support. 52 Street NW is currently designated as a one way on-street bicycle route. The development of a two-way cycle/pathway route is supported by this Plan.
- (b) Home Road is one of the busiest cycle routes in Calgary as it provides a direct connection from the north valley escarpment to the Bow River Pathway system.
- (c) A pedestrian overpass over 16 Avenue at 43 Street has been identified as one of the City's top priority overpass locations.
- (d) A pedestrian overpass of Shaganappi Trail linking Montgomery to the University Endowment Lands is proposed in the *Calgary Pathway & Bikeway Plan – North* and is supported in this Plan.



*Sketch of Existing Bowness Road.*



*Artistic impression of future vision of Bowness Road with streetscape improvements based on a “Clean & Green” theme.*

***Note: This sketch is for illustrative purposes only and does not represent an approved streetscape scheme.***

## Transportation Objectives

- (a) To address traffic safety, speed and quality of streetscapes through traffic calming measures.
- (b) To integrate cycling and pedestrian pathways into the existing transportation network.
- (c) To enhance the streetscape environment of Bowness Road.
- (d) To achieve a more 'workable' neighbourhood.

## TRANSPORTATION POLICIES

### Transit

**Policy T1.** The Plan supports development which encourages transit ridership as detailed in the *Transit Friendly Design Guide (Approved 1995)* including the provision of attractive and comfortable bus stops.

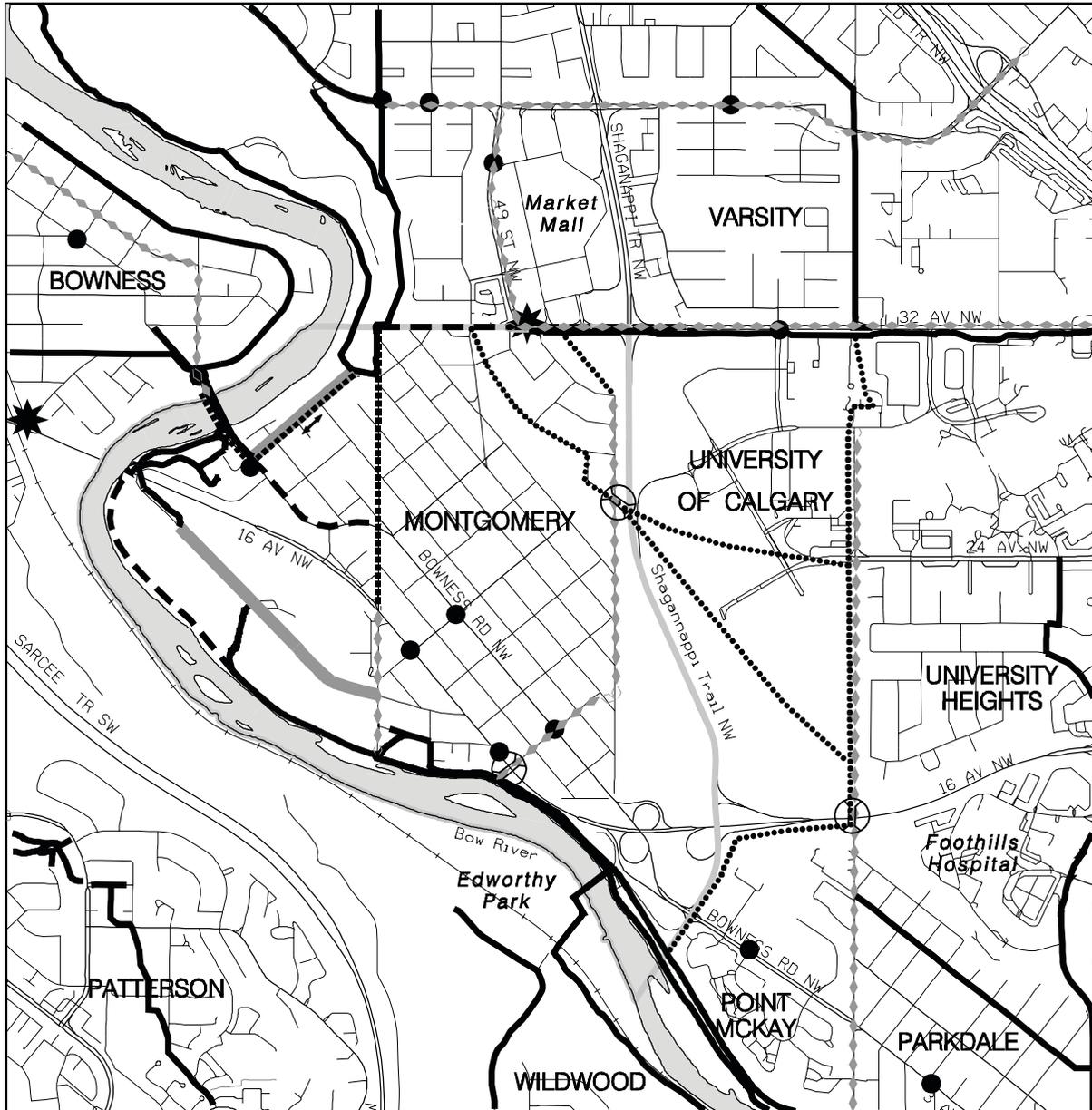
### Bowness Road

**Policy T2.** Transportation improvements to Bowness Road for the purpose of increasing volume capacity are not supported by this Plan.

**Policy T3.** The Plan recommends the reduction of the right-of-way property line setbacks set out in *The Land Use Bylaw Part 2, Division 1* along Bowness Road NW from 51 Street NW to McKay Road NW from 5.182 metres to 1.5 metres on each side. **Bylaw 38P2008**

**Policy T4.** The existing width of Bowness Road NW from 51 Street NW to McKay Road should be maintained. All remaining land within the basic right-of-way should be preserved for pedestrian and streetscape improvements on both sides of the street except where required for turning lanes or bus bays.

**Policy T5.** This Plan supports streetscape improvements to Bowness Road for the purposes of area revitalization and traffic calming. (See Action and Background Sections of this Plan).



Legend

- Existing Pathway
- Approved Pathway
- Proposed Pathway Alignment
- Existing On-Street Bicycle Route
- Recommended On-Street Bicycle Route
- Recommended Bicycle Lane /Wide Curb Lane
- Recommended Intersection Improvement
- Flashing Pedestrian Crosswalk
- Recommended Pedestrian /Cycle Bridge

FIGURE 5.3

**EXTRACT FROM THE CALGARY  
PATHWAYS AND BIKeways  
IMPLEMENTATION PLAN**

THE CITY OF CALGARY

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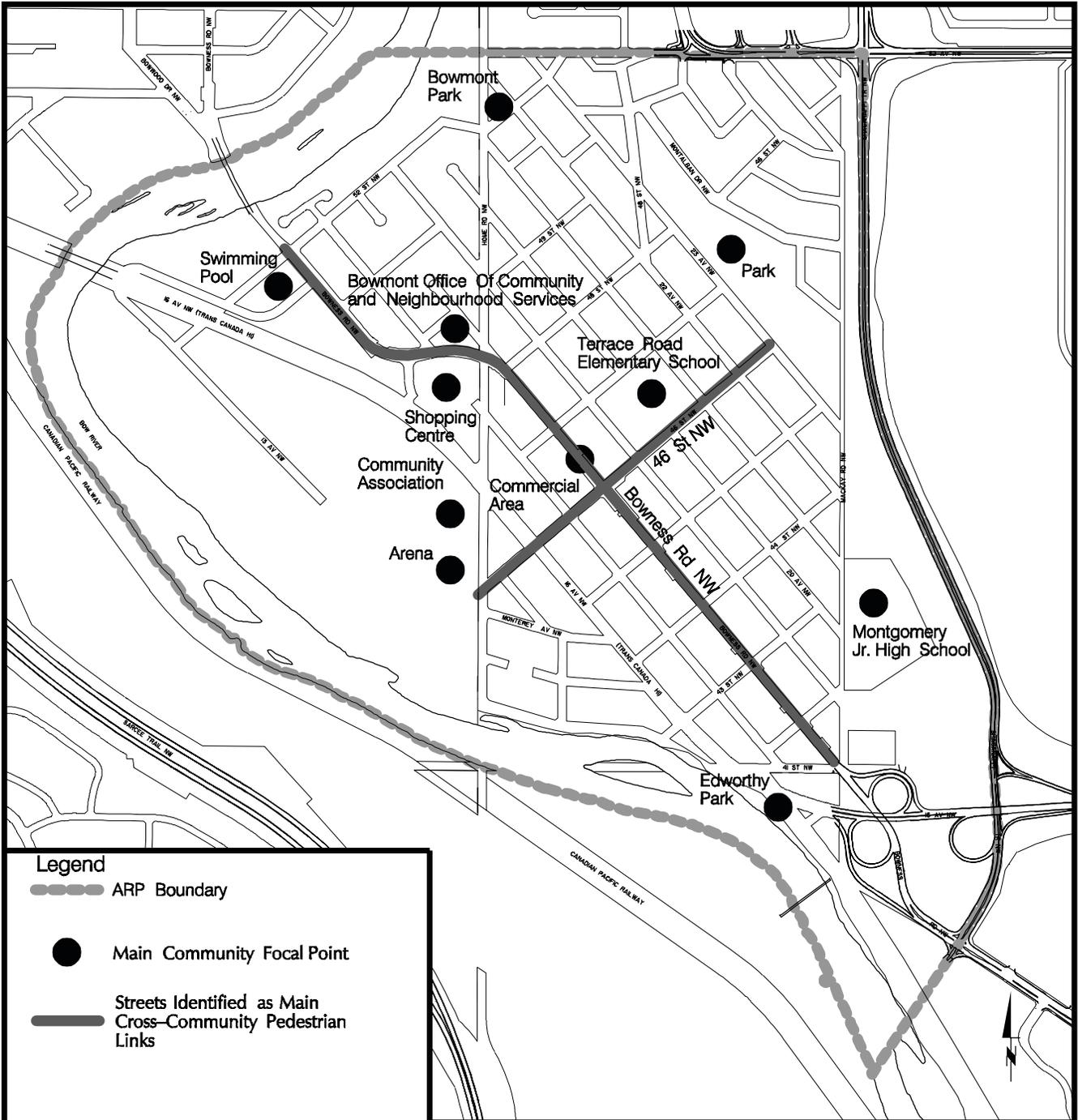
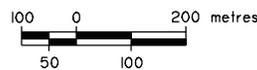


Figure 5.4

**MAIN COMMUNITY FOCAL POINTS AND  
CROSS-COMMUNITY PEDESTRIAN LINKS**



Date Plotted: 14-APR-2004

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## **Sidewalk Provision**

- Policy T6.** Currently there is no sidewalk provided in front of the properties on the western side of 4500 Block of Bowness Road NW. The ARP supports the provision of a sidewalk at this location.

## **Calgary Pathways & Bikeways Implementation Plan**

- Policy T7.** The ARP supports the pedestrian and bikeway proposals identified in *The Calgary Pathways & Bikeways Implementation Plan* (refer to Figure 5.3).

## **Walkable Neighbourhood**

- Policy T8.** The ARP supports the concept of a 'walkable neighbourhood' where pedestrians are able to walk to and from focal points such as shopping areas, parks, schools and other community facilities (refer to Figure 5.4) in a safe, comfortable and attractive environment.

## **52 Street NW Two Way Bike/Pedestrian Route**

- Policy T9.** A two-way bike and pedestrian route is supported on 52 Street NW to establish a linkage from the Bow River pathway system to the north valley escarpment.

## **Pedestrian Overpasses**

- Policy T10.** At such time that a pedestrian overpass is considered for implementation over 16 Avenue, The City of Calgary will work with area residents and the Community Association in order to ensure that community impacts are considered during the design process.
- Policy T11.** At such time that a pedestrian overpass is considered for implementation over 16 Avenue The City of Calgary should consider opportunities to create an attractive community gateway through the provision of soft landscaping , including trees, shrubs and flowers.
- Policy T12.** At such time that a pedestrian overpass is considered for implementation over Shaganappi Trail, The City of Calgary will work with area residents and the Community Association in order to address relevant impacts including the potential on-street parking concerns in the vicinity of the pedestrian overpass.

## **Trans Canada Highway & Shaganappi Trail NW Interchange**

**Policy T13.** The Montgomery Community Association and area residents should be consulted on any future interchange proposals for the Trans Canada Highway and Shaganappi Trail (including approach roads). Local concerns including sound mitigation, gateway enhancements, tree planting and pedestrian connections should be considered and where appropriate, incorporated into the final design.

**Policy T14.** Future transportation improvements at the Trans Canada Highway and Shaganappi Trail interchange that provide commuters with an alternate route to shortcutting through Montgomery are supported by this Plan.

### **32 Avenue & Shaganappi Trail**

**Policy T15.** The open space area at the intersection of Shaganappi Trail and 32 Avenue NW will be required for future transportation purposes. At such time that new roads are being designed, The City of Calgary should consult with area residents and the Montgomery Community Association on the development of detailed plans.



## Chapter 6

## Social Development



*Bowmont Office of Community and Neighbourhood Services.*



## CONTEXT

6.1 The demographic make up of a community provides an indication of its requirements for community programming and social supports. Social issues present in Montgomery include an above average proportion of single-parent and low-income households. In addition, Montgomery has a significant number of seniors and aboriginal people with unique needs for supports and services (refer to 5. Community Demographics in Section 3).

6.2 The following social issues within Montgomery were identified during the preparation of the ARP.

- Current services for seniors in Montgomery are insufficient to meet demand, particularly services for lower-income seniors.
- Currently there are no direct services to meet the needs of the Aboriginal population.
- There is a lack of community services provided within Montgomery. Existing services for Montgomery residents are provided outside of Montgomery, making access difficult, particularly, youth, day-care and employment resource services.
- Many community programs and services in Montgomery rely on volunteers. However, the recruitment of volunteers is becoming increasingly difficult, challenging the ongoing sustainability of those programs and services.
- Existing community facilities and amenity space are difficult for residents to access as it requires them to cross Bowness Road and 16<sup>th</sup> Ave. This is a particular concern for children and seniors.
- By-law infractions related to waste reduce community pride.

## **SOCIAL DEVELOPMENT OBJECTIVES**

- (a) Identify community needs for social development and address them through a range of support programs and services. Specifically, assess and address issues faced by single-parent families, youth, seniors and Aboriginal persons.
- (b) Promote community well-being by supporting the development of community-based, affordable and accessible services and self-help initiatives.
- (c) Encourage public and private agencies and community based groups involved in service delivery to share the use of facilities where possible in order to provide needed services within Montgomery.
- (d) Support efforts to enhance community volunteer capacity.

Several actions are recommended by the ARP to achieve the above social development objectives (refer to Section 2: Redesignations.& Actions Table 6.7).

# SECTION 2: REDESIGNATIONS & ACTIONS

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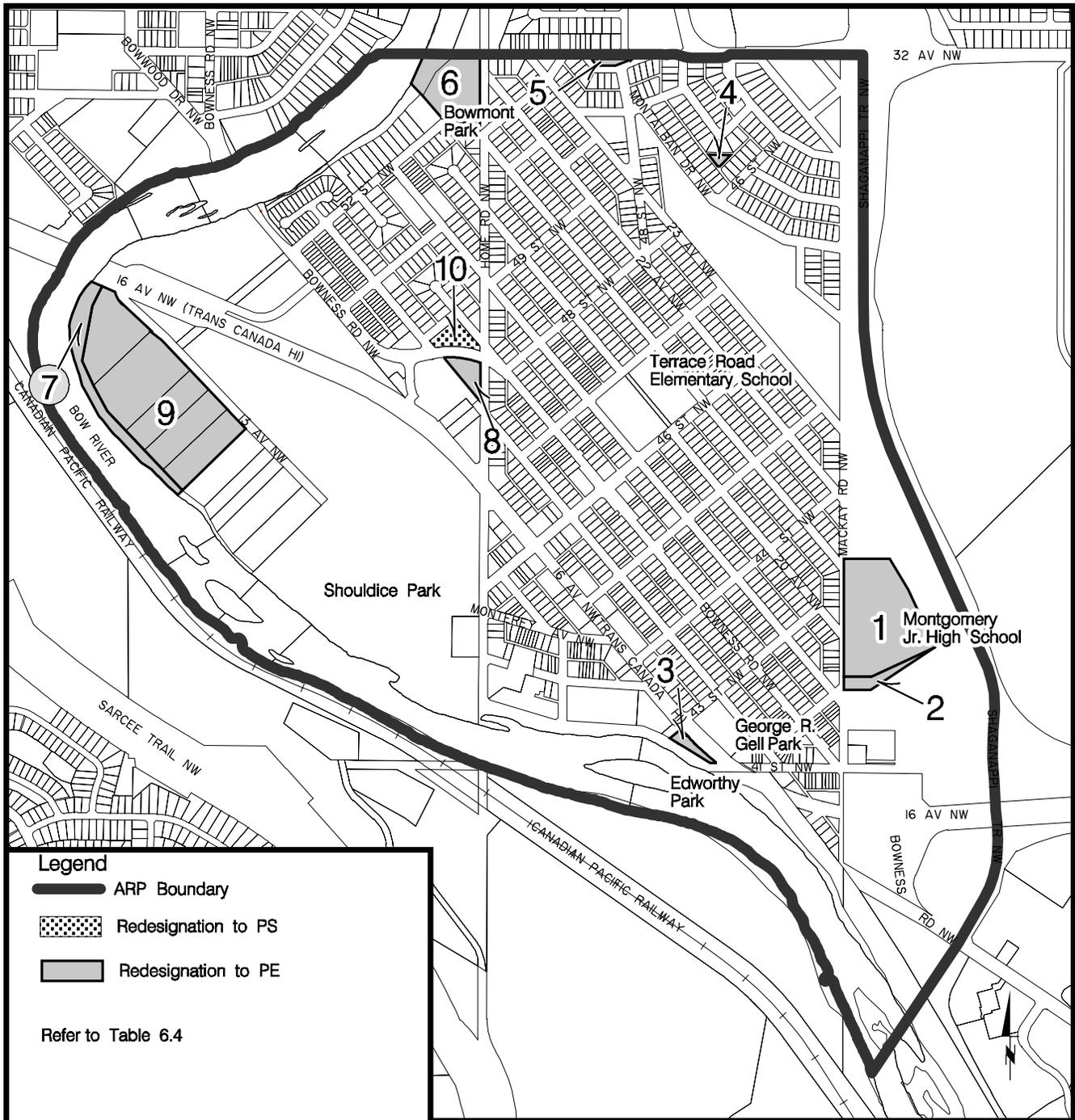
## SECTION 2: REDESIGNATIONS & ACTIONS

### Contents

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<i>deleted (Bylaw 17P2017)</i> .....	A5
Parks & Institutional Redesignations.....	A9
Transportation .....	A15
Social Development .....	A16

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**Bylaw 17P2017**



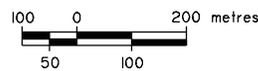
- Legend**
-  ARP Boundary
  -  Redesignation to PS
  -  Redesignation to PE

Refer to Table 6.4

**FIGURE 6.1**

**Bylaw 17P2017**

**PARKS AND INSTITUTIONAL REDESIGNATIONS**



Date Plotted: 05-OCT-2005

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**Table 6.1 Parks & Institutional Redesignations  
(Refer to Figure 6.1)**

**Bylaw 17P2017**

Site	Site Address	2004 Land Use Designation	Redesignation
1.	Montgomery Junior High School 2116 Mackay Road NW	DC (819) for educational, recreation & Community services	• Redesignate to PE
2.	Baseball Diamond 2004 Mackay Road NW	DC (819) for educational, recreation & community services	• Redesignate to PE
3.	Community Entry 4325 - 16 Avenue NW	R-2	• Redesignate to PE
4.	Tot Lot 3001 - 46 Street NW	R-1	• Redesignate to PE
5.	32 Avenue Buffer 5214 Sheldon Place NW	DC (819) for educational, recreation & community services	• Redesignate to PE
6.	Bowmont Park Entrance 2123 - 52 Street NW	DC (819) for educational, recreation & community services	• Redesignate to PE
7.	Riverbank	DC (47Z87) for Semi-detached dwellings	• Redesignate to PE
8.	Trail & Bench Park (Safeway's) 5007 Bowness Road NW	DC (819) for educational, recreation & community services	• Redesignate to PE
9.	Shouldice Park 5111, 5123, 5203, 5219, 5227 - 13 Avenue NW	DC (819) for educational, recreation & community services & Country Residential and DC (62Z92) for townhouses & apartments	• Redesignate to PE
10.	EMS 5000 Bowness Road NW	DC (819) for educational, recreation & community services	• Redesignate to PS

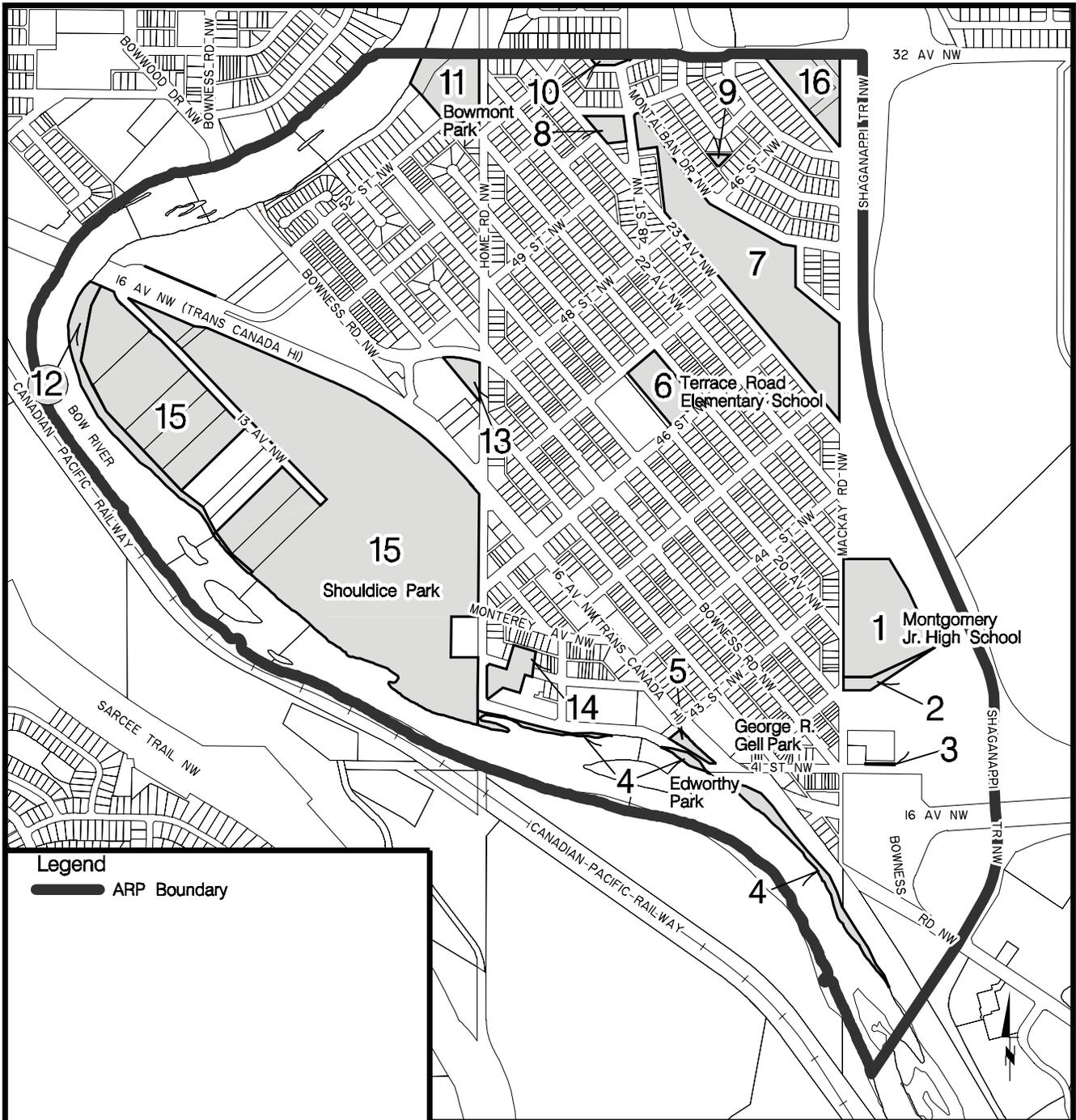
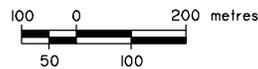


FIGURE 6.2

Bylaw 17P2017

**PARKS AND INSTITUTIONAL ACTIONS**



Date Plotted: 14-APR-2004

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**Table 6.2 Parks and Institutional Actions Bylaw 17P2017**

Site	Site Description	Location	Action	Responsibility
1.	Montgomery Junior High School	3115 Mackay Road NW	<ul style="list-style-type: none"> <li>Retain as local park space if school is closed.</li> </ul>	City of Calgary, Calgary School Board and the Community Association to work co-operatively.
2.	Baseball Diamond	2004 Mackay Road NW	<ul style="list-style-type: none"> <li>Name the park.</li> </ul>	See * below.
3.	Community Entry Trees	1902 R Mackay road NW	<ul style="list-style-type: none"> <li>Plant trees when funds are available.</li> </ul>	City of Calgary.
4.	Riverbank - east	Pt. of 4106 - 16 Avenue NW	<ul style="list-style-type: none"> <li>Preserve and protect.</li> </ul>	City of Calgary.
5.	Community Entry	4325 - 16 Avenue NW	<ul style="list-style-type: none"> <li>Plant trees when funds are available.</li> </ul>	City of Calgary.
6.	Terrace Road Elementary School	2103 - 46 Street NW	<ul style="list-style-type: none"> <li>Retain as local park if school is closed.</li> <li>Upgrade the playground.</li> </ul>	City of Calgary, Calgary School Board and the Community Association to work co-operatively.
7.	Montalban Park/ Montgomery Hill/ Montgomery Terrace	4707 Montalban Drive NW	<ul style="list-style-type: none"> <li>Name the park.</li> <li>Upgrade with trees, grass and provide garbage cans when funds are available.</li> </ul>	See * below. City of Calgary.

\* Community Association to organize selection of name for the park and submit to the Accountability Priorities and Agenda Committee (APAC) for consideration. If approved by City Council signage funding should be sought from the Calgary Parks Budget.

**Table 6.2 Parks and Institutional Actions Continued...**

**Bylaw 17P2017**

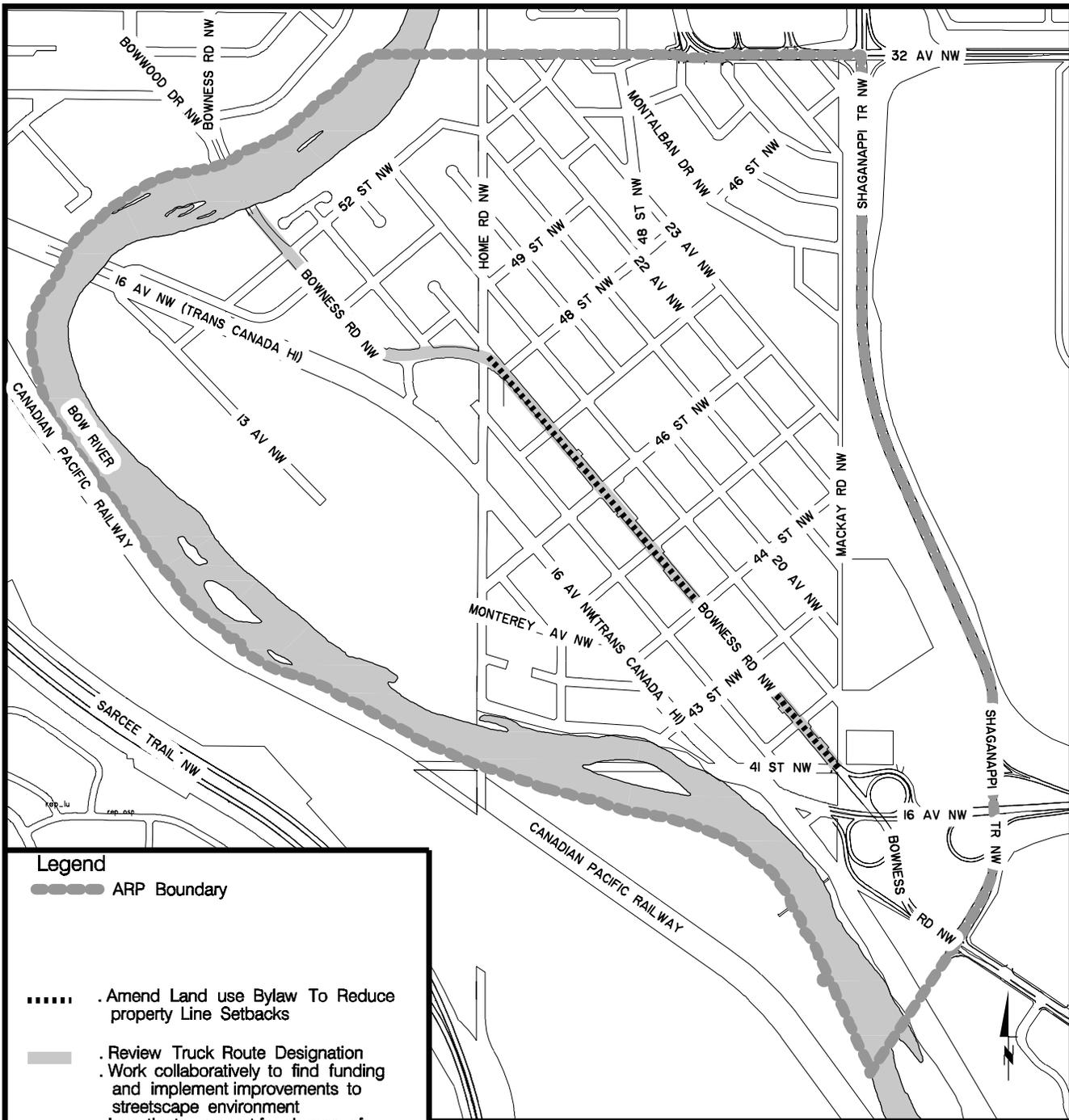
Site	Site Description	Location	Action	Responsibility
8.	Tot Lot	5215 Montalban Avenue NW	<ul style="list-style-type: none"> <li>Name the park.</li> </ul>	See * below.
9.	Tot Lot	3001 - 46 Street NW	<ul style="list-style-type: none"> <li>Name the park.</li> </ul>	See * below.
10.	32 Avenue Buffer	5214 Sheldon Place NW	<ul style="list-style-type: none"> <li>Name the park.</li> </ul>	See * below.
11.	Bowmont Park Entrance	2123 - 52 Street NW	<ul style="list-style-type: none"> <li>Name the park. Enhance flat area.</li> </ul>	See * below.
			<ul style="list-style-type: none"> <li>Heritage interpretation opportunity.</li> </ul>	Community Association.
			<ul style="list-style-type: none"> <li>Improve parking lot drainage when funds are available.</li> </ul>	City of Calgary.
			<ul style="list-style-type: none"> <li>Evaluate area from CPTED principles.</li> </ul>	City of Calgary.
			<ul style="list-style-type: none"> <li>Improve lighting and security when funds are available.</li> </ul>	City of Calgary.
12.	Riverbank - west	Pt. of 5802 Bowness Road NW, 60R and 76R Bow Landing NW  Pt. of 5111 - 5227 - 13 Avenue NW	<ul style="list-style-type: none"> <li>Preserve &amp; protect.</li> </ul>	City of Calgary.
13.	Trail & Bench Park (Safeway's)	5007 Bowness Road NW	<ul style="list-style-type: none"> <li>Determine use.</li> <li>Name the park.</li> </ul>	City of Calgary. See * below.
14.	Bow Manor Park	1308 Home Road NW	<ul style="list-style-type: none"> <li>Name the park.</li> </ul>	See * below

\* Community Association to organize selection of name for the park and submit to the Accountability Priorities and Agenda Committee (APAC) for consideration. If approved by City Council signage funding should be sought from the Calgary Parks budget.

**Table 6.2 Parks and Institutional Actions Continued...**

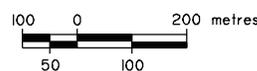
**Bylaw 17P2017**

Site	Site Description	Location	Action	Responsibilities
15.	Shouldice Park	1515 Home Road NW  4900, 4911, 4923 - 13 Avenue NW Pt. of 5299 Bowness Road NW  5123, 5219, 5227 - 13 Avenue	<ul style="list-style-type: none"> <li>• Complete Master Plan initiated in 2002.</li> <li>• Improve signage to the Park along 16 Avenue NW and Home Road NW when funds are available.</li> <li>• Improve passive recreational amenities including more park benches when funds are available.</li> </ul>	City of Calgary.
16.	Shaganappi Trail Road Widening	3225 Mackay NW	<ul style="list-style-type: none"> <li>• Retain for future transportation services.</li> <li>• Retain Tot Lot until land is required for transportation upgrades.</li> </ul>	City of Calgary.



**FIGURE 6.3** Bylaw 17P2017

**TRANSPORTATION ACTIONS**



Date Plotted: 14-APR-2004

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**Table 6.3 Transportation Actions**

**Bylaw 17P2017**

Description/Location	Action
Bowness Road NW from 51 Street NW to Mackay Road NW	<ul style="list-style-type: none"> <li>The City of Calgary to amend the <i>Land Use Bylaw Part 3, Division 1</i> to reduce the property line setbacks from 5.182 metres to 1.5 metres on each side. <b>Bylaw 38P2008</b></li> <li>The City of Calgary in conjunction with area land owners, business operators and the Community Association should work cooperatively to seek funding for improvements to the streetscape environment of Bowness Road.</li> </ul>
Bowness Road	<ul style="list-style-type: none"> <li>The City of Calgary in conjunction with area land owners should review the potential to remove the truck route designation on Bowness Road.</li> <li>The Community Association in conjunction with land owners on Bowness Road should investigate the level of local area support to change the name of Bowness Road to one that reflects the character and image of the community of Montgomery.</li> </ul>
Western side of Bowness Road fronting 4500 Block	<ul style="list-style-type: none"> <li>Currently there is no sidewalk fronting the properties on this stretch of Bowness Road. The City of Calgary in conjunction with property owners and the Community Association should work cooperatively to seek funding for sidewalk provision.</li> </ul>
Home Road & 32 Avenue NW	<ul style="list-style-type: none"> <li>The City of Calgary to examine the need for flashing pedestrian crosswalk through the Standard Warrant Evaluation Procedure.</li> </ul>
43 Street NW & Bowness Road NW	<ul style="list-style-type: none"> <li>The City of Calgary to examine the need for flashing pedestrian crosswalk through the Standard Warrant Evaluation Procedure.</li> </ul>
Pedestrian links to and from community focal points (Refer to Figure 5.4)	<ul style="list-style-type: none"> <li>Property owners, the Community Association and The City of Calgary are encouraged to work cooperatively to achieve a walkable neighbourhood.</li> </ul> <p>Potential improvements include sidewalk provision seating benches (particularly along hilly routes), tree planting, pedestrian oriented signage, safety improvements at cross walks and traffic calming initiatives.</p>

**Table 6.4 Social Development Actions**

**Bylaw 17P2017**

<b>Actions</b>	<b>Responsibility</b>
Work with other service providers to assess needs and coordinate and enhance access to services and resources for seniors, children, and youth within Montgomery.	City of Calgary, Community Services Department.
Work with aboriginal, public and private groups to assess the needs of the aboriginal population within Montgomery and develop strategies to address such needs.	City of Calgary, Community Services Department.
Where programs and services are identified as needed, encourage the provision of community-based service where feasible and appropriate.	City of Calgary, Community Services Department.
Work with public and private groups to promote opportunities for community volunteering.	City of Calgary, Community Services Department.
Work with public and private groups to develop and promote community clean-up activities.	City of Calgary, Community Services Department and Protective Services Department.

SECTION 3: BACKGROUND

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INFORMATION

**SECTION 3: BACKGROUND INFORMATION\***

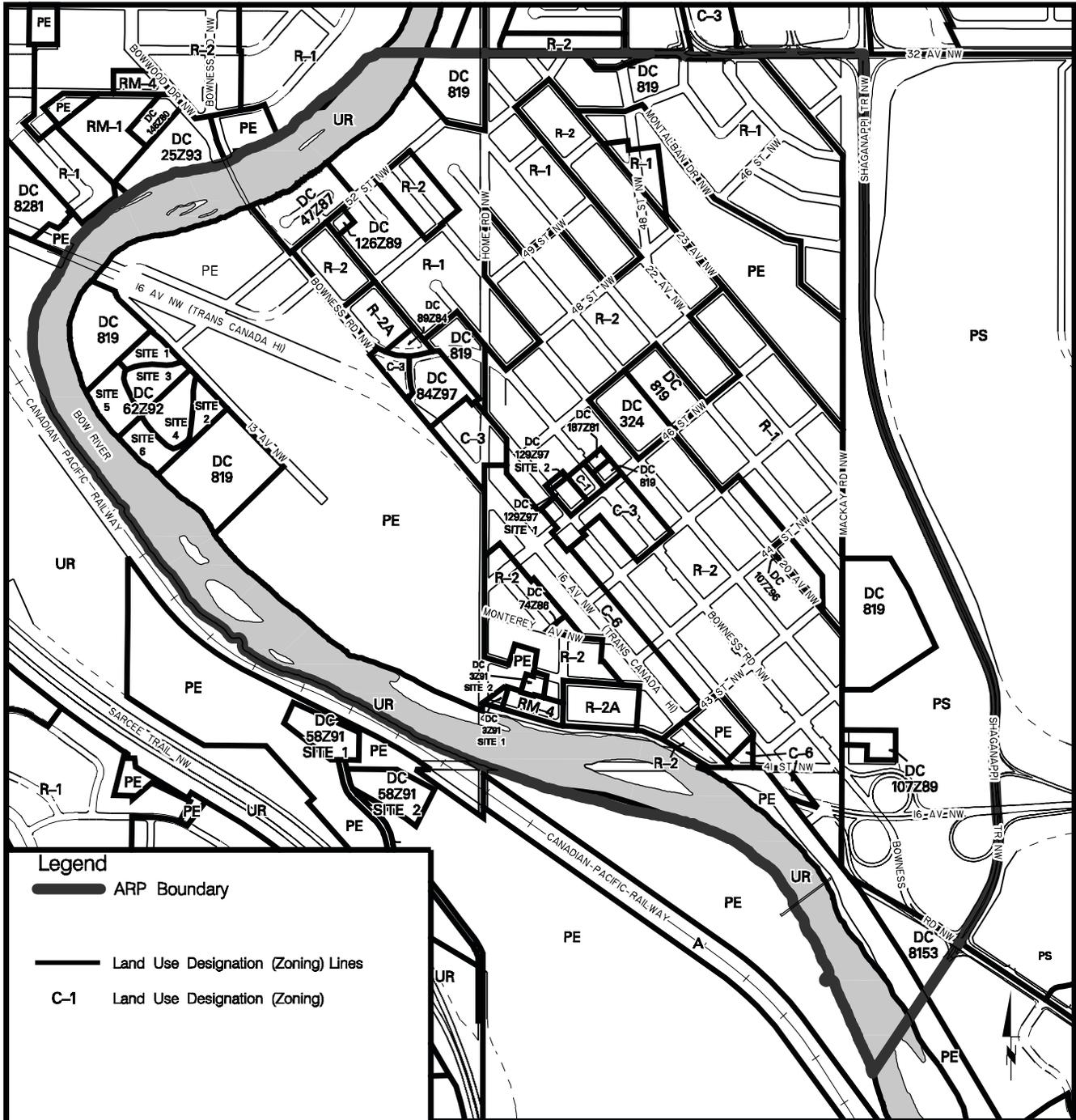
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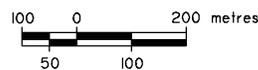
\* Section 3 - Background Information Section contains supporting information, relevant research and community perspective and is not part of the ARP Bylaw.



# 1.0 EXISTING LAND USE DESIGNATIONS



Existing Land Use Designations



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## 2.0 FUTURE LAND USE PLAN INSETS

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**Bylaw 17P2017**

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**Bylaw 17P2017**



### **3.0 RELEVANT PLANNING POLICIES**

#### **3.1 Calgary Land Use Bylaw 2P80 – Adopted by Council 1980**

This Bylaw is the basic land use control document that provides the specific regulatory rules and guidelines that govern land use, development and subdivision within Montgomery and all other parts of Calgary.

#### **3.2 The Municipal Development Plan (The Calgary Plan) – Adopted by Council 1998**

*The Calgary Plan* is the pre-eminent statutory plan guiding growth and development within Calgary. *The Municipal Government Act* requires that all statutory plans are consistent with one another and therefore *the Calgary Plan* provides the strategic citywide framework guiding local level plans and policies.

*The Calgary Plan* identifies a series of policies to achieve a long-term vision and address the challenges that come with growth and change. There are numerous objectives and policies in *the Calgary Plan* that are relevant to the preparation of Montgomery's Area Redevelopment Plan. Three major policy themes can be summarized as:

- (a) Maintaining and improving the health of the physical environment.
- (b) Managing growth by focusing on the efficient use of land and the optimization of the transportation system.
- (c) Recognizing the importance of the health of communities and acknowledging that social, community and economic factors contribute towards maintaining and improving quality of life.

#### **3.3 Calgary Transportation Plan (Go-Plan) – Approved by Council 1995**

The *Go-Plan* is a 30-year strategic blueprint that guides transportation planning to a city population size of 1.25 million people. The *Go-Plan* identified that established neighbourhoods should be capable of accommodating higher average densities to support greater housing choices, adaptability and the efficient use of public services. Key relevant policies include:

- (a) Growth will be directed to locations that lessen the need for new river crossings in the future.

- (b) Encourage sensitive types of housing intensification in all neighbourhoods, in accordance with local plans, to promote a more compact, adaptable form.
- (c) Encourage new housing close to transit facilities and within mixed-use centres to support transit and pedestrian mobility choices.
- (d) Locate compatible jobs within and close to residential neighbourhoods to support walking, cycling and shorter vehicle trips.

### **3.4 Sustainable Suburbs Study – Adopted by Council 1995**

This study seeks to encourage developers, City departments and others to find new ways of designing more sustainable communities. There is no intent to impose any single design approach. The recommended strategy is to design communities along the lines of an urban village. An adequate choice of shops and services should be provided locally so that residents are not dependent on regional shopping centres for most daily needs and local business and employment is encouraged. The design focus is on improving the public realm, making communities more attractive and liveable for people of all ages and lifestyles, while significantly reducing the need for many vehicle trips.

The following are the major elements common to the design of more sustainable communities:

- (a) A focal point and recognizable boundaries and entrances that give the community a distinct identity.
- (b) A public activity centre, offering a variety of goods and services sufficient to meet people's daily needs.
- (c) A mixture of residential, public and commercial uses at and near the activity centre.
- (d) Parks, schools and shops within a comfortable walking distance of homes.
- (e) Safe, pedestrian and cyclist-friendly streets providing direct connections from homes to community and transit facilities.
- (f) A wide choice of housing types and costs to meet a variety of household types and lifestyles.

- (g) A range of local employment opportunities.
- (h) An efficient and effective public transit system that provides a viable option to the car, especially for the journey to work.
- (i) Protected natural areas and a variety of linked open spaces offering a choice of activities, connected where possible to the regional open space system.
- (j) Connections to the regional pathway system providing a safe transportation and recreation option for pedestrians and cyclists.

### **3.5 Calgary Urban Park Master Plan – Adopted by Council 1994**

General:

- Extension of Shaganappi Trail across the Bow River not supported.
- Landscape features contributing to the visual continuity and aesthetic quality of the River Valley Park Systems will be protected and enhanced.

Shouldice Park:

- Park continues to operate as a premier athletic park hosting soccer, softball and football.
- Park should also provide public space adjacent to the River for more passive activities.
- Private properties adjacent to the Bow River within Shouldice Park should be acquired in cooperation with owners.
- Expand the naturalized area at the edge of the Bow River.
- Extend the regional pathway system.
- River access for non-motorized river craft to be considered south of the Trans-Canada bridge.

Bowmont Park:

- Acquisition and reclamation of the existing gravel extraction area is proposed. Where arrangements with private landowners cannot be made, the legal rights of the landowner shall be respected.
- Automobiles will be kept to the periphery of the Park.

### **3.6 Improving Calgary's Entranceways – Approved By Council 1994**

The entranceway study recommended improvements to Calgary's entranceways to ensure that visitors arriving by road or by air form a favourable first impression of the city. The Trans Canada Highway (16<sup>th</sup> Avenue NW) as it runs through Montgomery was identified as one of the areas forming the image of Calgary.

### **3.7 Low Density Residential Housing Guidelines For Established Communities – Approved By Council 1993**

Provide guidelines for low-density residential infills in Calgary's established communities. Montgomery is considered an established community. The Guidelines foster a high standard of design and development and encourage respect for the community context and the streetscape. The Guidelines deal with five main design elements:

- (a) Site context;
- (b) Site layout and parking;
- (c) Building mass (envelope);
- (d) Privacy and shadowing;
- (e) Landscaping.

### **3.8 Long Term Growth Management Strategy – Approved By Council 1986**

In established residential areas, The City will endeavour to optimize the use of existing servicing systems. Through the local planning process, the opportunities for

accommodating population increases will be identified in each community, ensuring that population increases will occur in ways which:

- (a) strengthen the role of the community within the built-up area, as defined in local area plans;
- (b) contribute to the community's quality and image;
- (c) contribute to the existing community fabric and social environments.

A variety of housing types, to serve the broadest spectrum of housing needs, should be encouraged within the built-up area. There should be a choice of housing types and living environments so as to provide for various types of populations in the existing communities, ranging from unattached persons, couples in their family formation years, middle-aged and older families. This does not mean that every community district is obliged to provide mix of housing. Rather, the appropriate mix in any given community district is to be determined through the local planning process.

### **3.9 Calgary River Valleys Plan – Adopted by Council 1984**

The River Valleys Plan identified a range of objectives and policies relating to environmental protection, flood mitigation, recreation and land use. Specific to Montgomery, the Plan identified the following specific policy directions:

- (a) Private lands adjacent to the Bow River and Shouldice Park identified as appropriate for open space/environmental reserve dedication. Low priority for land acquisition.
- (b) Bow River near the Trans Canada Highway right of way is appropriate for canoe launch.

### **3.10 Bowmont Design Brief – Adopted By Council 1978**

Facilitated land use and transportation changes for the communities of Montgomery and Bowness. The Design Brief outlined general residential land use reclassifications to R-1 in order to enhance residential stability and designated R-2 in those areas in need of rehabilitation and general re-development. *The Bowmont Design Brief* will be superseded by the *Montgomery Area Redevelopment Plan*.

### **3.11 The Transit Friendly Design Guide – Approved by Council 1995**

This guide describes techniques for improved integration of transit into residential and non-residential areas to achieve the vision described in the *Calgary Transportation Plan*. It is designed to explain and give examples of the physical requirements necessary for good transit service. The information will be useful to a broad range of stakeholders, including the public, elected officials, planners, communities, developers, the civic administration, engineers and architects.

## 4.0 COMMUNITY HISTORY & GEOGRAPHY

### 4.1 Community History

Montgomery's present character stems in part from its history as an independent municipality outside the boundaries of the city of Calgary. At the height of a property boom in 1910, local property owner and farmer James Shouldice envisioned Montgomery as an elite community that would rapidly become part of the greater Calgary area. James Shouldice dedicated the present Shouldice Park as a public park and agreed to grade a road to that location. In exchange The City agreed to extend the electrical street railway system to the proposed new residential area. The anticipated housing boom collapsed at the outset of WWI. It would not be until after the Great Depression and WWII, that development in Montgomery would significantly begin.



The town of Montgomery was annexed to the city of Calgary at its own request in 1963. According to the decision of the Local Authorities Board (No. 813, June 14<sup>th</sup>, 1963) the town of Montgomery was socially and economically tied to the city of Calgary. At that time, utility services were also connected to the City. Almost 90% of the town's assessment base was generated by residential development and there was no land within the town's boundaries for expanding the tax base with industrial development. The economic realities of the day suggest that annexation was the most logical solution for the town of Montgomery.



*Aerial view looking north at Montgomery 1957.*

In 1978 The City of Calgary adopted *The Bowmont Design Brief* providing direction for the redevelopment of Montgomery and Bowness. Prior to the adoption of the Design Brief, Council designated Montgomery as a community that would benefit from the Neighbourhood Improvement Program (N.I.P.) and the Residential Rehabilitation Assistance Program. Communities that qualified for the N.I.P program were mainly stable residential areas with lower to moderate incomes and significant portions of the housing stock in need of rehabilitation. In Montgomery the following projects were funded through the N.I.P program:

- (a) Shouldice Pool;
- (b) Montgomery Park improvements;
- (c) Montgomery Boys' Club;
- (d) Land purchase for community reserve;
- (e) Miscellaneous, street paving, sidewalk, curb and gutter.

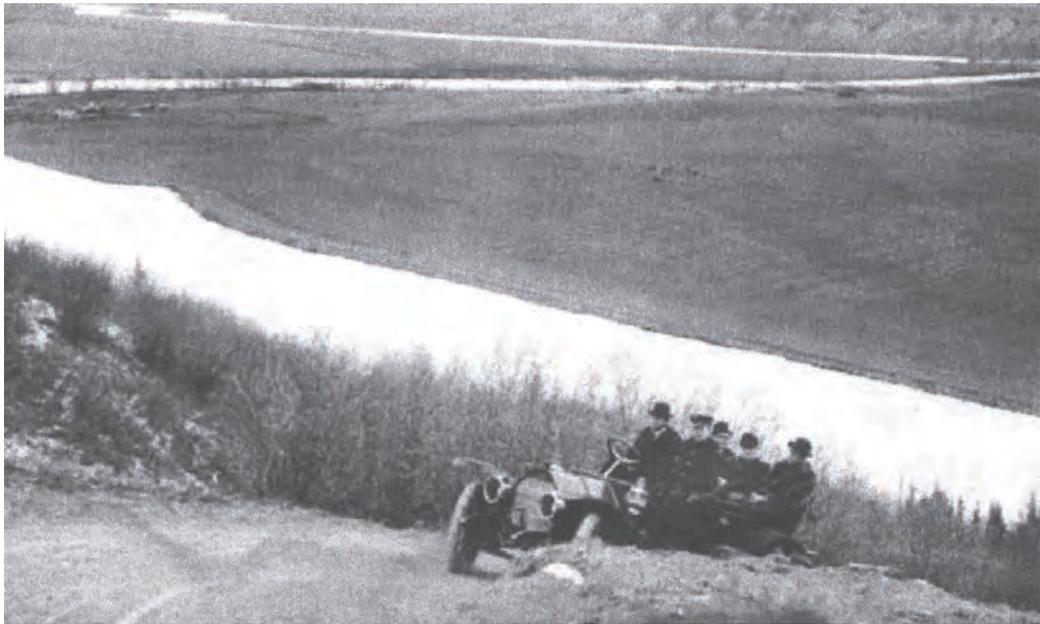
In 1995 an Area Redevelopment Plan was adopted in Bowness and in 2000 the planning process was initiated to prepare an Area Redevelopment Plan for Montgomery.



*Shouldice Residence built 1911. Became the crematorium in 1937. Demolished 1972.*

## 4.2 Montgomery Chronology of Events:

- 1910** Landowner and farmer James Shouldice dedicated Shouldice Park to The City of Calgary and secured streetcar service for the new community.
- 1914** Land-boom collapsed and development of Montgomery halts.
- 1947** 60 houses were built in Montgomery.
- 1955** Montgomery was designated as a Hamlet.
- 1963** Town of Montgomery annexed to Calgary at its request.
- 1963** Montgomery contained 1100 homes. Largest undeveloped area located in the easterly 1/3 of the community.
- 1976** Montgomery designated by City Council for Neighbourhood Improvement Program.
- 1978** *Bowmont Design Brief* adopted by Council.
- 1978** N.I.P projects initiated.
- 1979** Council initiated land use reclassifications conforming to the adopted *Bowmont Design Brief*.
- 1995** *Bowness Area Redevelopment Plan* adopted by Council.
- 2000** *Montgomery Area Redevelopment Plan* planning process initiated.
- 2002** *Shouldice Park Master Plan* initiated.



*Driving up Brickburn Hill (ca. 1912)*

### **4.3 Geography**

Montgomery is situated on the south-facing slope of the Bow Valley escarpment, to the north and east of the Bow River. The community's topography provides a diversity of slopes and landforms with excellent views of the Bow River valley. The natural features of the community including the steeply rising slopes, mature vegetation, excellent views, access to the Bow River and the escarpment areas make Montgomery an attractive residential environment. In addition to natural amenities, close access to downtown, shopping amenities and regional outdoor amenities also add to the community's attractiveness.

## 5.0 COMMUNITY DEMOGRAPHICS

### 5.1 Historic Population & Dwelling Units

The population of Montgomery declined by 26% from 1968-2003 with a net loss of 1,372 people. The most significant population losses occurred in the early 1970s, from 1971 to 1976 the population dropped by 18%. During the decade of the 1990s the population remained fairly stable, hovering around 4,000 people. The overall population loss experienced in Montgomery is typical of many older Calgary communities reflecting the lifecycle transition from families with children to empty nesters.

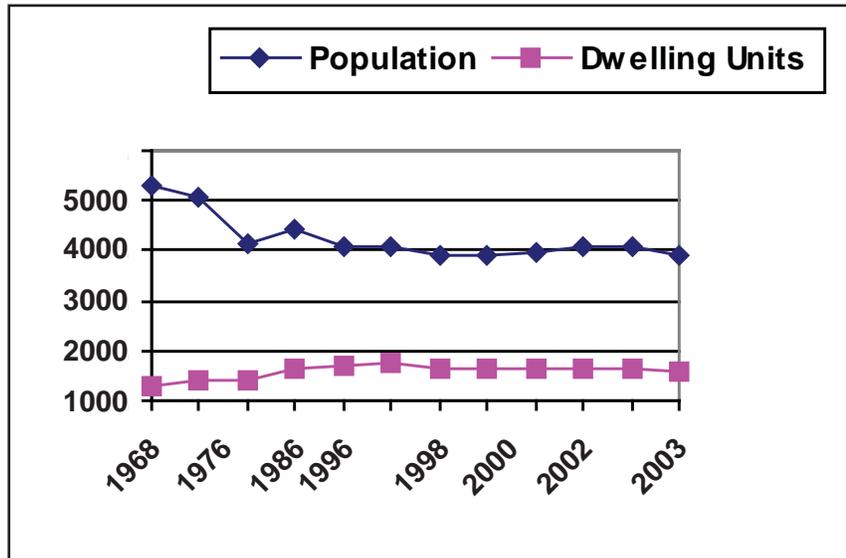
While the population declined from 1968-2003, the total number of dwelling units increased by almost 23% during the same time period. The most significant growth in units occurred between the late 1970s and the mid-1980s. During the 1990s (1990-2003), however, the number of dwelling units declined by 63 units or 4% and the population declined by 180 people or 4%.

**Table 1: Historic Population and Dwelling Units (1968–2001)**

Year	Population	% Change	Dwelling Units	% Change
1968	5280		1293	
1971	5067	-4%	1391	+7.55
1976	4136	-18%	1390	-.07%
1981	4407	+6.5%	1630	+17%
1986	4099	-.7%	1696	+4%
1990	4088	-.2%	1727	+1.8%
1996	3910	-4%	1662	-4%
1997	3903	-.17%	1638	-1.4%
1998	3971	+1.7%	1634	<1%
1999	4073	+2.5%	1689	<1%
2000	4057	-.4%	1651	<1%
2001	3909	-3.7%	1656	>1%
2002	4024	2.9%	1655	<1%
2003	3908	3%	1664	<1%

Source: Calgary Civic Census

**Chart 1: Historic Population & Dwelling Units Trends**



Source: Calgary Civic Census

## 5.2 Age Group Breakdown

Montgomery is very similar in age composition to the city of Calgary for ages 15-64. The community however contains an aging population and fewer children as compared to the rest of the city. Montgomery is under-represented in the 0-14 age group and over-represented by people 65 and over. The large number of seniors in the community can be explained in part by the existence of the Bow View Nursing Home and James Shouldice Lodge and by the age of the community.

## 5.3 School Enrollment

Enrollment in the Terrace Road Elementary School has declined 26% from 1990-2000. The Montgomery Junior High School, however, has experienced an 22% increase of 'home area' students from 1990-2000. The junior high school has a significant population of bused students whose enrollment has grown by 13% during the 1990s.

**Table 2: Age Group Break Down (2003)**

0-4	207	5%	51,069	6%
5-14	362	9%	116,308	13%
15-19	190	5%	59,464	7%
20-24	314	8%	67,927	8%
25-34	710	18%	147,049	17%
35-44	713	19%	168,264	19%
45-54	479	12%	125,303	14%
55-64	261	7%	62,367	7%
65-74	402	10%	46,530	5%
75+	271	7%	32,238	4%
Total	3909	100%	876,519	100%

Source: Calgary Civic Census 2003

## 5.4 Occupancy Rates (people per household)

The average number of persons per household or the occupancy rate in Montgomery has decreased from 4.08 in 1968 to 2.47 in 2003. Declining occupancy rates are typical for older Calgary communities and reflect community life-cycle factors of children leaving the family home.

**Table 3: Historic Dwelling Unit Occupancy Rates (1968–2003)**

Year	Montgomery	Calgary
1968	4.08	3.29
1971	3.64	3.04
1976	2.97	2.78
1981	2.70	2.59
1986	2.42	2.48
1990	2.37	2.53
1996	2.35	2.52
1997	2.38	2.53
1998	2.43	2.55
1999	2.47	2.54
2000	2.30	2.64
2001	2.45	2.64
2002	2.49	2.62
2003	2.47	2.48

Source: Calgary Civic Census

According to the 2003 census, 27% of the dwellings contain one person, 40% two people, 18% three people and 16% four or more people.

It is interesting to note that in the year 2003, occupancy levels were highest in townhousing (2.9 persons/dwelling) and duplex/semi-detached (2.6 persons/dwelling) housing forms as compared to single family dwellings (2.3 persons/dwelling).

## 5.5 Population by Dwelling Type

In the year 2003 the majority of people who live in Montgomery live in single family dwellings (65%) followed by duplex/semi-detached (18%), converted dwellings (5%), nursing facilities (6%), townhousing (4%) and apartments (1%).

## 5.6 Home Ownership

The 2003 civic census indicates that Montgomery has a slightly lower rate of home ownership (62%) as compared to Calgary (70%). Home ownership of single family dwellings (76%) is lower as compared to the city (91%).

**Table 4: Home Ownership by Structure Type (2003)**

Type	Montgomery	Calgary
Single Family	76%	91%
Duplex	56%	60%
Apartment	0%	27%
Townhousing	0%	57%
All Types	62%	70%

Source: Calgary Civic Census 2003

## **5.7 Income Indicators**

Average family incomes are significantly lower in Montgomery as compared to Calgary. In 2001, the average family income in Montgomery was almost \$55,710 whereas the city average was almost \$73,663.

When family incomes are evaluated, Montgomery has significantly more low-income families (25%) as compared to a city average of 15%. Montgomery also has a greater than average proportion of renters paying in excess of 30% of their income on rent, 45% compared to a city average of 36%.

## **5.8 Language & Immigration**

In 2001, almost 2% of Calgary's population did not have strong English or French speaking skills compared to 4% in Montgomery. In 1996 22% of Calgarians were born in another country while 14% of the residents in Montgomery were immigrants.

## **5.9 Aboriginal Population**

Montgomery has a larger than average Aboriginal population, 6% of the population as compared to 3.5% for the city as a whole.

## **5.10 Household Types**

Montgomery has a greater than average proportion of lone-parent families, 22% compared to a city average of 15%. It also has a greater proportion of the population living alone, 13% compared to a city average of 9%.



## 6.0 RESIDENTIAL BACKGROUND INFORMATION

### 6.1 Issues

Based upon the mail-out resident survey completed in November 2000, a number of common residential themes emerged including:

- Montgomery has a unique small town character and this should be preserved;
- higher density residential developments such as apartments and fourplex buildings could destabilize the community;
- some people felt that more people should live in Montgomery and housing options such as higher density should be considered;
- concern with the fit of infill development and cookie cutter housing development;
- views and topography were identified as important characteristics of the residential environment;
- concern with run-down properties.

Relating to residential development, the volunteer Community Planning Advisory Committee identified Montgomery's topography, views, location, and small town character as community strengths. Other strengths identified included mature vegetation, large lots, and access to the downtown and to the west city limits. The Committee identified Montgomery's poor city-wide community image as a weakness.

### 6.2 Current Residential Land Use

Montgomery is predominantly a low density residential community 47% of Montgomery's gross developable land area is designated (zoned) for low-density residential development. Of this area, 23% is designated for single detached dwellings (R-1) and 24% is designated for duplex/semi-detached dwellings (R-2).

A very small percentage (1%) of the gross developable area is designated for low density townhouse style development (R-2A). The only land designated for higher density residential development consists of 5 ha (12 acres) on the Direct Control site (DC 62Z92) located by the Bow River and 13 Avenue. In 1992, this site was

designated by Council for a comprehensive development consisting of apartments and townhouses to a maximum of 234 units. Subsequent to the land use designation, The City of Calgary purchased this site as well as the majority of private lands between the Bow River and 13 Avenue. (See the Existing Land Use Designations Map). *The Bowmont Design Brief* (1978) recommended that the area between the Bow River and 13 Avenue be acquired on an opportunity basis by The City of Calgary to facilitate the integration of these lands into Shouldice Park and the river park system. *The Urban Park Master Plan* (1994) supports this policy direction.

**Table 5: Residential Land Use – Montgomery (2000)**

R-1/DC R-1/Vacant R-2	552	38	94	24%	45%
R-2/DC R-2/Vacant R-2	788	39	96	24%	46%
R-2A	27	2	5	0%	3%
DC Multi-Family	4	5	12	3%	6%
<b>Total</b>	<b>1,371</b>	<b>84%</b>	<b>207</b>	<b>48%</b>	<b>100%</b>

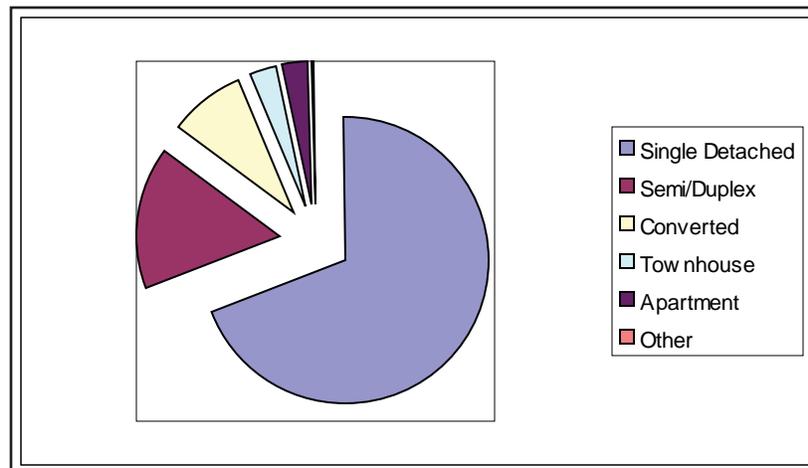
Source: Land Use Planning

**Table 6: Number of Dwelling Units by Structure Type (2003)**

Type	Number of Units	% of Total
Single Family	1,136	68%
Duplex	271	16%
Apartment	149	9%
Townhousing	51	3%
All Types	43	3%
Other	14	<1%
<b>Total</b>	<b>1,664</b>	<b>100%</b>

Source: Calgary Civic Census

Almost 70% of dwelling units in Montgomery are single detached dwellings, followed distantly (16%) by duplex and semi-detached dwellings.



### 6.3 Residential Density

A corner stone of the City’s strategy for growth management involves addressing land use, transportation and community density. Calgary’s existing communities are encouraged to house more people in a manner that is sensitive and compatible with the community.

*The Calgary Plan* advocates two major approaches to residential development, first to increase the range of housing types and second to increase housing densities. According to *The Calgary Plan* the benefits of these approaches include:

- Minimization of community population loss as they mature through the community lifecycle.<sup>1</sup>
- Provision of housing choice, including affordable housing.
- Provision of a sufficient population base to support local goods and services within walking distance of many households.
- Reduction of the per capita costs of urban development.
- Reduction of the land required for future development.
- Increasing transit ridership and a more cost effective transit service.

The City of Calgary’s policy direction for new communities is that the residential density should achieve a target density of 6-8 units per gross residential acre (*The Calgary Plan & Sustainable Suburbs Study*). The City does not set a residential density target for Calgary’s established communities. Montgomery currently has a residential density of 4.3 dwelling units per gross acre. The following table provides a density comparison with other Calgary communities.

## 6.4 Historic Development Activity

**Table 7: Residential Density Comparison**

Montgomery	4.3
Silversprings	4.4
Hawkwood	4.5
Parkdale	4.8
Ogden	5.0
West Hillhurst	6.1
Dover	6.3
Hillhurst	9.5
Sunnyside	13.7

Development activity as illustrated through the issuance of development permits for single detached and duplex/semi-detached dwellings has been moderate and stable through the 1990s. On average, six to seven development permits for single detached dwellings were issued per year between 1990 and 2000. During the same time period, an average of three development permits per year were issued for duplex/semi-detached dwellings. Approximately four development permits were issued per year for additions, renovations and garages during the 1990s. No multi-unit development permits were issued during this period.

## 6.5 Development Potential

Considering Montgomery's existing land use designations, a significant degree of residential redevelopment potential exists in the community's R-2 areas. It was determined that the population could increase by approximately 24% if all the practically developable R-2 lands were developed to their maximum potential. It is important to stress that this population increase is considered extremely unlikely and theoretical. Most inner communities in Calgary have not developed to their maximum capacity and if Montgomery's population in existing R-2 areas were to increase by 24%, its population would still fall short of the community's peak population reached in 1968.

Although Montgomery has excellent access to downtown and a quality living environment, residential redevelopment activity has not, to date, been as active as other inner city communities. Given regional and city wide growth and Montgomery's existing land use, there is potential for housing development and redevelopment to occur Montgomery.

## 6.6 Montgomery's Excluded Status

Montgomery's status as 'excluded' from *The Land Use Bylaw 2P80* rules for Modest Residential Development was reviewed as background to the community planning process.

*The Land Use Bylaw 2P80* classified Montgomery as an Established Community but Excluded from the rules for Modest Residential Development. **Being excluded from the modest rules means that:**

- All new dwellings (single, semi detached & duplex) are considered as Discretionary Uses (infill guidelines apply) and therefore a Development Permit is required. All new dwelling applications are circulated to the community association for comment, the site is posted, and the decision can be appealed by the community or applicant to the SDAB (Subdivision and Development Appeal Board).
- Section 8 (2) (d.4) (five foot height rule) of *The Land Use Bylaw 2P80* applies only to Excluded Communities and allows external additions, without a Development Permit, to single, semi and duplex dwellings provided that:
  - the addition does not exceed five feet in height above the roof ridge;
  - the addition meets the minimum requirements of *The Land Use Bylaw 2P80*.

For contrast, the following rules apply to communities included in the Modest Rules:

- All new dwellings and additions that meet the rules for Modest Residential Development (LUB Section 20.1) are considered to be Permitted Uses and a Development Permit is not required (only a Building Permit). Dwellings will be approved if they comply with the Modest Residential rules. No relaxations to *The Land Use Bylaw 2P80* are permitted and the Infill Guidelines are not used to evaluate the application. The Building Permit application will not be circulated to the Community Association and there are no opportunities for community appeal.
- Section 8(2)(d.4) (five foot height rule) does not apply.

### **Permit Trends**

- Since Montgomery became an excluded community in 1995, the majority of dwelling additions have proceeded straight to Building Permit. To date, 63% (24 out of 38) of dwellings additions were issued under a Building Permit and 37% of dwelling additions required a Development Permit (14 out of 38).

### **Advantages & Disadvantages of Excluded Status**

The following table provides an overview of advantages and disadvantages associated with Montgomery’s status as an ‘Excluded Community’ from the rules for Modest Residential Development.

In summary, Montgomery’s excluded status ensures that the Community Association Planning Committee has the opportunity to review all new dwelling applications. These applications will be evaluated with the assistance of community input and against the requirements of *The Land Use Bylaw 2P80* and the Infill Guidelines. The major disadvantages are that landowners are not encouraged to construct smaller more modest homes and significant additions can be made (without Development Permit) to both single detached and semi-detached in conformance with the LUB ‘five foot height rule’.

Montgomery’s excluded status ensures that all new dwellings require a Development Permit and community review. The excluded status also means that significant additions to existing dwellings can be constructed without a Development Permit.

Advantages of Montgomery's Excluded Status	Disadvantages of Montgomery's Excluded Status
<ul style="list-style-type: none"> <li>All new dwelling applications are circulated to the Community Association for review and input. This encourages community context to be factored into the decision making process. The CA planning committee will always know about applications for new dwellings (no surprises).</li> </ul>	<ul style="list-style-type: none"> <li>For Montgomery, the approval process for a small scaled dwelling is the same as a large scaled dwelling therefore property owners are not provided an incentive to build modest sized dwellings. Modest sized dwellings would probably fit well withing the community context..</li> </ul>
<ul style="list-style-type: none"> <li>All new dwelling would be considered as Discretionary Uses, therefore the community has the opportunity to appeal an approval to the Subdivision and Development Appeal Board..</li> </ul>	<ul style="list-style-type: none"> <li>Section 8(2)(d.4) (five foot height rule) of <i>The Land Use Bylaw 2P80</i> applies and allows a significant additions without a Development Permit. Building roof height can be raised by 5 feet and the building can expand to the minimum requirements of the Land Use Bylaw. A dwelling can legally triple in size utilizing the "five foot height rule". Alternatively, the Modest Rules provide specific regulations that ensure additions (approved with a Building Permit) are low impact. Montgomery does not have this benefit.</li> </ul>
<ul style="list-style-type: none"> <li>Infill Guidelines apply to all dwelling applications. This allows aesthetics &amp; community context to be considered in the City's decision making. Alternatively, the Infill Guidelines do not apply to Modest applications in the included communities.</li> </ul>	<ul style="list-style-type: none"> <li>Property owners with small dwelling proposals do not have a quick route through the Development Approvals process.</li> </ul>
<ul style="list-style-type: none"> <li>All semi-detached dwellings require Development Permit. Some poor design has been reported for semi-detached dwellings approved under the Modest Rules..</li> </ul>	



## 7.0 COMMERCIAL BACKGROUND INFORMATION

### 7.1 Overview

As part of the community planning process, The City of Calgary conducted a mail-out survey of Montgomery residents in the fall of 2000. Amongst other issues, the results provide a general overview of resident issues relating to commercial development in the Montgomery. Resident concerns included:

- Concerns that the Bowness Road commercial area is an eyesore and should be improved. Recommended improvements included the streetscape environment, reorganized parking, improved facades and new uses.
- A number of people recognized that the Bowness Road commercial area helps create a small town character and could be an asset if revitalized.
- While the majority of comments on the topic of commercial development were related to Bowness Road some people mentioned the need to upgrade the Trans Canada Highway in order to both enhance the community and provide a better entrance to the city.
- A few people mentioned concerns relating to the emissions and industrial intensity of the Rosedale Laundry operation and with the ‘Raves’ at the paint-ball operation on MacKay Road.

Analysis completed by the Montgomery Plan Committee (Community Planning Advisory Committee) parallels the comments of the general public. This committee identified one of Montgomery’s top strengths as its small town character and its potential to improve. Commercial development on Bowness Road was identified as communicating a negative community image yet offers potential to establish a new community image.

The community of Montgomery contains three commercial areas including:

- (a) Bowness Road & 46 Street General Commercial
- (b) Trans Canada Highway Commercial
- (c) Safeway & Montgomery Shopping Centre

## 7.2 **Bowness Road & 46 Street *Main Street* Area**

This area includes lands designated for commercial development on the north and south sides of Bowness Road between 45 and 47 Streets and includes 46 Street between Bowness Road and 16 Avenue. The area is currently designated with a mix of General Commercial (C-3) and Direct Control (C-1 guidelines).

The CPAC committee recognized the need for economic and environmental revitalization on Bowness Road and that this requires both commercial and residential uses. Higher density residential development in the strategic locations proposed in the Plan would increase the local customer base for commercial services on Bowness Road.

The CPAC identified a preferred future for Bowness Road, that contained the following elements:

- Improved building and streetscape appearance;
- Focus resources on street trees and vegetation;
- Slower moving traffic achieved through traffic calming measures;
- Safe and pedestrian oriented;
- Mix of commercial and residential land uses to a maximum of three storeys;
- Bowness Road commercial evolves into a destination place;
- Increased residential density in specific locations along Bowness Road;
- Change name of Bowness Road to reflect Montgomery's image and uniqueness;
- Easier access to Bowness Road for residents to the north of Bowness Road to head east;
- Surface parking to encourage use of the area.

## Property Line Setbacks

All new development along Bowness Road must comply with *The City of Calgary Land Use Bylaw 2P80* which requires a 5.18 metre (17 feet) property line setback along both the north and south sides of Bowness Road from 51 Street to MacKay Road. This road-widening setback is considered as an obstacle to redevelopment and the eventual creation of a more ‘pedestrian friendly’ and transit supportive commercial area. In urban design terms it is preferable that new development be pushed as close to the front property line as possible. This supports a more intimate and pedestrian friendly environment and reinforces slower traffic movements. The existing setback would push the development back from the front sidewalk losing the connection with the street and pedestrian movement.

### 7.3 16 Avenue – Trans Canada Highway Commercial Area

The Trans Canada Highway strip is currently designated as C-6 Highway Commercial. The purpose of district is to provide for commercial uses that serve the motoring public and are located on streets with heavy traffic volumes. The actual land uses on 16 Avenue through the community of Montgomery include a large number of auto related uses as well as uses oriented to the travelling public. Approximately 3.2 ha (8 acres) of land are occupied by highway oriented uses and .26 ha (.6 acres) are vacant.

In the mail-out survey residents expressed a concern regarding pedestrian safety and the need for enhanced pedestrian linkages between north and south Montgomery. Residents also expressed a concern with the visual appearance of 16 Avenue. A number of policy recommendations currently exist for improving the Trans Canada Highway as stated in the Council approved report entitled *Improving Calgary’s Entrances* (adopted in 1994).

The report recommends the following regulations for the section of Trans Canada Highway through Montgomery:

- billboards should be placed 250 metres apart;
- portable signs should be prohibited;
- except for real estate signs, which must be attached to buildings below the roofline, temporary signs should be prohibited;

- buildings adjacent to the front property line should have parking provided behind the principle building. In the event that parking is adjacent to the roadway, it should be screened by an opaque fence, not less than one metre high, and cluster landscaping should be incorporated to soften the appearance of the solid structures;
- Recreational or automobile dealerships should setback their vehicle inventories 2.1 metres (7 feet) from the roadway and be screened by a fence not less than one metre in height.

### **Property Line Setbacks**

The Trans Canada Highway, 16 Avenue, is a major component in Calgary's road network and is classified as both a major roadway and expressway. *The City of Calgary Land Use Bylaw 2P80* requires that future development provide a 15.2 metre (50 ft.) setback, 10.363 m is required on the south side only. The setback for development along the Trans Canada is required to support citywide transportation requirements.

### **Pedestrian Connections and Safety**

While not a direct land use issue, concerns regarding pedestrian safety on 16 Avenue were strongly expressed by the public in the fall 2000 mail-out survey.

### **Aesthetics**

Area residents identified the appearance of the Trans Canada Highway as a concern.

## **7.4 Safeway & Montgomery Shopping Centre**

*The Bowmont Design Brief (1978)* recommended that the Montgomery Shopping Centre be encouraged to develop a more cohesive circulation system. With the redevelopment of the Safeway site in 1997-98 a number of circulation problems appear to have been resolved. The area is currently designated as a combination of C-3 General Commercial and Direct Control for the Safeway site. While a few people expressed concern with the safety of access to the Safeway site from 16 Avenue, the issue of circulation around the Shopping Centre was not a top concern. A number of people supported the convenience of the commercial uses located in this area and the commercial uses located to the west of Dairy Queen.

### **C-3 Land Use Designation on East Side of Home Road between 16 and 17 Avenues**

On Home Road, there are four parcels currently used for single detached dwellings that are designated as C-3 General Commercial. The Plan proposes to restrict the height to 16 m of any future development in this location.

### **MacKay Road**

A low impact commercial use is located on MacKay Road and contains mini-storage and paint ball uses. This site was designated Direct Control in 1989 and transitioned from an under-used private club to a mini-storage facility. The zoning allows the permitted and discretionary uses of the A-Agricultural and Open Space District with the additional discretionary use of inside storage. A range of other discretionary uses (gaming establishments, bingo, horse riding academies, cemeteries, crematoriums, intensive agriculture and kennels) were removed at the same time. A number of residents mentioned concerns with the Rave dances that have been held in the facility. The City of Calgary recently adopted a new Rave Bylaw and this could help mitigate resident concerns.



## 8.0 TRANSPORTATION BACKGROUND INFORMATION

### 8.1 Road Constraints

Constraints in the road network contribute to some local traffic concerns, most of which relate to traffic short cutting through the community. A study carried out as part of the traffic planning for the proposed Market Mall expansion summarized the primary reasons for the short cutting traffic in Montgomery as due to:

- The existing roadway network configuration.
- Expanding urbanization including the Trans Canada Highway growth corridor as well as the residential communities along Crowchild Trail.
- Increasing traffic congestion in all areas of Calgary. This is exacerbated by the concentration of major residential areas in the west side of the city and the employment areas on the east side.
- The proximity of major traffic generators such as Market Mall and the University of Calgary.

In particular, the alignment of the Trans Canada Highway through Montgomery and the connections between this roadway and the Shaganappi Trail has resulted in a shorter distant route via Home Road and 32 Avenue NW. This situation is compounded by the lack of connections between Shaganappi Trail and the Trans Canada Highway for traffic that is orientated to or from the north and the west.

As a result, the traffic oriented to 32 Avenue and other communities to the north use 32 Avenue and Home Road to gain access to the Trans Canada Highway. Similarly, traffic orientated to the community of Bowness, traffic along 32 Avenue and further to the north also use Home Road to make the connection. 48 Street and 52 Street are also used by traffic making this shortcut pattern. Northbound shortcut traffic also uses 48 Street when there are left turn delays at the Home Road and Bowness Road signalized intersection.

## 8.2 Future Development

Unless preventative measures are put in place short cutting traffic volumes are likely to increase in the future due to the following developments

- The expansion of Market Mall from approximately 750,000 square feet to 900,000 square feet by 2005, which is the equivalent to approximately 300 new jobs.
- The Foothills Hospital expansion, which includes approximately 750 new jobs by 2005 and another 550 new jobs by 2020.
- The proposed relocation and expansion of the Alberta Children's Hospital into the University's, West Campus lands, which includes 1,700 new jobs by 2005.
- The proposed growth in the University of Calgary Main Campus, as well as the anticipated development of the University's West Campus lands. This includes 750 new jobs at the main campus by 2005 and another 2,000 new jobs by 2020.
- The development of the Motor Vehicles site in Parkdale, housing 960 people in a multi-dwelling site, 350 bed units for seniors and extended care and 1,000 jobs by 2020.
- New residential development in the northwest.

## 8.3 The Montgomery Community Traffic Study

A Resident Traffic Committee was established to work with The City of Calgary to carry out a Community Traffic Study, the results of which have been integrated into this Plan.

### Identification of Issues

A preliminary survey was mailed in the fall of 1999 to all Montgomery residents to identify key issues and concerns. These survey findings were supplemented by the resident feedback at three open houses held on traffic (March 2000), the Market Mall expansion proposal (September 2000), and this Plan (November 2000).

In total the community consultation exercise resulted in approximately 700 written responses. The most frequently mentioned traffic problems were related to excessive speed, high traffic volumes, high truck volumes, short cutting traffic, cyclist vehicle conflicts, parking issues and pedestrian safety. The most frequently mentioned locations to which these problems related included Bowness Road, Home Road, 32 Avenue, 48 and 52 Streets. The results also indicated that problems occurred at these locations everyday and were not restricted to rush hour times.

### **Development of a Traffic Plan**

The next stage was to develop a Traffic Plan too reduce or eliminate shortcutting traffic. The Resident Traffic Committee presented the main traffic control options to the community in an opinion survey and at a Community Open House.

### **Implementation**

Based upon the results of the Traffic Survey, the Open House and the Traffic Committee discussion, trial implementation of improvements for Home Road were agreed upon. The lanes on Home Road have been narrowed and an on-street bike lane installed on a trial basis. The addition of the northbound bike lane provides a safer route for cyclists on one of the busiest cycle routes in the city. Temporary curb bulbs have also been installed at 19 and 20 Avenues.

The remaining proposed traffic calming alternatives examined by the Traffic Committee did not generate enough community support to warrant trial implementation. The Traffic Study also provided a useful forum to discuss the impacts and mitigation measures of the proposed Market Mall expansion. A proposal to improve the Shaganappi Trail interchange to make access to and from the Trans Canada Highway easier and thereby encourage traffic to take this route rather than short cutting through Montgomery was proposed during this process.

### **Pathway and Bikeway Constraints**

A number of constraints in the bikeway and pathway system were identified through the Montgomery Traffic Study and *The Calgary Pathway and Bikeway Plan* as detailed below.

- The one-way on street bikeway on 52 Street causes as significant break in the pathway network for cyclists travelling northwest.
- A pedestrian overpass is required over 16 Avenue (the Trans Canada Highway) to link the community and provide safer connections to the River Valley.

- A pedestrian overpass is required over the Shaganappi Trail to link Montgomery to the University Endowment Lands (future Alberta Children’s Hospital site).
- Curb cut upgrades required at the Bow River pathway and on Home Road.
- A bikeway connection is required from MacKay Road to the Market Mall access traffic signal. This connection upgrade could be made when the Market Mall access is upgraded.

## **8.4 Bowness Road Streetscape Improvement Concept**

A streetscape improvement strategy for the enhancement of the pedestrian environment of Bowness Road, from Home Road to MacKay Road, with special emphasis on the commercial area between 47 and 49 Streets NW was prepared in conjunction with the Area Redevelopment Plan to provide a framework for redevelopment. This area was identified as requiring streetscape enhancement in order to support commercial revitalization, pedestrian safety, and improve the overall aesthetics/image of the community. The CPAC committee determined during a visioning process that a “Clean and Green” concept emphasizing vegetation and pedestrian comfort should drive the streetscape improvement design philosophy. Traffic calming and entry enhancements supported by the Montgomery Community Traffic Study, and identified as policy direction, have informed the development of the streetscape improvement strategy.

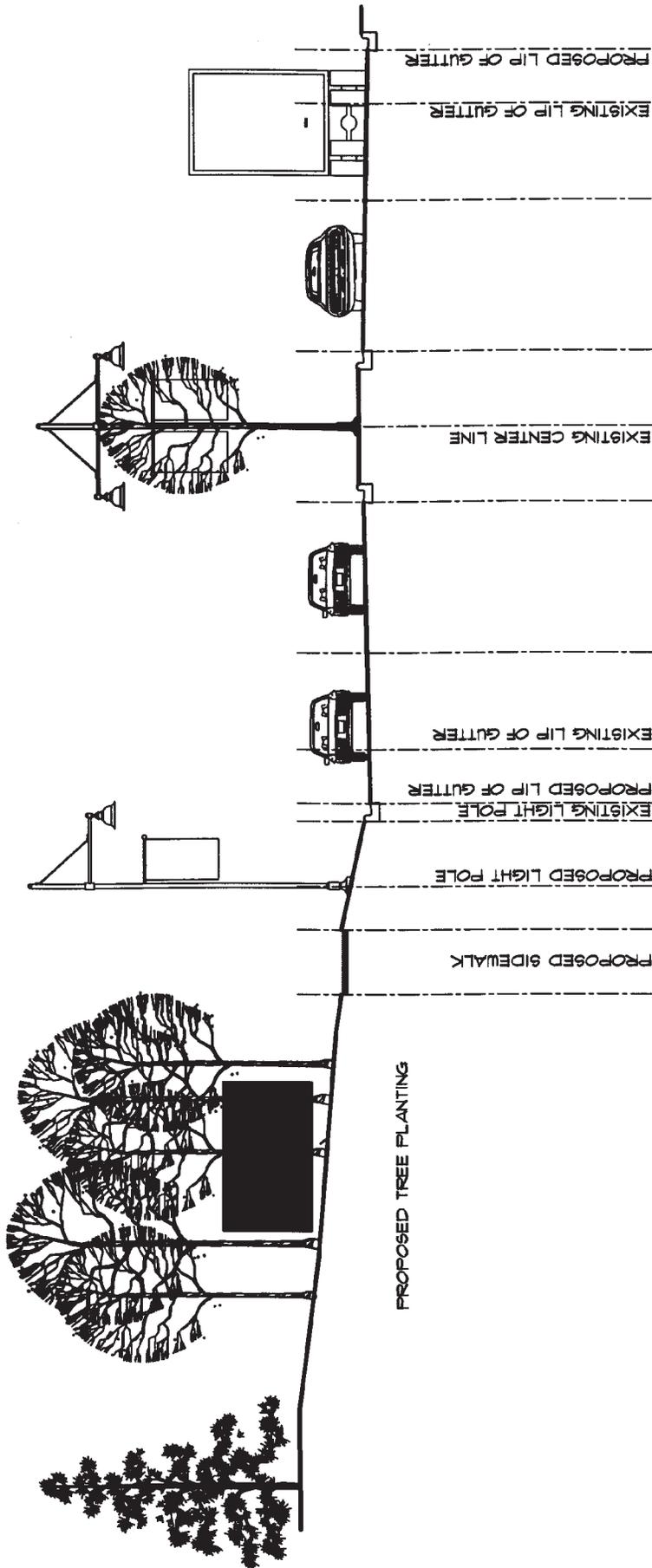
### **Streetscape Design Goals**

The goals of the streetscape design development plan set out to:

- (a) Build upon and complement the work that has already gone into studies of this area:
  - Focus on creating a pedestrian friendly neighbourhood.
  - Employ traffic calming measures.
  - Enhance sidewalks and crosswalks.
  - Enhance the commercial area with a higher level of detailing.
  - Accommodate potential future commercial and residential development.

- (b) Create a distinctive look for the Montgomery Streetscape that reflected the community's "Clean and Green" vision for itself.
- Create an attractive and welcoming streetscape for the Montgomery Community.
  - Create an unified and harmonious streetscape image.
  - Define street edge with tree planting and a coordinated set of streetlights and site furnishings.
  - Use contemporary street furnishings to avoid historical references.
  - Employ the extensive use of vegetation.
  - Rationalize existing parking at commercial area.

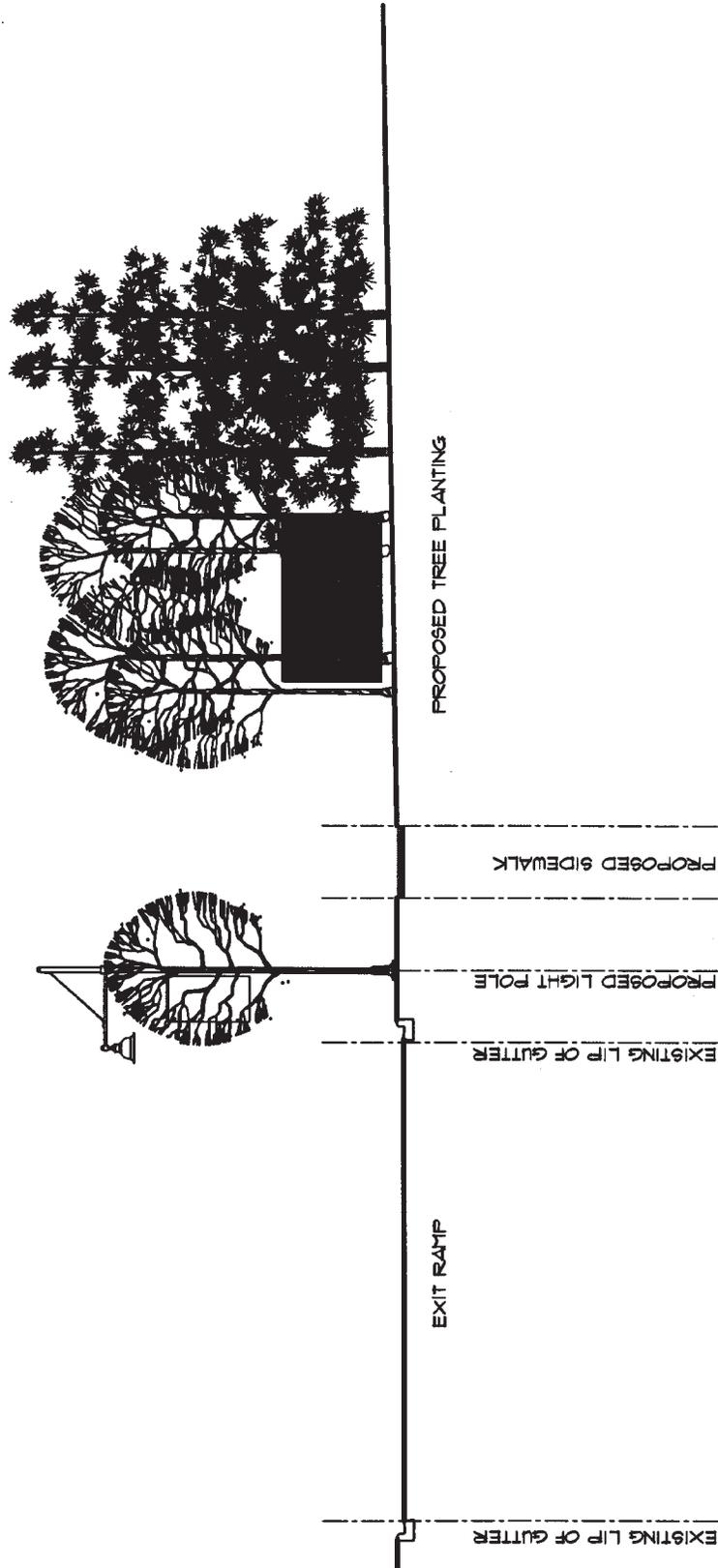
The following plans, sections and sketches illustrate how the various elements of the proposed streetscape; such as walkways, crosswalks, paving patterns, tree planting, lighting, driving lanes, parking lanes and street furnishings fit together to create a visual identity for the Montgomery streetscape. The sketches also promote a harmonious streetscape through the potential future building massing, entrances, window heights, rooflines and building setbacks.



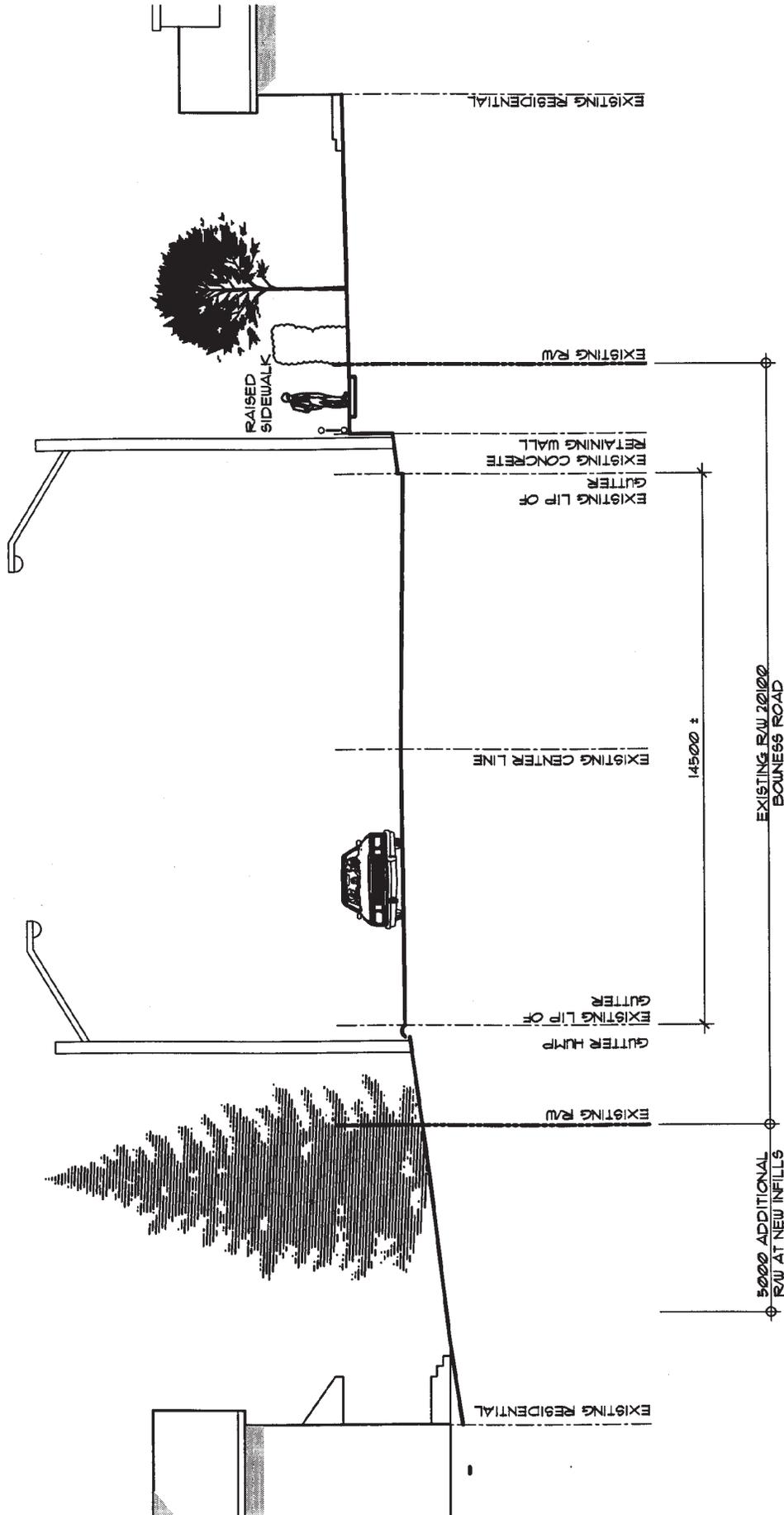
# EAST ENTRY STREETSCAPE IMPROVEMENTS

## SECTION SCALE 1:150

*Note: This cross section is for illustration only and the details and dimensions indicated have not been approved.*



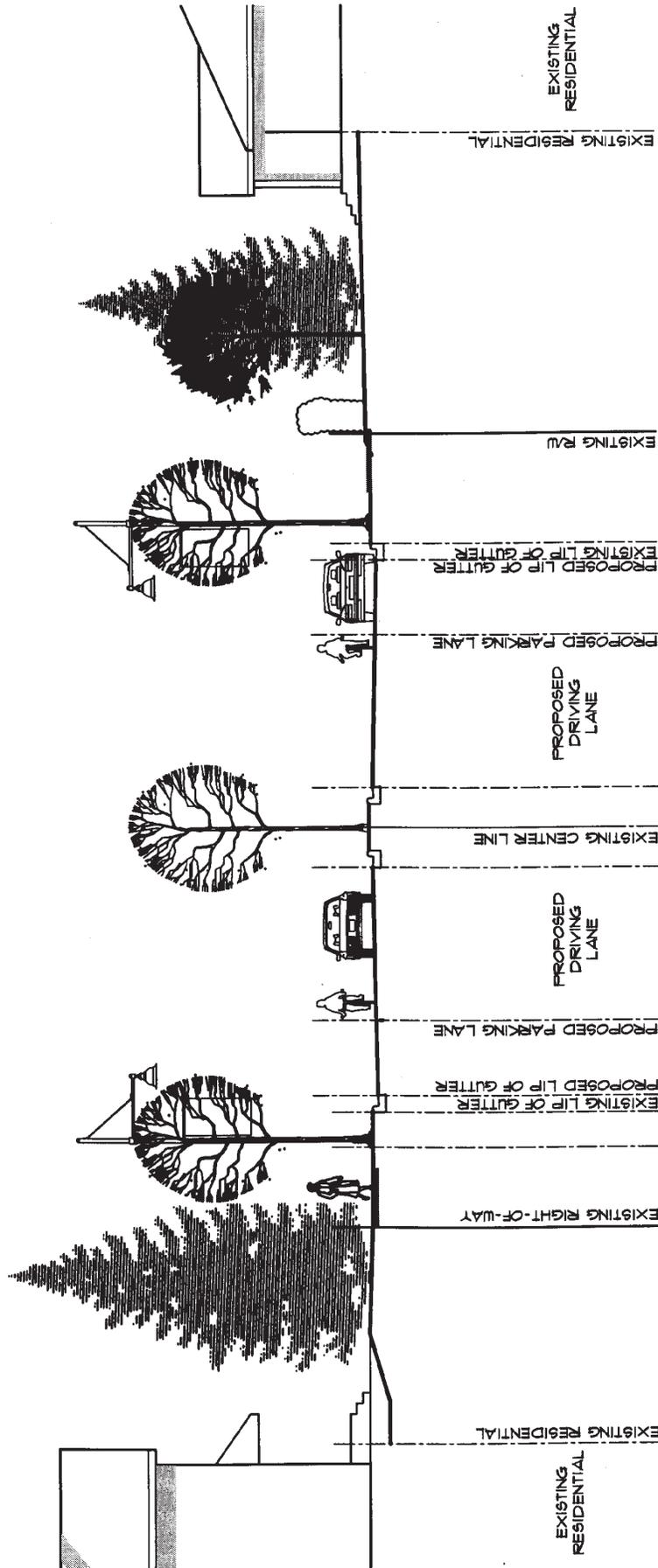
*Note: This cross section is for illustration only and the details and dimensions indicated have not been approved.*



# EXISTING CONDITIONS: 4500 BLOCK RETAINING WALL

SECTION SCALE 1:150

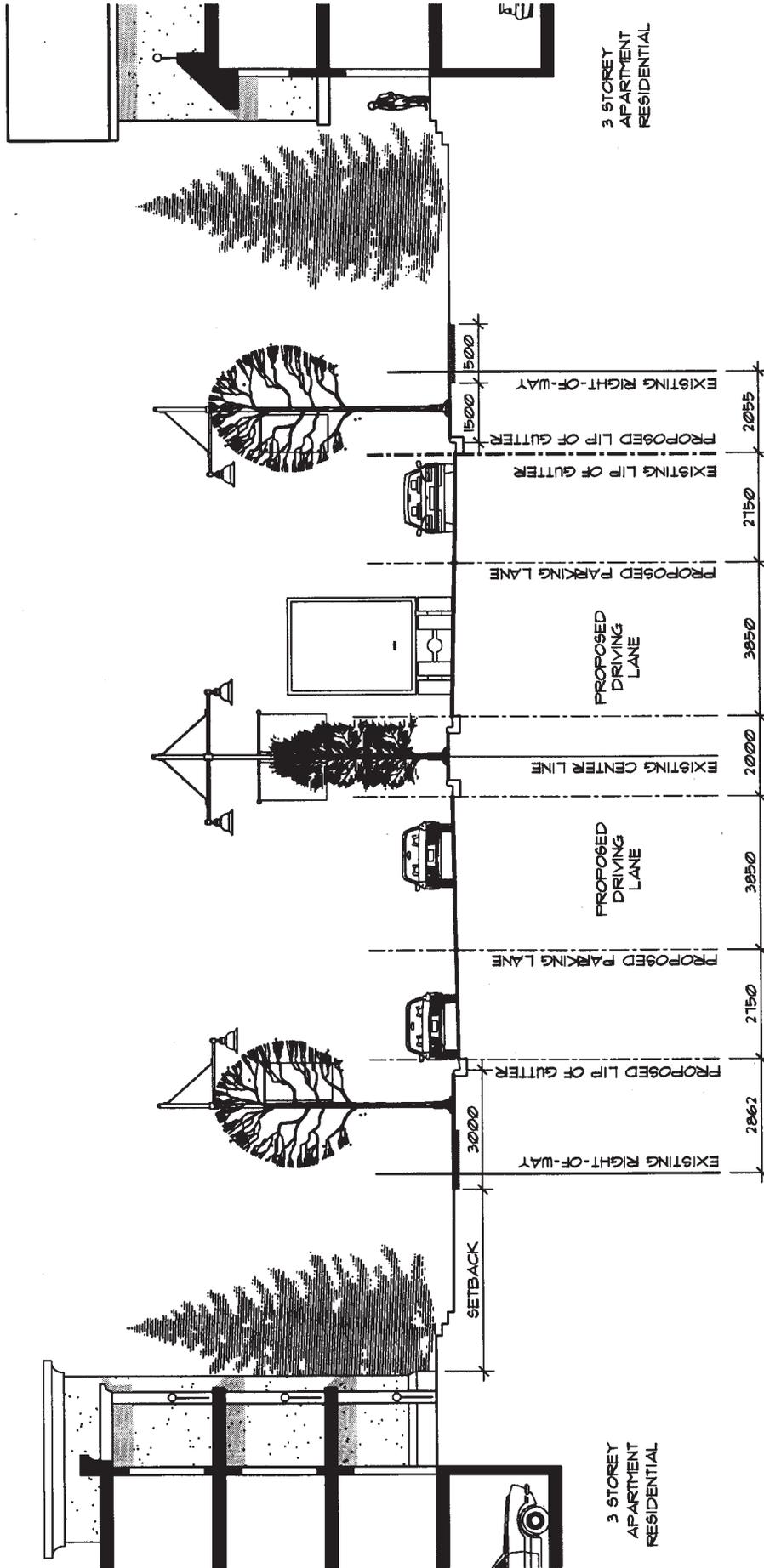
*Note: This cross section is for illustration only and the details and dimensions indicated have not been approved.*



### TYPICAL RESIDENTIAL: PROPOSED STREETSCAPE WITH EXISTING RESIDENTIAL

SECTION SCALE 1:150

*Note: This cross section is for illustration only and the details and dimensions indicated have not been approved.*



# TYPICAL RESIDENTIAL: PROPOSED STREETScape WITH POTENTIAL RESIDENTIAL DEVELOPMENT

## SECTION SCALE 1:150

*Note: This cross section is for illustration only and the details and dimensions indicated have not been approved.*

# Glossary

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<b>Accessory Building</b>	A building that is secondary or minor to the principal use of a site and is detached above grade from a principal building.
<b>Accessory Use</b>	A use that is subordinate or incidental to the principal use of the site.
<b>Adjacent Land Owner</b>	The property owner (listed on the City tax roll) of the land next to the site on which an application is being processed.
<b>Alternate Parking</b>	Off-site parking stalls (usually within 400 feet) that are used to meet the parking requirements for the proposed development.
<b>Approving Authority</b>	The Calgary Planning Commission, the Development Officer, the Subdivision Authority and/or the Subdivision & Development Appeal Board.
<b>Area Redevelopment Plan (ARP)</b>	A statutory plan that identifies planning goals and objectives of residents, owners and business people in an existing area. It is a basic community planning document that deals with zoning, traffic, parks, social issues, etc. and is prepared in close consultation with residents, owners and business people.
<b>Automotive Service</b>	A business for the sale of gasoline and oil with other possible uses including a one-vehicle car wash, vehicle repair and a grocery store.
<b>Automotive Speciality</b>	A business for servicing or repairing vehicles, such as a muffler shop, transmission repair and car washes.
<b>Basic Right-of-Way</b>	<i>The Land Use Bylaw 2P80</i> , Section 17 table sets out the Basic Right-of-Way required for public thoroughfare purposes for the roads within Calgary.
<b>Building Permit</b>	A building permit issued by The City to erect a new building or structure or to demolish, relocate, repair, alter or make additions to an existing building or structure.
<b>Built Form</b>	The layout (structure and setting on a site), density (height, storeys, and mass) and appearance (materials and details) of a development.

<b>Business Revitalization Zone (BRZ)</b>	A group of business people who administer funds, collected through a special business tax, to improve the area and jointly promote their businesses.
<b>Certainty of Use (C.U.)</b>	A category of discretionary uses in the Land Use Bylaw that cannot be refused on the basis of use – for example, an apartment in RM-4. Projects may, however, be refused for other reasons such as inadequate parking.
<b>Change of Use</b>	A type of Development Permit required when the use is changing from a permitted use to a discretionary use (e.g., restaurant to drinking establishment in C-2) or one discretionary use to another discretionary use (e.g., child care facility to private school in C-2).
<b>Community Character</b>	Montgomery has a range of characteristics that contribute to its small town character and are reflective of its historical development as a separate municipality (Montgomery was annexed to Calgary in 1963). These characteristics include a traditional grid street pattern, predominantly low density environment and well defined community boundaries. Other features that contribute to its small town character include its local ‘main street’ commercial area concentrated on Bowness Road, a large stock of mature trees spread throughout the community and a high proportion of public open space. The Background Section provides details of the community’s historical development and context.
<b>Condominium</b>	A building containing units that are individually owned, could be a warehouse, an apartment, townhouse, etc.
<b>DC (Direct Control)</b>	The purpose of this district is to provide for developments, that, due to their unique characteristics, innovative ideas, or because of unusual site constraints, require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution of any other land use district in the Land Use Bylaw that could be used to achieve the same result.
<b>Density</b>	The number of dwelling units per acre or hectares (restricted). The ratio of floor space or building area to the site area (commercial).
<b>Development Design Guidelines</b>	Design suggestions that supplement the rules of the Land Use Bylaw. The most often used is “Low Density Residential Housing Guidelines for Established Communities.”
<b>Development Permit (DP)</b>	A document authorizing a development, issued by the Approving Authority that includes plans and conditions of approval and establishes form, intensity and appearance. A Building Permit may also be required.
<b>Discretion</b>	The term used when the Approving Authority varies any of the rules of the Land Use Bylaw.

<b>Discretionary Use</b>	<p>All discretionary uses require a development permit. Unlike permitted uses, a discretionary use may be refused if the use does not fit in the proposed location or if the Development Authority believes it would adversely impact the area.</p> <p>Certain discretionary uses, however, that are marked C.U. (Certainty of Use) in the Land Use Bylaw cannot be refused on the basis of use only.</p> <p>The Development Authority must evaluate the application, on its merits, having regard to Council approved plans and policies, the rules (minimum standards) of the Land Use Bylaw and the local context.</p>
<b>Downzoning</b>	<p>A change of land use designation that decreases the allowed density or intensity of use, for example C-3 to C-2 (16).</p>
<b>Duplex</b>	<p>A single building containing two dwelling units, one above the other, each having a separate entrance.</p>
<b>Dwelling Unit</b>	<p>Two or more rooms that have kitchen, living, sleeping and sanitary facilities.</p>
<b>Eaveline</b>	<p>The line formed by the intersection of the wall and the roof of the building.</p>
<b>Elevation Plan</b>	<p>A drawing of the front, side or rear of a building.</p>
<b>Established Communities</b>	<p>Older communities that are subject to special rules for some types of residential development. A map and list of the communities are in the Land Use Bylaw.</p>
<b>Façade</b>	<p>The front of a building, or any face of a building that has been given special treatment or attention.</p>
<b>Floodplain</b>	<p>Those lands abutting the floodway, the boundaries of which are indicated by floodwaters of a magnitude likely to occur once in one hundred years.</p>
<b>Floodway</b>	<p>The river channel and adjoining lands indicated on the Floodway/Floodplain Maps, that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years. This land is dedicated as Environmental Reserve when subdivision over 0.8 hectares (2 acres) occurs.</p>
<b>Floor Area Ratio (FAR)</b>	<p>The ratio of the gross floor area of a building to the gross site area.</p>
<b>Garage</b>	<p>An accessory building or part of a principal building designed and used for the shelter or storage of vehicles including a carport.</p>

<b>General Municipal Plan (GMP)</b>	See <i>Municipal Development Plan</i> .
<b>Grade</b>	The elevation of the finished ground surface (excluding an artificial embankment) at any point immediately adjacent to the building, referenced to the geodetic datum.
<b>Gross Floor Area</b>	A total of all the floor area above grade measured from the outside walls.
<b>High Density Residential</b>	Residential development above four storeys includes RM-6 and RM-7.
<b>Housing Type</b>	Categories of dwelling units (regardless of ownership). The categories are: single-family (single-detached dwellings); two-family (duplex, semi-detached and additional dwelling units); and multi-family (triplex, fourplex, townhouse, and apartment buildings).
<b>Infill</b>	Development that occurs on a vacant site after completion of the initial development of the area.
<b>Institutional Uses</b>	Public or private uses that serves the educational, social, cultural, or religious needs of the residents in a community and may include a church, a post office or postal kiosk, a library, a public or private school, and a child-care facility.
<b>Landscaping</b>	The modification and enhancement of a site by: <ul style="list-style-type: none"><li>a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover;</li><li>b) hard landscaping consisting of non-vegetation material such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt; and/or</li><li>c) architectural elements consisting of wing walls, sculptures and the like.</li></ul>
<b>Land Use Amendment</b>	A change of land use designation, approved at a public hearing of City Council.
<b>Land Use Bylaw 2P80</b>	The City of Calgary Land Use Bylaw that establishes procedures to process and decide upon land use and development applications and divides the city into land use districts. It sets out rules that affect how each piece of land in the city may be used and developed. It also includes the actual zoning maps.

<b>Land Use Designation (Zoning)</b>	The legal control on the use and intensity of development on a parcel of land (not on the design of a project).
<b>Land Use District</b>	An area of the city designated for particular uses contained in The Land Use Bylaw (e.g., R-1).
<b>Low Density Residential</b>	Single family, duplex/semi-detached and low density townhouses (RR-1, R-1, RS-1, RS-2, R1-A, R-2, R2-A).
<b>Medium Density Residential</b>	Includes triplex, fourplex, townhouse and apartments to a maximum of four storeys (see RM-2, RM-4 and RM-5).
<b>Municipal Development Plan (MDP)</b>	The senior strategic planning document guiding growth and development in Calgary. It has policies relating to transportation, housing, economic activity, recreation, environmental and social issues. It also provides the strategic framework for more detailed and specific plans, policies and programs.
<b>Municipal Government Act, Part 17, Planning and Development (MGA)</b>	The provincial legislation that set out the procedures, types of arguments that can (and cannot) be considered on planning decisions and the rules that govern various planning processes. Replaced the Planning Act in 1995.
<b>Net Floor Area</b>	A total floor area, above grade, measured from the outside of the walls excluding stairways, elevators, mechanical rooms, hallways, lobbies, washrooms, garbage storage and internal parking areas.
<b>Non-conforming Buildings</b>	A building: <ul style="list-style-type: none"><li>a) that is lawfully constructed or lawfully under construction at the date the Land Use Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective, and</li><li>b) that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with the Land Use Bylaw.</li></ul>
<b>Non-conforming Use</b>	A use that does not meet the current rules of the Land Use District for that site, but met the rules when the use commenced.
<b>Off-site Parking</b>	See Alternate Parking.
<b>Parking Area</b>	A portion of land or of a building set aside for the parking and manoeuvring of motor vehicles.

<b>Parking Standard</b>	The number of parking stalls required for different uses in different land use districts.
<b>Pathways</b>	Off-street facilities that are either shared by pedestrians and cyclists or have twinned portions which segregate the two user groups. These pathways lie in Calgary's open spaces and minimize interface with automobiles while providing a facility suitable for recreational and utilitarian use.
<b>Pedestrian-oriented or Pedestrian-friendly</b>	An environment designed to make movement (on foot or by wheelchair) fast, attractive and comfortable for various ages and abilities (e.g. visual and hearing impaired, mobility impaired, developmentally challenged). Considerations include separation of pedestrian and auto circulation, street furniture, clear directional and informational signage, safety, visibility, shade, lighting, surface materials, trees, sidewalk width, prevailing wind direction, intersection treatments, curb cuts, ramps, landscaping, etc.
<b>Pedestrian Oriented Signage</b>	Signage that is orientated to pedestrians rather than passing traffic by way of position, scale and design.
<b>Permitted Use</b>	Uses that are well-suited to a particular land use district. Applications relating to permitted uses that fully comply with the Land Use Bylaw must be approved.
<b>Perspective</b>	An illustration showing the view from a particular location as the human eye would see it.
<b>Planning Act</b>	The former provincial legislation (prior to 1995) that set out the procedures, types of arguments that can (and cannot) be considered on planning decisions and the rules that govern various planning processes. Replaced by the Municipal Government Act, Part 17, Planning & Development.
<b>Principal Building</b>	A building that accommodates the principal use of a site, and may accommodate one or more accessory uses.
<b>Principal Use</b>	The main purpose for which a building or site is used.
<b>Property Line</b>	A legal boundary of an area of land.
<b>R-1</b>	Residential Single Detached District, the purpose of which is to provide for residential development in the form of single detached housing (see <i>The City of Calgary Land Use Bylaw 2P80</i> , Section 22).
<b>R-2</b>	Residential Low Density District, the purpose of which is to provide for low density residential development in the form of single detached and duplex dwelling (see <i>The Land Use Bylaw 2P80</i> , Section 23).

<b>R-2A</b>	Residential Low Density District, the purpose of which is to provide the option of townhouse development at similar densities to single detached, semi-detached and duplex development in order to increase the variety of dwelling types (see The Land Use Bylaw 2P80, Section 24).
<b>Relaxation</b>	The term used when a change of one of the rules of the Land Use Bylaw is being considered (e.g., a residential side yard smaller than four feet).
<b>Right-of-Way</b>	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use.
<b>Road Right-of-Way</b>	The land used for the roadway, including the sidewalk and boulevard.
<b>Rules</b>	The requirements (standards) of the Land Use Bylaw that describe such things as height maximums, side yard minimums, etc.
<b>RM-4</b>	Residential Medium Density Multi-Dwelling Districts, the purpose of which is to provide for a variety of residential dwellings in low profile form in a medium density range (see The Land Use Bylaw 2P80, Section 29).
<b>Scale</b>	Refers to the relative proportion of a structure.
<b>Section</b>	A drawing showing a vertical slice through a building or a piece of land that is a mile by a mile in size.
<b>Semi-detached Dwelling</b>	A single building that has two side-by-side dwelling units, separated from each other by a party-wall. This is compared with a duplex, which has two units, one above the other.
<b>Sensitive Intensification</b>	New development or infill development that conforms to the predominant elements of the existing streetscape.
<b>Sidewalk</b>	The area principally used for pedestrians and located to the side of a carriageway within a road right-of-way.
<b>Single-detached Dwelling</b>	A residential building that has one dwelling unit only (not including a mobile home).
<b>Site</b>	An area of land on which a building or use exists for which an application for a development permit is made.

<b>Slope Adaptive</b>	On land with significant slope ( $\geq 15\%/8.5^\circ$ ) building form should follow the slope not result in the recontouring of the land. Page 19 provides a visual illustration of how this may be achieved.
<b>Soft Landscaping</b>	Landscaping schemes that predominantly use organic elements such as trees, shrubs, flowers and lawn. The use of hard materials such as rocks and gravel are minimal.
<b>Stacked Townhouse</b>	A single building comprised of five or more dwelling units and constructed such that one or more dwelling units are located totally or partially above another, and each dwelling unit has a separated, direct entrance from grade or a landscaped area.
<b>Storey</b>	The space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it.
<b>Street</b>	A public thoroughfare, including sidewalks and borders, which affords a means of access to land abutting it and includes a lane and a bridge.
<b>Streetscape</b>	All the elements that make up the physical environment of a street and define its character including the road, boulevard, sidewalk, building setback, height and style. It also includes pavement treatment, trees, lighting, pedestrian amenities, street furniture, etc.
<b>Third Party Advertising Sign</b>	Usually a billboard.
<b>Townhouse</b>	A single building comprised of three or more dwelling units separated from one another by party-walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade and includes all row, linked, patio, garden court or other housing which meet such criteria.
<b>Upzoning</b>	A land use amendment that increases the allowed density or intensity of use (e.g., R-2 to RM-4).
<b>Utilities</b>	Facilities for gas, electricity, telephone, cable television, water, storm or sanitary sewer.
<b>Utility Right-of-Way</b>	Land that is used for utilities. These right-of-ways are usually shown on the legal plan and registered on the title.
<b>Walkway, Pedestrian</b>	Principally a public linkage for pedestrians only; a right-of-way or easement.

<b>Yard, Front</b>	The area extending the full width of a site and from the front property line of the site to the nearest building. Its depth is measured at right angles to the front property line.
<b>Yard, Rear</b>	That area extending the full width of a site and from the rear property line of the site to the rear of the principal building. Its depth is measured at right angles to the rear of the property line.
<b>Yard, Side</b>	That portion of the site extending from the front yard to the rear yard and between the side property line of the site and the closest side of the principal building. Its width is measured at right angles to the side property line.
<b>Zoning</b>	See Land Use Designation.





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

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First name [required] Christopher

Last name [required] Purvis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City-wide rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against this blanket approach and the impact on our neighborhood and quality of life. We should have more say in the form and impact on our site.



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First name [required]                      Graham

Last name [required]                      Smith

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against blanket rezoning. Please consider my vote. Thank you.



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First name [required] Wayne

Last name [required] Thomas

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Our area has already spend large amounts of time and effort in regard to an LAP that was recently re-examined and approved in Council. Less than 1 year later, we are faced with further action from City council. These action bring on fatigue and are already driving people out of our very well established neighbourhood. We have agreed to a framework for densification. In my opinion, council's current proposal does not lay the groundwork for affordable housing, in fact quite the contrary. By following the proposed blanket re-zoning process we are being subjected to a very risky future that very likely will undermine the quality of life in this city. I am asking that council consider the building opposition to the proposed changes and vote this initiative down.



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First name [required]	joe
Last name [required]	connelly
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 <a href="#">here</a> .)	
[required] - max 75 characters	any changes to land use bylaw 1P2007 especially 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)

Good Afternoon Civic Leaders,  
Vote No on changes to the land use designation...  
Please focus on managing the city business and not creating community conflict and national drama.  
You should be ashamed to have been caught secretly partnering with the Feds.  
It will take some work to restore your public reputation.  
Seek to understand your "Why" (as in "why are you in office) before you consider "What does success look like?"  
(Then insure the "What" actually will answer your "Why").  
Remember you serve the citizens of Calgary and not the politicians in Ottawa.

All the Best,  
Joe Connelly  
Former Alderman  
2007-2010



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First name [required] Elizabeth

Last name [required] Jones

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)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The blanket rezoning is not a good idea for many reasons, some of which are:

1) Although housing affordability is the reason city council is giving for the rezoning, the rezoning will not fix these issues. Communities like Altadore are a prime example of what will happen. One \$600,000 home will be replaced with two \$1,000,000 homes. There may be a trickle down effect that eventually makes housing more affordable, but in the meantime who profits? The city and developers. The rest of us are in a worse spot. If we were sandwiched between million-dollar homes our property taxes go up and we are forced out of our home.

2) Many of the communities that would be affected were not built with that kind of density in mind. The infrastructure would be put under pressure, like parking. I want to be able to park in front of my house. That's almost impossible in communities where this kind of development has occurred (like Altadore).

3) How many trees would have to be removed to accomodate this kind of development? I thought that we wanted more trees and green space in the inner city? This is in direct opposition to that.

4) The community I live in already has two apartment complexes, condominiums, duplexes and single family detached homes. I, along with many of my neighbours, chose this neighbourhood because of the greenspaces around the community, the relative quiet, the location, the amenities (schools, grocery store, community centre). I don't want to be forced out of my community.

Please vote against this blanket rezoning. You are smart people, who can come up with other solutions to housing affordability. You should be pushing the provincial and federal governments for support. You were elected to represent us. If you vote yes to the blanket rezoning, you are not representing what your communities want.



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First name [required] Michael

Last name [required] Sherwin

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 favour

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly feel that the city need to increase its density, as an important step to provide more and varied housing, both for renters and homeowners. I am a homeowner, but am worried about the housing shortage, both for renters and young people, who can't find suitable accomodation.



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First name [required]	AI
Last name [required]	Sosiak
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 <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing on Planning Matters - Citywide Land Use Zoning Change
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 the proposed rezoning of Lakeview from R-1 to R-CG. Unless significant improvements to public transit are made, this will result in increased traffic congestion, result in the loss of the trees and quiet that make this community distinctive and desirable as a residential area, and adversely affect property values. It should be noted that the three buses that previously served Lakeview were replaced by a single bus to downtown. Since the Max buses do not stop near Lakeview, these buses do not improve public transit service to our neighbourhood. I have no objections to more secondary suites and backyard suites.



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First name [required] Joann

Last name [required] Pickle

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) Rezoning Letter.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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As a 26 year resident of Lake Bonavista, I wish to submit my comments and opposition against the blanket rezoning.

- The introduction of higher density housing in traditionally low-density neighborhoods will radically alter the character and cohesion established neighbourhoods, such as mine. The aesthetic and historic attributes along with the cultural identity of neighborhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment. When I chose to live in my community 26 years ago, I made that choice based on the characteristics of the community. The mature neighborhood landscape, the spacing of the houses, the availability of parking for my household and guests. All of this will be negatively impacted with this rezoning. I
- The higher density forms proposed will also lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals.
- While adding more housing units is intended to improve affordability through increased supply, there's not guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units that are out of reach for many, particularly in desirable neighborhoods, thereby not addressing the issue.
- Increased density leads to more vehicles in a given area increasing parking shortages and traffic congestion. Again this was one of the reasons I chose my specific neighborhood which you will now be negating.
- The rezoning will ultimately change the character of my neighborhood. I do not want to live beside a multiplex that can look into my yard from their second story view while I am trying to enjoy my yard with my family and friends. It removes my privacy.
- The stress of this whole issue is enormous on so many Calgarians. The health care system is under enough duress without additional burdens. Employers will see a reduction in work productivity as employees take more mental health leaves to deal with this extra anxiety.
- It angers me that my freedom of choice in what type of neighborhood I live in is now being forcibly taken away from me. How is this fair??

Regards,

A handwritten signature in blue ink, appearing to read "J. Puckle". The signature is written in a cursive style with a prominent loop at the end.



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First name [required]

Nadene

Last name [required]

Goodwin

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 15, 2024

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

[required] - max 75 characters

No rezonibg

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

No rezoning



**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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

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First name [required]	Katie
Last name [required]	Roth
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 <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council
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 wholeheartedly support blanket upzoning for Calgary. Exclusionary zoning has no place in a city as diverse as ours, with a wide variety of needs. We have an opportunity to make our city work better for all its constituents. We are in a housing crisis, and there are no solutions that do not involve densifying. 67% of the city is currently zoned only for detached houses, which is disproportionate to the needs of our people. We need to fill in the 'missing middle' of housing options so that folks have the chance to move into a home that works for them.

Blanket upzoning will assist the city in adapting to changing social, financial, and environmental needs. Areas of increased density allow us to preserve more green space, both in and outside the city. By limiting urban sprawl we save money on new infrastructure, and allow people to live closer to where they work and recreate. Densification also allows us to keep property taxes low while maintaining high quality services and amenities.

While I can appreciate some people's fear of change, it is inevitable. The city will evolve one way or another, the only question is how. We have the power to influence the way Calgary adapts. We do not have to settle for the status quo. I would like to live in a city that prioritizes the needs of all its people, rather than the comfort of just a few. We should be empowering homeowners to do what they'd like with their properties, whether that is maintaining a detached house, adding a secondary suite, or building a rowhouse. I believe we can allow people the freedom to be creative with their housing choices, without fear of losing more than we gain. Cities thrive when everyone in them has their needs met. Granted, upzoning is not a panacea, but it is a valuable part of a complex long term solution. I am asking council to support the hard choices of incremental change, which often don't seem glamorous and do not offer instant gratification, but will, in time, improve the character of our city. Please allow empathy to be a driving factor in your decision making, as you make changes that will effect the futures of thousands of people.



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First name [required] Harvey and Kim

Last name [required] Bernbaum

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)

My concern now is the idea of blanket zoning in Calgary which actually 'flies in the face' of keeping Calgary's numerous inner-city communities unique - one from the other, inner city from suburban, and each uniquely designed around their specific natural beauty. Single family zoning in many of the major inner-city communities is a great asset and should be protected, not cast aside for blanket up zoning.

Scarboro as you may know, was designed in 1909 by the renowned landscape architectural firm of John Charles Olmsted ..... designers of famed Central Park in New York, Park Mount Royal in Montreal, The British Properties in Vancouver as well as the Uplands in Victoria. Not the least of these fantastic projects, the Olmsted firm was also hired by the CPR to draw up plans for Calgary's inner-city communities of Scarboro and Mount Royal.

Scarboro and Mount Royal famed for their historic homes and curvilinear streets reflect the beauty of the foothills in which they are located. These inner-city communities are gems of architectural history, embodying historic homes beautifully set on their properties with lush boulevards and park like landscaping. These historic communities deserve to be preserved as does their zoning in general – to acknowledge their uniqueness that also serves to make Calgary great and unique. However, we do suggest that selective areas of these inner-city communities should have some higher density such as properties along 17th Avenue and Summit St abutting Crowchild Trail – spot zoning in selective areas to improve and enhance these communities, not blanket up-zoning for the whole community. We as a City need to reinforce the nature of great inner city communities not water them down by implementing blanket upzoning changes which would make these special communities essentially all the same.

We must preserve and enhance our inner-city communities that give distinct character to the overall nature of Calgary. It is very important to realize that by their nature, these communities support and provide balance to the existing higher density areas of Calgary such as Sunalta and the Beltline, providing much needed balance with schools, open space, playgrounds, parklike settings and support. Further, their residents to a large degree, are individuals that are leaders in the City and in their communities, known for being committed to the betterment of Calgary while constantly fighting for greater quality and the growth of Calgary.



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First name [required]	Ivan
Last name [required]	Lam
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	Blanking 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)	Examples what I do NOT want on my street 1of2.docx
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ATTACHMENT\_02\_FILENAME  
(hidden)

Examples what I do NOT want on my street 2of2.docx

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

Good day,

When I heard about blanket rezoning on the news, I did not know what this was about so did a fair bit of reading on the City of Calgary website on the topic.

When I understood what this was about, I AM COMPLETELY AGAINST THIS IDEA. I understand that council and city planners will still need to approve but it did not seem clear on do I have a say if someone wants to build a number of semi-detached homes or town houses on my street.

One of the reasons I moved into Varsity is to have bigger plots of land for more space for my family and willing to pay higher taxes. I moved from a higher density homes area to lower density so I picked an area with mainly single family homes.

I do not want any possibility of my area of Varsity turning into semi detached or town homes etc. I don't want folks taking up my parking spots in front of my home b/ the plot next to me double the number of people so they need parking spots. Please see attached for some samples of what I don't want. I found an example of a developer buying two plots and make this huge complete and taller than home beside it and causing shadows etc.

I suggest to build condos/apartments near the CTrain lines as that would promote folks to use transit more. Again see attached word document of an example of a plot that would be a good place. Please stop messing with the communities.

Also note, every person I talked to that understand this, is against this idea.

Council, please put yourself in our shoes. Imagine someone building a 4 plex or duplex that is higher than your home right beside you.

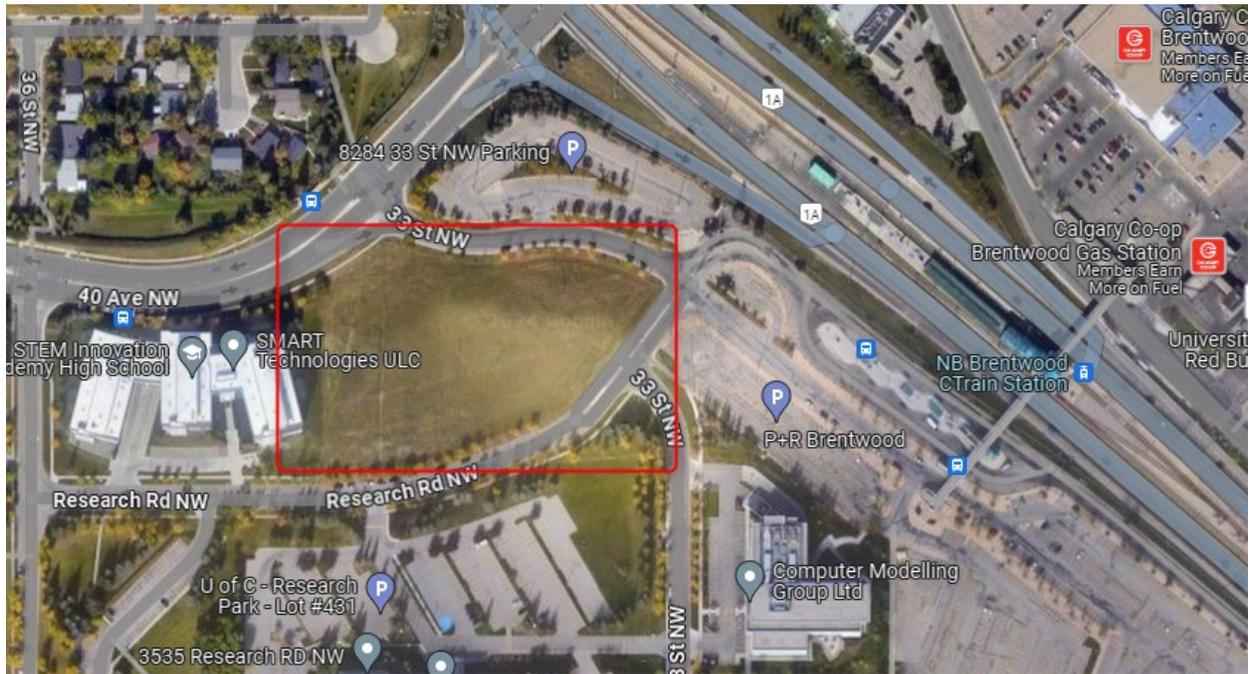
Thank-you for your time reading this  
Ivan Lam

Examples what I do NOT want on my street

Saw this in the NW in Capital hill. Someone bought two homes and built this big complex?



Suggested a place to build a condo





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First name [required] Evonne

Last name [required] Selk

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 proposal

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)

Merits of a plebiscite would give all Calgarians the opportunity to have a say — versus a public hearing. A major shift such as this should not be under the sole control of the Mayor and Council.

This is a major change that will impact property values, deteriorate the quality of living for those who purchased their homes with the understanding they were making this major investment in a single family dwelling community. It is like a “contract” has been broken at the will of Mayor Gondek and councillors who are in favour of the Blanket Rezoning Proposal.

It is reprehensible that those who are voted into public office by constituents would feel that that they shouldn't listen to their constituents.

Increasing density is not about affordable housing; instead, it involves replacing affordable housing with lucrative, expensive alternatives. The real negative from this rather blunt approach to citywide planning is that it injects uncertainty into otherwise stable communities.

Our past mayors, councillors and politicians were, mature Canadians who held the city, country and fellow citizens close to their hearts. How has a this gone so terribly wrong?



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

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

[required] - max 75 characters	Public Hearing Meeting of Council (Land Use designation zoning)
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We would like to formally express concerns with the proposed Land Use Designation (zoning) amendment.

We are strongly OPPOSED to this rezoning. We purchased our single detached home in a community of single detached homes with low density for the space between homes, the walking paths and green spaces! This re-zoning will increase the traffic, and change the overall feel of our neighborhood. It will also bring our property values down. Not only this re-zoning change the character of the community, it also defeats the purpose of buying a house in a community with controlled zoning.

We don't want this re-zoning as we have paid to live in a community with single family homes to have GREENSPACE, PARKS, and open areas around us for a reason.



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First name [required]                      Gordon

Last name [required]                      Alger

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

To Mayor Gondek and City Councillors

Re: Blanket Rezoning of Established RC-1 and RC-2 Communities

Why this dramatic zoning change?

The City of Calgary Planning Department worked on a zoning restructuring policy over a period of several years using a proposed policy document called The Guidebook for Greater Communities (GGC). The mantra was established low-density residential communities needed greater density and the GGC would serve as the planning document to achieve those ends.

Community Associations (CAs) at the time working with the Federation of Calgary Communities (FCC) objected strenuously to this policy document which was seen as blanket upzoning of established low-density residential communities. All the CAs involved agreed that increased density was both reasonable and desirable but needed to be done in consultation with CAs and their residents to achieve specific density targets which would then allow rezoning to occur where it made sense within the context of each community. As a result of the pushback from CAs and their residents the GGC was never made statutory and the CCG (to the best of my knowledge) serves as a background planning document.

The push to address affordable housing in Calgary

The root causes of the inadequate supply of affordable housing in Calgary are many and complex. The City of Calgary has chosen to revive the tenets of the GGC planning and zoning policies as the answer to affordable housing in Calgary. Once again CAs and their residents are fighting blanket upzoning for the very same reasons they objected to when the stated goal was increased density. And once again the affordable housing solutions that involve zoning changes within established communities need be done strategically in consultation with communities so that community context can guide these changes.

For these reasons I object to the blanket rezoning of established residential communities as the solution to affordable housing in Calgary

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



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First name [required]                      Lorraine

Last name [required]                      Schwetz

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                      logistics, infrastructure, parking,lake communities, trees?

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required] Louise

Last name [required] Seguin

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 oppose blanket rezoning, an unproven model. I support Comprehensive Neighborhood Development Plans, proven with positive results for many decades in Calgary. I support targeted rezoning with increased density focused on major transit routes and major corridors. Reasons for opposing blanket rezoning include: it will not achieve stated goal of increasing affordable housing for low and moderate income earners; it will create strain on existing infrastructure & services -water, sanitary/storm sewers, electric grid, roads, parks, schools, emergency services; it will lead to loss of parks (parks in older communities currently zoned as RC-1 will be rezoned to R-CG); it will lead to loss of green space, tree canopy & light exposure (increased urban heating, decreased solar efficiency) which is contrary to city's tree canopy goals; it will lead to insufficient transit & parking and increased traffic congestion; it will change the character of existing communities; it will result in loss of freedom of choice to choose single family home areas. To close, I am extremely disappointed in the lack of engagement on blanket rezoning, a significant issue impacting all Calgarians; this should be an election issue or a plebiscite.



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First name [required]

Bill

Last name [required]

MacFarlane

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

Objection to proposed upzoning proposal

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)

Rezoning Objection\_WDW\_2024-04-15.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

**12328 Lake Moraine Rise SE  
Calgary, Alberta T2J2Z2**

April 15, 2024

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100  
Calgary, Alberta  
T2P 2M5

**Re: Up-Zoning Initiative**

I am a long-term resident of Lake Bonavista Estates having resided in the community since 1994.

I am strongly opposed to this proposed rezoning initiative as I am deeply concerned about the potential impacts to our community (i.e lake/facility use, parking, demand on city infrastructure). Following my attendance at the recent April 9<sup>th</sup> Rezoning Open House, it has become very apparent to me that the city has very little understanding of the impacts of this city-wide proposal.

I support the position taken by the Lake Bonavista Homeowners Association in their April 11<sup>th</sup> submission to the city.

I request that the process be delayed so that a more comprehensive consultation process can be undertaken.

Regards,

Bill MacFarlane

403-650-1381; bbkm@shaw.ca



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First name [required]	Mary
Last name [required]	Rozsa de Coquet
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 <a href="#">here</a> .)	
[required] - max 75 characters	“Proposed Amendments to the Land Use Bylaw 1P2007”
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	MLRC submission.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

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

Attention: Office of the City Clerk  
Subject: Public Hearing on Planning Matters (Proposed Land Use  
Designation Amendment) April 22, 2024  
Copy to: Office of the Mayor, All City Councillors

Dear Councillors:

I am writing as a concerned citizen and taxpayer regarding the proposal to implement “blanket zoning” throughout Calgary. This follows a trend of experimentation across the United States and Canada which has not been well-researched re/ the laudable objectives ascribed to the policy. Currently, there is no definitive study that demonstrates blanket zoning as opposed to high density development around transit nodes, major employment centers, and social support institutions, is more effective with less undesirable impact.

Calgary is often ranked as the “most livable city” in North America: the best place to raise children, build a career and enjoy a high quality of life. I assume, Councillors, that your intent with such a sweeping policy change is to make our city even better. As more people move to Calgary to experience these advantages, the goals of increasing housing supply and housing choice in all neighbourhoods, providing sufficient near market or “affordable” housing, and expediting the development application process, are appropriate. However, the way of achieving them is not, in my opinion, through blanket zoning.

I currently live in an established neighbourhood zoned RC-1 that is addressing the first goal quite well. Our housing choices are robust. Thirty-three percent of our housing is single and semi-detached housing (the city average is 61%). Fifty-five percent of our residents are renters (the city average is 31%). While our population has dropped by 8% since 1970, we also increased our housing stock by almost 29% over the same period. Other inner-city neighbourhoods have similar statistics. What will blanket zoning accomplish that is not already being done? It also should be noted that the City of Calgary presently has zoning in place in established areas to provide for an additional 262,451 units and Greenfield sites have vacant land capacity to accommodate another 178,235 units for a total of 440,000 units. Surely, the need for more housing stock and housing choice can be accommodated within the current guidelines.

With regards affordable housing, the City must take the lead to either build this or require developers to do the same for some percentage of their developments. It should be wisely situated. We could look at the Marda Loop experiment of relaxing zoning. The area has increased in density some 33% and there are far more multi-family housing choices than the previous affordable single detached homes, but due to inflation and profit motivation, none of the units can be considered near-market. It is even less likely that the random rowhouse or multi-family dwelling constructed mid-block in an established area will produce more affordable units.

The third goal is clearly the responsibility of Council. I would suggest, however, that eliminating opportunities for citizen engagement, is not the best approach. I served on the Subdivision and

Development Appeal Board for some nine years. Communities took a great deal of time to speak to proposed developments that required zoning changes or relaxation approvals that would impact the principal investment of their residents and were designed to meet goals that were not shared by the neighbours. It was important to hear their voices and not exclude them from the process which blanket zoning purports to do.

So, if blanket zoning is not the best answer to meet City Council's goals, does it address other city aims and so, on the balance, be a reasonable solution?

The City has expressed concern about the declining tree canopy in the context of its environmental goals. Blanket zoning will permit 60% lot coverage, replacing green areas with hard surfaces. Most of Calgary's mature trees are in areas that will be disproportionately impacted by blanket zoning. Increased dwelling units, including both permitted main houses, secondary units and backyard suites and driveways, squeeze out vegetation on lots that once had only one dwelling. This approach seems contrary to green values.

City Council is concerned to balance the service needs of all communities. The older core neighbourhoods have aging infrastructure, including sewers that are too small for the proposed housing density increases which contemplate increase loads from one kitchen to four to twelve kitchens, and two bathrooms to eight or sixteen bathrooms. Many inner-city neighbourhoods do not have easy or sufficient access to transit which will encourage the continued use of automobiles. Blanket zoning makes no accommodation for increased parking which exacerbates narrow carriageways. The addition of bike lanes has been challenging as well. Finally, increased density in neighbourhoods will mean more students attending local schools. How is this possible when those schools are full? It would be helpful if Council would explain how these additional challenges will be met under blanket zoning and how the new policy will contribute to Calgary being a "most livable city" in the future.

In conclusion, I would ask that Council:

1. Abandon "Proposed Amendments to the Land Use Bylaw 1P2007" as outlined in Attachment 3, CPC2024-0213
2. Direct growth to nodes and corridors and respect the stability of established neighbourhoods, making use of Local Area Plans.
3. Incent the development industry to increase the supply of near market housing and to take the lead in this work.

Thank-you.

Mary Rozsa de Coquet



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

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First name [required]                      Shawn

Last name [required]                      Townsend

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      City re-zoning

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 proposed plan to blanket rezone is not a fair one and probably will not do much for affordability. Most residents who have bought RC 1 lots did so for the reason of privacy, mature trees, and space for their families to enjoy. This will lead to busier less safe streets in these neighborhoods. Environmental damage from old growth trees that will have to be removed to accommodate larger buildings on lots. The enjoyment of backyards will be diminished when your neighbor redevelops their property with a large multi-unit structure with windows viewing your backyard. Something of this magnitude should not be decided by councilors who did not run on this platform last election. A referendum for each ward is the only way to properly proceed with such a change. In wards with councilors who do not support this the rezoning should not happen in those wards without a referendum ward specific.  
Thank you.



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First name [required]	Rahul
Last name [required]	Thakur
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 is unfair and arbitrary
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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 purchased my house based on various factors, one primarily being the specific zoning/house type in my community/lane. Now with the arbitrary rezoning it is absolutely unfair to accept the proposed changes to the community. Further rezoning will affect the economic background (make it inconsistent amongst households) and bring in rentals more than homeowners. This is unfair to the existing homeowners who are currently residing in this family friendly neighborhood which might no longer be with the rezoning



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First name [required]	Althea
Last name [required]	Muir
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
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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)

Dear Members of the City Council,

I am writing to express my strong opposition to the proposed city-wide rezoning initiative. As a resident of this community, I believe that the current zoning regulations have been effective in maintaining the character and integrity of our neighborhoods.

Rezoning on such a large scale could have detrimental effects on our community, including increased traffic congestion, overcrowding, and a decrease in property values. Additionally, it could lead to the loss of green spaces and negatively impact the quality of life for residents.

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

Instead of implementing city-wide rezoning, I urge the city council to consider alternative solutions that address the needs of our growing population while preserving the unique identity of each neighborhood. This could include targeted rezoning in specific areas where it is truly necessary, as well as investing in infrastructure improvements and affordable housing initiatives.

I implore you to listen to the concerns of residents and carefully evaluate the potential consequences of this rezoning proposal. Our community's future depends on thoughtful and responsible decision-making, and I trust that you will take our voices into account.

Thank you for your attention to this matter.



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First name [required] Pamela

Last name [required] Young

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) Objection to RCG Blanket Upzoning.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly object to citywide blanket re-zoning for the following reasons:

1. Eliminates public involvement in the redevelopment process.
2. Erodes public accountability and transparency.
3. Will not solve issues of affordable housing. Developers have proven that they do not take affordability into consideration. They maximize profits and each unit of a multi-unit new build rents/sells for more than the unit/units that were removed.
4. Removes all possibility of thoughtful urban planning in future.
5. Strains existing infrastructure and services. The initiative assumes existing infrastructure can support increased density, but there will be impacts on sewer and water infrastructure, schools, parks, transit, and emergency services. A recent study conducted by the Federation of Canadian Municipalities found that \$1M per 100m will be required for infrastructure upgrades if single detached dwellings are replaced by 4-6 plexes. This equates to 150K\$/per house replaced. This means replacing 10,000 homes, as contemplated in the Housing Strategy equates to a cost of \$1.5Billion at a minimum which will fall on Calgary taxpayers. Calgary is rezoning to 8-plexes or 10-plexes. The costs will be higher.
6. Runs counter to the City's declared climate emergency and stated climate change goals. The higher density forms proposed will lead to a reduction in green space, trees, and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat, and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals.
7. Removes certainty for residents. Certainty of one's preferred living experience is a key determinant in the home buying process.
8. No adequate plan for off-street parking. 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. How do you rationalize this discrepancy?
9. No consideration for existing owners with solar panels.
10. No plan for increased waste/recycling/compost bins in laneways; and,
11. Transit service is not adequate to service increased density.

## **SUBMISSION BY PAMELA YOUNG TO CALGARY CITY COUNCIL REGARDING PROPOSED 2024 BLANKET UPZONING**

I strongly object to citywide blanket re-zoning for the following reasons:

1. Eliminates public involvement in the redevelopment process;
2. Erodes public accountability and transparency;
3. Will not solve issues of **affordable** housing;
4. Removes all possibility of thoughtful urban planning in future;
5. Strain on existing infrastructure and services;
6. Runs counter to the City's declared climate emergency and stated climate change goals;
7. Removes certainty for residents;
8. No adequate plan for off-street parking;
9. No consideration for existing owners with solar panels;
10. No plan for increased waste/recycling/compost bins in laneways; and,
11. Transit service is not adequate to service increased density.

### **1. Eliminates public involvement in the redevelopment process**

Increased densities in established communities can benefit the city and communities themselves, only if re-development occurs in a thoughtful, well-planned manner. However, the blanket up-zoning proposal instead, is a blunt instrument that eliminates public involvement and ignores community context.

### **2. Erodes public accountability and transparency**

A Public Hearing is not "red tape" a "community veto" or a "hindrance to re-development." It is an important component of local government. Elected officials, not bureaucrats, should be the decision makers on matters such as community density, character, and context.

### **3. Will not solve issues of affordable housing**

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. Affordable housing has been addressed to Council in previous land use amendment hearings.

A variety of studies <sup>1,2,3,4</sup> show that increased density achieved through upzoning does not create affordable housing, and in fact usually results in the creation of housing stock which is more expensive than that which it replaced.

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.

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<sup>1</sup> Blanket Upzoning-A Blunt Instrument-Won't Solve the Affordable Housing Crisis 15 March 2019-The Planning Report.

<sup>2</sup> Overview of Evidence for Universal Up-Zoning Suzanne Tough PhD

<sup>3</sup> 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

<sup>4</sup> Broad Upzoning Makes Housing Less Affordable, And Doesn't Add Supply

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

#### **4. Removes all possibility of thoughtful urban planning in future**

This plan removes all possibilities of thoughtful urban planning in future. Developers will be permitted to build what they want where they want, within reason is what you tell me. I see nothing reasonable about this blanket upzoning plan. Developers purchase single lot homes at a price point that makes it profitable for them to tear down and erect new housing at a price point for each unit which is typically higher than the unit they removed. This destroys the character and community of established neighborhoods, changes the sightlines of the neighborhoods, disrespects current residents right to privacy in their homes and yards, removes accessibility to daylight into adjacent homes living spaces and gardens, all of which will negatively impact quality of life for Calgarians. Putting up a 10-unit development in a single 50'x100' lot in between 2 bungalows destroys character and sightlines impacting privacy and daylight into adjacent homes and yards.

The City has a Municipal Development Plan (MDP) in place and this will render that useless. Blanket upzoning will remove all possibility of respecting the current MDP section 2.3.2 which 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.

#### **5. Strain on existing infrastructure and services**

The initiative assumes existing infrastructure can support increased density, but there will be impacts on sewer and water infrastructure, schools, parks, transit, and emergency services. A recent study conducted by the Federation of Canadian Municipalities found that \$1M per 100m will be required for infrastructure upgrades if single detached dwellings are replaced by 4-6 plexes This equates to 150K\$/per house replaced. This means replacing 10,000 homes, as contemplated in the Housing Strategy equates to a cost of \$1.5Billion at a minimum which will fall on Calgary taxpayers. Calgary is rezoning to 8-plexes or 10-plexes. The costs will be higher.

**6. Runs counter to the City's declared climate emergency and stated climate change goals**

Talk to an environmental researcher and they will tell you that the greenest building is the one that already exists. The higher density forms proposed will lead to a reduction in green space, trees, and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat, and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.<sup>5</sup>

**7. Removes certainty for residents**

City Administration has suggested the proposed amendment is required to provide developers with greater certainty. How much more "certainty" do developers require? Rather residents require certainty in their chosen communities. The Blanket rezoning proposal provides none. Certainty of one's preferred living experience is a key determinant in the home buying process. Restrictive covenants provide this certainty and is a tool we are fortunate to have.

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."

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

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<sup>5</sup> The Unassailable Case Against Blanket Rezoning by Stephen Shawcross and Sano Stante, 2024

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.

#### **8. No adequate plan for off-street 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 data<sup>6</sup> 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 does not support the proposition that smaller dwelling units have no need for parking. Increased densification would require more, not less, parking. Calgary also does not have adequate transit infrastructure which would impact the use of fewer vehicles and there are no immediate plans to change that.

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. How do you rationalize this discrepancy?

#### **9. No consideration for existing owners with solar panels**

I sat in on a Council meeting in the fall of 2023. At that meeting a resident in an owner-occupied home adjacent to a proposed 12m development of 10 units to be located in the front and back of the 50’x120’ lot spoke about the development impacting the use of their solar panels. This owner resident has invested in solar panels on the roof of both their house and garage in order to decrease their climate footprint. One of the Councilors asked the Planning Department, present at the meeting and recommending the re-zoning permit, what the allowances were in the planning bylaws to account for neighboring solar panels and was told there was none. The development permit was approved. Approving this permit for a build that will basically nullify the use of solar panels on the adjacent property goes against the City’s own declared a climate goals and therefore should have been rejected in its current design form. The City declared a climate emergency in 2021, why in all that time have the planning bylaws not been updated to account for this? Shame on you for not taking this relatively simple step to protect homeowners who have done the right thing to address your stated climate emergency! The blanket upzoning will further exacerbate this issue and discourage homeowners from investing in solar panels only for them to be rendered useless because of uncertainty in potential future development on adjacent properties.

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<sup>6</sup> Changing Travel Behaviour, October 2013

### **10. No plan for increased waste/recycling/compost bins in laneways**

I have not seen anything in this blanket upzoning or anywhere else that addresses garbage/recycling/compost bins. I live in Killarney where there are a lot of redevelopments from single family dwellings to multi-unit dwellings. I regularly walk around the neighborhood and what I see are carports and garages for these multi-dwelling units with 3 bins in front of each of them and cars parked on the street. You may say “well, that’s only on pick-up days” but it isn’t, I checked. I walked around the same area on multiple days and at multiple times, including weekends, and it was the same; bins in front of garages/carports and cars lined up on the road. I can’t imagine what it’s going to look like in my back lane when the 10-unit development next door is completed. Developers aren’t going to live there, they all live in single unit dwellings in neighborhoods that are excluded from the blanket upzoning. They don’t care how congested back lanes will become. The City has failed residents in not taking this into consideration in the Home is Here plan and not considering it in planning bylaws.

### **11. Transit service is not adequate to service increased density**

I’ll use my neighborhood, Killarney, as an example: there are 3 buses that service my neighborhood, the 66, 6, and 22. All of these buses run downtown and the return is a variety of Mount Royal/Lakeview, West Hills and Richmond Square Shopping Mall. One, the 22, runs past the Safeway on 37<sup>th</sup> and Richmond Road and Co-op on Richmond Road. The 6 will take you to the Sobeys at Richmond Square. None of these run to the neighborhood pools and parks. Each of these runs once every 20-30 minutes, not overly convenient for a grocery trip that could be completed much faster by car. They run more frequently during rush hours but people are commuting and not picking up groceries. It’s no wonder Calgarians require vehicles. In general, I find transit falls short in Calgary, buses don’t come on time or at all in winter, many times due to the hilly terrain they must navigate and the lack of dedicated bus lanes. Where in the Home is Here Strategy is transit addressed. Based on the historical time it takes to build new infrastructure, there is no immediate relief from C-trains, is the City planning to implement more transit routes to served increase density?

### **Concluding Comments**

Making the base residential “low density” land use district R-CG in place of the various R1 and R2 districts:

- is unlikely to increase affordability;
- will destroy the character and desirability of many existing neighbourhoods;
- runs counter to the City’s stated climate emergency and stated climate goals and will exacerbate the climate crisis;
- will put undue burden on current infrastructure;
- will cause congestion on roads with an overwhelming number of parked cars;
- will increase congestion in already congested back lanes with increased garbage/recycling/compost bins; and,
- will decrease the quality of life for many Calgarians.

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.**

Sincerely,  
Pamela Young  
Concerned Citizen