



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

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Scott

Last name [required]                      Baldwin

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

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

In opposition

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

I'm strongly in opposition of the proposal to blanket rezone R1 and R2 neighborhoods. I believe the City can better achieve the goal of creating housing affordability by strategically changing zoning around certain areas like transit. Blanket rezoning will negatively affect many established Calgary neighborhoods and I believe will only serve to benefit developers who will bid up land prices. Council should instead work on establishing strategic areas of higher density and find ways to expedite development applications while keeping fees and levies as low as possible. I agree with the need to provide more and varied types of housing in Calgary but feel strongly that this is the wrong approach for Calgary to achieve these goals. Thank you.



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First name [required]                      Nancy

Last name [required]                      Else

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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

I think some rezoning is ok but not blanket rezoning. One big issue is parking. I feel there needs to be a parking spot for each unit. We are not yet in a city that uses transit heavily and parking is a huge issue in my neighborhood already without a blanket rezoning. My neighborhood is currently r1 except on a couple street's. I e Would like to see a more balanced approach.. perhaps change r1 areas to r2 not r4 and ensure parking for each unit. The demand for backyard suits is not very high and switching to r2 would still allow for this.



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First name [required] Nancy

Last name [required] McNair

How do you wish to attend?

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

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

Date of meeting [required] Mar 11, 2024

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

**Public Submission**

CC 968 (R2023-10)



[required] - max 75 characters

I am not in favour of the blanket zoning as propose by city council.

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

In opposition

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

I do agree that we do need a plebiscite on this issue and that it should not be pushed through because the federal government is putting pressure on us. Calgary is a large and beautiful city and needs proper consideration when it comes to multi-family units and housing. For generations to come.



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First name [required]

Last name [required]

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

Date of meeting [required]

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City-wide rezoning

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

In opposition

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

The City of Calgary is undertaking a massive experiment at the bidding of the Trudeau Liberal/NDP coalition. That of transforming the zoning regulations which homeowners and businesses have abided by for many years. The 'Housing Crisis' experienced in this city and across the country is the direct result of reckless immigration policies initiated and maintained by the federal government. Too many people brought into Canada: immigrants, International students, temporary foreign workers. The Federal Government's Housing Accelerator Fund is now being used across the country to off-load the crisis onto the backs of municipalities. As with all other failed policies of the Trudeau Liberals, the outcome of this dangerous undertaking is likely to cause even more harm: rising house prices and rents; permanent damage to cohesive communities; financial and other damage to individual home owners. This initiative is profoundly misguided, self-serving, and UN-democratic.

The City of Calgary is partnering with a discredited federal government - one that, were an election held now, would likely be defeated. The mayor of Calgary is also the subject of a significant recall petition. Having two discredited levels of government - municipal and federal - consorting together to radically change the context and content of our city does not inspire confidence. It will almost certainly create untold damage - all of it permanent.



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First name [required] Kathleen

Last name [required] Wallace

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Blanket Rezoning

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

In opposition

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

I am in opposition of the blanket rezoning proposed. I keep reading about how the zoning proposed will allow families and individuals to stay in their communities and attract people of all ages, however, as a family of five with elderly parents our family was forced to leave our inner city community that has seen substantial development of row housing/townhomes, low rise apartments, semidetached and subdivided detached homes over the last 5 years, for a nearby R1 community. This was because we could not afford a home in our community that met our needs and land values were at that time one to two hundred thousand more than in the R1 community, this has since worsened. We saw instead of affordable homes being made available, expensive new infills and bloated land values for bungalows that were previously lived in by elderly members of community or rented out to families. How can an aging population stay in the community if instead of affordable single level living (other than an expensive new apartment) multilevel row housing is erected?

Rezoning should be strategic. Targeting areas close to amenities and transit. How does the city intend to keep up with safety and traffic calming measures if blanket rezoning moves forward?

Another issue I would like to address is the vacant land owned by larger developers such as Anthem properties out of Vancouver. They have been sitting on land that could have been developed years ago in Erlton, across from the CTrain, and in Hillhurst just off of Memorial drive. There should be something in place to encourage these developers to develop the land and measures to disincentivize vacant landholding after a certain time period that would otherwise provide higher density housing, especially in the inner city.

There are other tools and measures that can be taken and explored other than blanket rezoning. Density zoning should be gradual, mindful and purposeful not a free for all for inner city infill developers. Lastly, I believe blanket rezoning is in direct conflict with the city's greening and climate emergency mandates due to removal of existing livable houses, mature trees and other greenery.



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First name [required]                      Glenna

Last name [required]                      Healey

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Date of meeting [required]                      Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing for Rezoning for Housing

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

In opposition

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

I am in opposition of the proposal for Blanket Rezoning for Housing in Calgary. Blanket rezoning will remove community input and scrutiny of rezoning and development proposals. I am not against increased density, but am against less democracy with respect to rezoning and developments in communities. The current process for rezoning and development proposals is skewed in favour of developers. The terminology involved and process is so complicated that a regular community member rarely has a chance to make an impact on the outcome of a rezoning or development proposal because the City policies, bylaws, etc. are so detailed and complicated. Any rezoning change that will lessen a citizen's input and increase a developer's input is unfair. Citizen's are already at a disadvantage. Increasing height of buildings in communities will be easier. Parking is a huge issue. Removing parking requirements is to no one's advantage. Assuming people will give up cars and start riding bikes is not a realistic assumption for a number of reasons - mainly road conditions in winter and bike theft. As I write this input I feel strongly that it will have no influence on a Council decision because it is just my opinion. I am not quoting policy, providing examples etc. I just feel that developers should not be given more leeway to increase density in communities at the expense of the existing residents' views, sunlight, traffic increase and parking. The height and density of the development of 19/2 in Hillhurst is a prime example of how a development can get out of hand at the expense of the residents on 18A Street. The Kensington Legion is another example of how development can get out of hand. I cannot even begin to imagine what is going to happen with respect to parking and traffic when the ten-story building has residents and is open for business. So to summarize - I am an original citizen and homeowner of Calgary. I am in opposition of Blanket rezoning for the simple reason that it takes away the rights of homeowners in communities.



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First name [required] Rudolf

Last name [required] Zimmer

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Date of meeting [required] Apr 22, 2024

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[required] - max 75 characters

Rezoning for Housing - proposed bylaw change for R-C1 or R-C2 to R-CG

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

In opposition

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

This is a seventh attempt as sending it through the on-line form since 11:30 PM on 17 Mar 2024. The form stalls out while submitting and the reCAPTCHA keeps requesting new confirmation. Please simplify the process as this was a very distressing process, and have spent more than one hour attempting to provide my voice on an important topic affecting the City of Calgary.

# CALGARY'S HOUSING STRATEGY



## The Bottom Line:

Apparently after less than [six months of “engagement”](#) on rezoning most of the residential areas within the City of Calgary, the planning department has come up with a solution. Stop providing residence with a voice in planning decisions and remove all barriers for developers announcing a figurative land rush. If so, then the main question is whether Calgarians need to continue funding a planning department that doesn’t plan.

The rezoning proposal will primarily target citizens and taxpayers in the blue collar and middle-class neighborhoods of older Calgary, attempting to force onto residents hideous transformation of some of the most livable and beloved communities into a dystopic nightmare found in new communities.

There is a reason why communities such as Silver Springs and Lake Bonavista are regularly voted the “[best suburb](#)” in Calgary. But now Council and City planners want to destroy this way of life. For many in the middle-class, their home is their only major asset. The City is coming to destroy this last refuge for many struggling resident dealing with [a cost-of-living crisis](#) and [a manufactured population trap](#) [1]. The proposed rezoning plan does not address the lack of affordable housing for young Calgarians or those looking to find affordable rental accommodations or those seniors looking for assisted living or one-bedroom rentals.

Along with the six counsellors listening to their constituents, I strongly opposed the so-called “[Home is Here: The City of Calgary’s Housing Strategy](#)” [see: <https://www.calgary.ca/planning/projects/rezoning-for-housing.html>], and ***ask that all members of the city council vote against changes to the Land Use Bylaw*** (IP2007) that would change current zoning of residential districts (R-1, R-2, R-C1 and R-C2 and variants) to R-CG, R-G or H-GO. The only winner in this proposed plan will be well-monied interests of private developers. This is not a plan for future development, but a concession that the planning department is ineffective.

Before formal approval of this, the most consequential change to the City by-laws in several decades, I would ask that the council reconsider holding a city-wide plebiscite with a clear question on accepting or rejecting this proposed residential rezoning that targets residents living in older established or mature neighborhoods with proposed changes from R-C1 or R-C2 (and variants)) to R-CG.

The following is a more detailed rebuke of the proposed housing strategy and the various reasons that the City is using to rationalize these disastrous bylaw changes against the will of a majority of voters in Calgary.

Sincerely,

Rudy Zimmer  
Calgary, Alberta, Canada

[1] National Bank of Canada. Canada is caught in a population trap. 2024 Jan 24. Available: [https://web.archive.org/web/20240117014521/https://www.nbc.ca/content/dam/bnc/taux-analyses/analyse-eco/etude-speciale/special-report\\_240115.pdf](https://web.archive.org/web/20240117014521/https://www.nbc.ca/content/dam/bnc/taux-analyses/analyse-eco/etude-speciale/special-report_240115.pdf)



## The City’s Talking Points:

### [1] Rezoning improves choice and affordability:

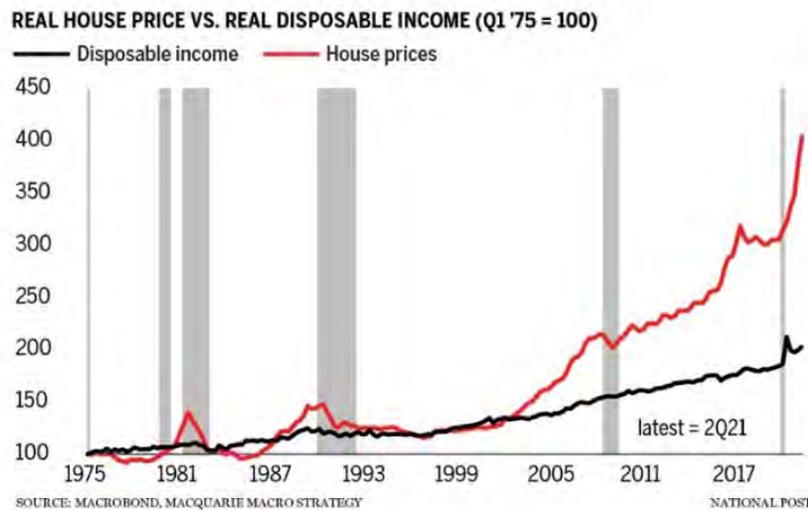
*“As with other goods, the balance between housing supply and demand influences price and availability. Research evidence is clear: a variety of abundant housing is fundamental to affordability. Rowhouses, for example, give Calgarians a type of home that is in high demand at lower price points compared to single and semi-detached houses in the same community. It improves relative affordability compared to if they are not widely available. Citywide base zoning also allows new community builders to respond to housing demand efficiently. That is, without the need to rezone land parcels when consumer preferences change.”*

**Rebuttal:** The reality (vs “research”) in Calgary and Canada is that “supply-side housing strategies” solely dependent on the for-profit developer sector have not worked over the past two decades leading many young Canadian families to become trapped in small rental units or remaining at the parental home unable to move out as they are unable to afford their first house. Instead of affordable rentals, the for-profit sector pushes for luxury condo units, and short-term holiday rentals that don’t address the housing crisis.

Local to provincial to federal governments have done little to actually plan for affordable housing, since the drastic increases in housing prices with a correspondent drop in available housing units starting in the early 2000s [2]. New communities are already severely densified with overpriced but poor-quality housing stock inside neighborhoods with limited access to decent play areas for children, and with increased pressure on public green spaces. Leaving developers to plan livability in Calgary has not worked.

## HOUSING AFFORDABILITY IN CANADA

*House prices to disposable income have soared*



[2] Stokes D. Canada’s unhinged housing market, captured in one chart. Toronto: National Post; 2021 Nov 10. Available: <https://nationalpost.com/news/canada/canadas-unhinged-housing-market-captured-in-one-chart>

Rowhouses in established areas will destroy countless mature trees and cement over green spaces on private property, increasing flooding risk and trapping heat (i.e., creating heat islands) within the City. They are the worst of options for densification, since they act like an apartment building laid on its side covering the precious green space. Zoning is meant to protect Calgarians from inappropriate and destructive builds. Removing this protection increases the risk of developers moving low-wage renters out of older properties using “densification” to create higher-priced luxury condos. The result will be less choice (less of the older-style properties with trees, gardens, and backyards) and less affordability (the conversion of older units with newer larger unaffordable developments aimed at the affluent).

## [2] Rezoning adds homes and families to existing communities:

*“Cities are forever growing and changing, and our communities need to keep pace! Most mature communities, especially those built prior to 1980, are below their historical peak population. Due to the decline in population and higher efficiency houses being built, there is now infrastructure capacity. This includes roads, transit stops, water and wastewater management, etc. to handle more types of housing.”*

Rebuttal: City planners are raised on an ideology of “densification” without regard to community planning. Cities are changing but not necessarily for the better. Some of the most sought-after communities for middle-class residents are those built between the 1960s and the 1990s. This is in part due to better planning for livability at that time compared to the present. The build quality of houses was generally better, and the internal space was smaller allowing for external space including backyards, trees and gardens. Community centres, outdoor facilities such as pools, and indoor facilities such as hockey arenas were built into these older communities in a manner that encouraged community engagement with fellow residents.

Though new houses may have improvements in energy efficiency, this is off-set by significant increases in the size or footprint including building out to every corner of the lot and building up 1-2 more floors than older houses. If densification was a priority for the City, then it is curious why it continues to permit tone-deaf “McMansion” infills in older middle-class areas (i.e., “context-free”) that reduce tree cover and increase heating costs due to a 2-3 times increase in the internal space. Even new duplex and row house in-fills are built up and out, such that the internal square footage of these units is larger than that of the original home that was replaced. There is no evidence that developers are addressing any issues related to climate change.



The population in these older communities may also be aging with fewer children staying at home. However, when communities try to address the maturation problem in a manner sensitive to their needs, the City acts as a major barrier to innovative planning such as [pursuing local Seniors Housing projects](#) for our elderly residents. For more than a decade, City officials have frustrated efforts by Silver Springs residents to find solutions to our seniors housing problem. Perhaps the best illustration is refusing to encourage an off-shore developer of our 1970s-era plaza to “densify” and modernize it into an appropriate mixed-use residential-commercial apartment complex. Moving out seniors to an affordable unit would free up housing stock for younger families. But the City is not interested in resident-inspired solutions, relying on developers only.

Moreover, it is also evident that the City planners encourage poorly conceived re-zoning and building in an effort to have the same developers pay for municipal infrastructure, which is a financial conflict of interest. This is illustrated by the [proposed condo development at the southern bend of Nose Hill Drive NW](#), which would block wildlife access to the west end of the [Bowmont Natural Environment Park](#) and create traffic problems for Silver Springs and Bowness. All this due to a promise by the original developer to pay for a traffic circle on Bearspaw Dam Road NW as an inducement. City planners were willing to undermine the Bearspaw East Area Structure Plan for a promise by the developer to pay for a small amount of road work.

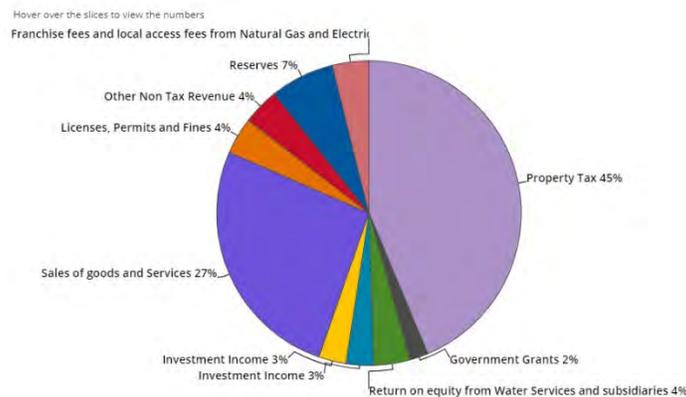


**[3] Additional benefits of having a diverse choice of homes across the city:**

“Walkable communities with amenities like schools, parks, and grocery stores. Attraction of new businesses and people to Calgary. Creation of interactive spaces which encourage connection. Long-term support towards a sustainable and greener future. This is achieved by access to pathways and increasing transit options to encourage low-carbon modes of transportation. Costs to maintain utilities, roads, sidewalks and other amenities shared among a larger population. This also helps to keep property taxes down. Allows Calgarians the opportunity to live and remain in the same community as our housing needs change over our lifetime.”

**Rebuttal:** Properly managed mature neighborhoods provide more of the above benefits that do new “model” communities. As stated by a previous councillor, inappropriate densification in regions away from major transport arteries is worse than not densifying. Moreover, poorly planned densification can lead to the destruction of important bikeways, pathways, and wildlife corridors. In fact, the City’s approval of the [re-zoning for development at 5651 Nose Hill Drive](#) threatens an important junction for the main NW bikeway/pathway system used by cycling commuters. Thus, there is no evidence that the City planners care about these listed benefits that are already part of our established community.

Operating Revenues



Source: <https://web.archive.org/web/20240317080316/https://www.calgary.ca/our-finances/facts.html?utm-source=OurFinance-page>

Regarding property taxes, the City is dependent on this source of revenue over all others. Thus, it has a financial conflict of interest in being the arbiter of re-zoning, since it has a financial interest in always increasing the value of land to increase property taxes to pay for city services, including those not necessarily important to core City functions. Instead, it should be reducing its budget by focusing on these core services such as water, sewage, garbage, parks, utilities, and the boring stuff. Natural land is seen as worthless to the City, and they would develop it if they could. This then leads to twin negative impacts: 1) densification pushing people to public parks (as they have no backyards) and 2) shrinking parkland by selling it off for further development. The [attempted sell-off of Richmond Green Park](#) is a good example. More recently, the City permitted [more parkland to be sold off for redevelopment at Glenmore Landing](#).



#### [4] Rezoning supports climate action:

“Creating attractive communities requires thoughtful planning. The future viability and livability of older communities is being challenged. This occurs as new communities build more housing and absorb larger portions of the city’s population growth. Encouraging housing in existing communities is one of the most powerful actions the City can take to achieve our climate goals. Allowing more housing within the existing footprint of the city improves our sustainability by:

Allowing more people to live in new, more efficient homes. New housing can be 35-50% more energy efficient than the older housing it replaces. Decreasing the distance between trips to work, school or amenities. Creating opportunities to get around the city by walking, biking, or taking transit. Preserving natural grassland and agricultural land on the outskirts of the city. For these reasons, the Municipal Development Plan (MDP), the Calgary Climate Strategy, and the Climate Implementation Plan encourage that more housing be developed in existing neighbourhoods.”

Rebuttal: The City of Calgary planning department has not been engaged in thoughtful planning for the past two decades, instead relying on the market and the influences of foreign or affluent for-profit developers. Attempts by residents in sought-after communities such as Silver Springs have found the City planning department more of an impediment than a help. First, Provinces provided [no long-term planning or infrastructure funding for affordable housing](#) for our future generations, when housing prices rose, and housing stock fell in the early 2000s. Second, the current Federal government created a population trap due to unmanageable immigration rates [based on advice from the international consulting firm of McKinsey & Company](#). While this has left municipalities having to deal with the manufactured housing crisis, the solution by our planning department is to throw up its hands and deregulate the housing process further. This then off-loads the failure of three levels of government onto the average taxpaying Calgarian.

The City has not coordinated its proposed rezoning strategy for residential housing with its own [planned major revisions of the 2004 Open Space Plan](#) in 2024 under the management of City Parks. While there is inventory and replacement of “canopy” (i.e., trees) on public lands, it is unclear when the City will have a plan to protect the rest of the canopy that resides mostly in established neighborhoods. The environmental implications of destroying a large portion of established trees and ground covering with tar or concrete has not been formally studied by the City. Examples of man-made flooding and overwhelming of city drainage systems can be seen in large urban centres such as [Houston, Texas](#). Calgary already has a problem dealing with heavy rainfall (e.g., [the 2013 flood](#)). Poorly planned densification in older neighborhoods on an accelerated path could lead to a future man-made disaster (e.g., [paving vs depaving](#)). City Parks planning appears to take a back seat to housing densification, as evidenced by the attempted sale of Calgary’s green spaces.



Unlike large urban centres such as Vancouver, Toronto and Montreal, Calgary does not have a space issue. It has no neighboring communities of substantial size. There is no Mississauga, Oakville, Brampton, Burlington or Hamilton. There are no natural barriers. Calgary is circumscribed with sharp borders between urban and rural land at its boundaries. While there are water limitations to its growth to the north, there are no restrictions to its growth to the south. There is also no evidence of a density gradient between the downtown to the periphery. Rather there has been an allowance by City’s planners for developers to build ever increasingly dense and profitable “luxury” housing up at our current city limits. If anything, this signals a complete lack of forward-thinking by the City Council. You are not creating choice but limiting options.

## Reality Check:

To inform this submission, I took this weekend to drive around the northwest and north of Calgary through new and older neighborhoods to see what is actually happening now prior to the full deregulation of residential zoning. Developers are sociopathic in their pursuit of as much profit from one build as possible, are only limited by what the City imposes through bylaws and procedures. Even with these guardrails in place, developers will still push the boundaries with little to no repercussions. And now the City wants to give them the mile, forget about the inch. And the result is evident in my informal tour today.

### [a] Context doesn't matter:

Even current residential zoning in established neighborhoods is not being followed by developers. In communities such as Silver Springs, Bowness, Dalhousie, Cambrian Heights, and Rosemont; affordable middle-class modest housing stock is being torn down and replaced with monstrous single-dwelling in-fills for luxury living. This has the impact of gentrifying these once affordable neighborhoods pushing new families and couples in the working-class and middle-class further out of the mid-city regions. Many of these luxury McMansions are left unoccupied with neighbors suggesting off-shore ownership.



In addition, the “context” in R-C1 and R-C2 (and R-CG) appears meaningless since the styles of these luxury in-fills are in stark contrast to the neighbor often imposing on neighbors with walling in their backyards. There appears to be no enforcement of “context” at the present, so the difference between R-CG and R-G is nonsense. Blanket zoning nearly all of Calgary as R-CG or R-G means rowhouses after rowhouses.

### [b] Environmental hell scape:

Established communities contain a large part of the city’s green space, managed over time by area residents replacing mature trees and tending to backyards acting as heat sinks and water sponges reducing stress of city water drainage infrastructure. Climate change in Calgary will include increasing sun, dry temperatures, severe weather and thus a need to protect our canopy. In discussions with the City, there currently is no plan for ensuring the inventory of trees on private lands is protected and managed. Again, the housing strategy is not appropriately twinned with the management of both, public and private lands.



If the City is going to permit random densification throughout the city boundaries, this initiative needs to be merged with the efforts of the Parks department to revise the Open Space policy and to create bylaws that protect public and private canopy and encourages sustainable greening of the urbanizing landscape. Selling off any parkland for development will also exacerbate the environmental footprint of forced urbanization.

**[c] Stupid vs smart densification:**

Proponents of densification such as [Councillor Gian-Carlo Carra \(Ward 9\)](#) have often talked about it in the context of smart decisions such as beginning in the downtown and working slowly outward toward the city boundaries along major routes of mass transit to provide less dependence on roads and highways. But that is not what appears to be occurring. New communities such as Sage Hill on the very northern boundary of the city are densely packed with row housing, town houses, single dwellings without a yard and an internal space 2-3 times that of an average home in an older neighborhood, luxury rental apartments, and little accessible green space for children to play. There is no affordable housing being built in such areas and appears to be driven by an unplanned economy of profit. There is no “choice” in this hellscape.



Moreover, large luxury condo and townhouse developments are rapidly crowding out [the iconic Calgary Olympic Park and Paskapoo Slopes](#) as predicted by those in neighboring community leaders who opposed the development and its negative impacts on Calgary’s natural environment parkland and wildlife corridor. Again currently there appears to be no master plan from the City to manage current densification often at odds with its goals if done correctly. At the same time, the [downtown core remains underoccupied](#) falling since 2014, and there appears to be no concerted effort to move more mixed commercial-residential housing to better inhabit the downtown core. It appears the City is leaving all planning to developers.

**[d] Residents as unwelcomed irritants:**

The City’s planning department views resident input as a required annoyance required in law, but to quickly process to be able to tick that box. There is no evidence of a real desire for meaningful dialogue with Calgarians on the future direction of their City. Credibility is based on actions not on talking points or sentiment. Nearly every controversial rezoning or development application has been approved by the previous and current City Council with little regard for resident concerns. Some examples include the following:

- [Harvest Hills](#) – golf course infill reducing private greenspace for high density but not affordable housing.
- [Highland Park](#) – golf course infill over a flood plain again attempting to sell-off needed greenspace.
- [Silver Springs](#) – 32-unit infill on 2-acre lot at end of quiet residential street with unique easements given.
- [Paskapoo Slope](#) – environmentally sensitive corridor to be built-up with luxury condos and townhouses.
- [Richmond Green](#) – attempted sell-off of public recreational parkland for high-density development.
- [Midfield Mobile Park](#) – closure of trailer park residence with little plan for rehousing the poor.
- [Southwest BRT](#) – stopping public engagement because unable to tolerate reasonable citizen anger.
- [City-wide rezoning](#) – experience at engagement sessions is that City reps had few answers to questions.

Real dialogue requires time to be informed. The City officials seem to forget that the rest of us work full-time in other fields, and it is difficult to keep oneself actively informed in what the City is going to do to us. For example, the City went out of its way to inform Scenic Acres residents about a proposed rezoning occurring on the boundaries of Silver Springs and across the road from Scenic Acres. The approach was clearly an attempt to be legally correct without making an active effort to inform residents actually impacted. During this particular rezoning, few residents were on-hand to speak against it as was the community association. The reason? Silver Springs residents were not aware of the meeting.



So, on paper, the City virtue signals but in reality it is not really reaching out. This leads to anger and distrust among residents. Interestingly, on my drive today, I came across a Proposed Land Use Sign at the deserted end of Bearspaw Dam Road NW. It appears to have been up for at least four years. The sign may be on the large plot of proposed Haskayne development, but realistically few would be aware of its existence. It is this sign that speaks to the City's approach to area residents. Those impacted by the traffic are those in Tuscany, Scenic Acres, Silver Springs and Bowness. Yet few would be aware of this. We all have busy lives. The City has to be more active with its engagement, and to act as an honest broker between impacted residents and external developers. Otherwise, there is no credibility.

## Final Remarks:

As indicated by [an unsuccessful plebiscite proposed by six councillors](#) [including Sonya Sharp (Ward 1), Sean Chu (Ward 4), Terry Wong (Ward 7), Andre Chabot (Ward 10), Dan McLean (Ward 13), Peter Demong (Ward 14)], no member of the current City Council ran on a blanket deregulation of residential zoning in established neighborhoods. This is the most substantial change to City bylaws and will impact every Calgarian resident. Moreover, this is one small element of [an overall housing strategy that does not address affordability](#) not just for the poor but not for the working and middle-classes, especially young families.

It appears that the main reason for Mayor Gondek to actively push for this blanket upzoning against the wishes of most Calgarians impacted was due to pressure from the Federal government. In order to receive [promised funding from the Housing Accelerator Fund \(HAF\)](#), the [federal Minister of Housing has made removing of Calgary zoning a condition](#). This is blackmail. Thus, none of the support for upzoning has anything to do with housing affordability. The [Province has also elected to remain out of this initiative](#), not supporting municipalities. It is municipal-provincial-federal politics negatively impacting Calgary residents directly. Elected representatives are not representing the interests of their citizens.

The proposed re-zoning is not a plan but a resignation by City Council in providing proper stewardship over the future evolution of our city to ensure its ongoing livability and sustainability during climate change. Those Councillors supporting this initiative are simply leaving to the market and “supply-side” economics to solve the house crisis. In doing so, the Council and City planners are going to destroy everything that is good about living in Calgary. For this, there should be substantial political and legal repercussions for those enabling developers to run roughshod over the lives of the average Calgarian. This can include recalls of specific councillors (vs the mayor) as a realistic and effective feedback option.

Additionally, there should be a full external audit of Calgary’s planning department to see if it is still fit for purpose, and to determine if there are financial and other conflicts of interest with the development sector. With a real estate market remaining a sellers’ market for several years, the money flowing with the development sector along with the City’s dependency on its fees along with increasing property taxes by densifying or “luxurizing” land is a recipe for corrupt behavior. This blanket upzoning imposed on the average middle-class taxpayer is the start of an acceleration of this unhappy trend among municipalities in Canada.



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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Fionna

Last name [required] Rouane

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

SUBJECT: I Oppose Blanket Rezoning and Request a Plebiscite

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

In opposition

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

I am against Blanket Rezoning. This is a very controversial concept that completely desecrates the character and community of Calgary as a whole. People choose to live in certain areas with the type of housing there for a reason. This plan just infiltrates those communities and dumps high density building with a lack of amenities space, an invasion to privacy with buildings towering over neighbors, a lack of parking for those new builds, causes excessive damage to existing infrastructure, Fire safety concerns with shoddy building as fast as possible... All the while these new high density homes do not address 'affordable housing' or 'accessible housing for Calgarians. Therefore not really addressing the "housing crisis" it is just a ploy to get federal money while completely ignoring the voice of citizens, residents, and communities. There is no accountability for Council to manage the influx or have any guidelines in place to limit extreme number of these disaster homes being built. It seems as though council is just planning to let it be a free for all and have no accountability. Last I checked 'City Council' is supposed to be accountable to citizens needs, and concerns. With developers now having most of the say it leads way to very dangerous and unsafe homes being built.... How will the city plan to keep track of safety, building codes, aligning with contextual design of communities, keeping true to community development plans, and increasing need for additional infrastructure like traffic controls, transit, green space, amenities. This plan will only take away from those things.

For all of these reasons I am opposed to Blanket Rezoning.

Thank you



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I have read and understand the above statement.

First name [required]                      Krys

Last name [required]                      Korczewski

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Blanket rezoning

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

In opposition

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

Re: Objection to Blanket Zoning

Dear council,

I am writing to voice my objection to the proposed blanket rezoning

My wife and I have built our house in Parkdale 18 year ago and have gone through the development application process ourselves. We have complied with all the requirements of the community development standards in terms of building envelope, land coverage and offsets. We believe that those standards are in place to protect and maintain the character of our neighbourhood that has existed here since the early 1900s. We love our street and our community, and we believe that the blanket zoning will have significant negative ramifications on our street, our family, and our community.

The existing zoning has been around for a long time for a reason. It is there to protect the rights of each individual neighbor that has decided to move onto the street. Our street has had a number of new houses built over the last 10 to 20 years. The developments have all complied with the zoning, offsets, privacy requirements and building heights. As a result, our block consists of only single and double residential units with an appropriate amount of privacy and green space around them. There are streets in this neighbourhood that do indeed allow for multi-unit developments, and we have no objections to those developments when they fall within the zoning and fit within the character of the neighbourhood.

I am strongly objecting to blanket rezoning in our communities in the City of Calgary. Council must reject this proposal as this is not what the people of Calgary want or voted for in the election.

Regards,

Krys



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I have read and understand the above statement.

First name [required] Paul

Last name [required] Augustin

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Our comments regarding "Rezoning for Housing" for city planning, councillors and the mayor are attached.

Sent to City Clerk March 17, 2024  
**To City Planning, Councillors and the Mayor,**

Thank you for inviting feedback and comments regarding the proposed Rezoning for Housing. We are encouraging **all Councillors to conduct face to face Town Halls** to hear directly from residents and to give communities the opportunity to give direct feedback on what is being proposed. The **mayor should also attend** some of the Town Halls. **Information Sessions, virtual Town Halls and public hearings do not provide** the same opportunity for communities to come together face to face, to speak up, listen and learn from each other, and to share concerns and constructive ideas.

We commend city planning and Council for the extensive effort being taken to tackle the need for higher density housing and at the same time preserve the uniqueness and much enjoyed amenities of our lower density communities.

We have lived in Calgary for 38 years. We appreciate the considerable time and effort by the City and Calgarians to work together to accommodate higher density that would make the most sense for Calgarians.

We have spent considerable time to provide feedback, comments and recommendations given the enormity of what is at stake. Our comments are all meant to be constructive. If you have any questions or would like to discuss any of the points further we are available. (Email: [paulaugustin@shaw.ca](mailto:paulaugustin@shaw.ca) or home phone 403 286-2735)

This submission is a combination of a submission sent to the City Clerk on March 5, 2024 and revised/additional comments from our learning over the past couple of weeks.

Regards,

Paul and Barbara Augustin

**Contents:**

- Part A: Councillors - Conducting Town Halls
- Part B: Feedback and comments to Council related to increasing higher density housing
- Part C: Councillors – Having in-depth knowledge of the needs and preferences of Calgarians and the need to support presentation of other alternatives for higher density housing.
- Part D: Councillors – Clearly understanding the limitations of the Information Sessions, City Planning and Calgarians
- Part E: Council – Advocating, on behalf of Calgarians, to the Federal Government for Immigration Policy to be more beneficial for Canadians.

## Part A: Councillors - Conducting Town Halls

1. The largest issue Council will face this term is the challenge to “**develop the best plan to increase higher density housing**”.
  - As Calgarians, we are asking Council to own the process, be immersed in all the issues, conduct Ward Town Halls to hear directly from residents, and take accountability for a plan that Calgary will be proud of in 10 years from now.
  
2. **Town Halls, led by Ward Councillors**, provide great opportunity to directly dialog with Calgarians on the different alternatives to increase higher density housing and to hear the heartfelt concerns and ideas of Calgarians.
  - For Councillors, it provides a balance of: **hearing first-hand, face to face** the views of the public in Town Halls, reading reports from city planning summarizing comments received, and hearing city planning recommendations.
  - Thank you to Councillor Wong in Ward 7 for already conducting three engaging Town Halls in February and Councillor Sharp for the March 11, 2024 Town Hall.
  - **Public hearings do not provide the same opportunity** for communities to come together face to face, to speak up, listen and learn from each other, and to share concerns and constructive ideas.
  - We attended the Ward 1 Town Hall with Sonya Sharp on March 11, 2024. People were respectful and spoke from their hearts. There was no outburst of emotions. It seemed **really odd** when I heard that Security for the City interpreted people’s actions as being hostile and recommended to Councillors not to have face to face Town Halls.

## Part B: Feedback and comments to Council related to increasing higher density housing

1. We support “**going slow**” with rezoning and not to make hasty large scale changes.
  - Calgarians want the City to take the time to “get it right” the first time.
  - As mentioned in Part D of this submission there is a lot of uncertainty with the proposed city wide rezoning (no pilot projects, no case studies and lack of tested experience in planning and implementation city wide rezoning).
  - “Getting it wrong” means looking back in 10 years and seeing all the loss and harm caused to communities that could have been avoided.
2. We **do not support the rezoning** to base residential district, R-CG.
  - We do not support the proposed rezoning allowing for **random higher density housing** (and associated parking congestion), with development footprint increasing from 45% to 60%, spread across existing communities, dictated by lot size, lot availability and the amount of developer profits **without dedicated planning**.
    - This rezoning will negatively impact the unique and much appreciated amenities found in the low density areas of existing communities.
    - Most existing communities have been carefully planned with a character and balance of density that would work best for residents and still works well today. To **dramatically change the character** of our communities in a reactive manner with hodge podge higher density housing without buy-in from the majority of Calgarians is not what Calgarians expect from Council.
    - What does this look like in 20 years?
      - No one really knows, as this is long term **untested concept**. It would not be surprising if the price for available lots in attractive communities becomes **out of reach for new single family dwelling homeowners**. It will be hard to compete with the deep pockets of developers maximizing multi-unit housing.
      - It also becomes very difficult for potential home owners to make expensive investments, to replace older houses with new single dwelling houses, knowing their new house value could be **quickly diminished** by new adjacent surrounding rowhouses, townhouses and fourplexes a few years later.
    - Low density amenities would typically include: more privacy, more open space, less overshadowing, more space between buildings in backyards across from each other, less traffic, less noise, more access to parking, potentially more green space preserved, potentially less problems with less pets, and potentially less costs for additional public infrastructure and other inconveniences.
  - City planning city needs to **present more alternatives** for higher density housing in existing communities, such as:
    - Planning for concentrated areas of higher density housing that best optimizes existing and new infrastructure and amenities. There would be existing areas of low density housing that is best suited to maintaining the amenities of a lower density area.
    - Maintain maximum building heights of **10m** (not 11m as proposed) in **lower density areas** to preserve amenities of lower density areas.
    - Allow maximum building heights of **11m** in higher density areas to provide more options for **higher density housing**.

- Staging and transitioning of higher density areas and lower density areas in existing communities (similar to newer communities).
3. **We do not support the combination of secondary suites and backyard suites** on the same property.
    - The combination of allowing backyard suites and secondary suites motivates investors to cram as much housing on lots as possible without consideration of adjacent home owners valuing their low density amenities. The allowing of secondary suites would already be a step towards higher density in communities.
    - Open space is an appealing part of Calgary’s low density areas. Low density neighborhoods crammed with relatively tall backyard suites, especially where there are no alleys, takes away from the open space.
    - The exception to allowing backyard suites with secondary suites could be in locations of designated higher density areas.
  4. **We do not support blanket rezoning for backyard suites and do not support removing parking requirements** for backyard suites.
    - We do not support backyard suites along green spaces surrounded by housing.
      - The enjoyment of openness along green spaces is enhanced by the setback restrictions of the homes that border the open space. The clutter of backyard suites would diminish the enjoyment of green spaces.
    - We do not support removing parking requirements for backyard suites.
      - To relax this requirement, it would **require studies** to support that additional parking is not needed.
  5. **We do not support the low parking requirements of 0.5 stalls/unit and 0.5 stalls/suite minimum.**
    - Parking requirements of 0.5 stalls/unit and 0.5 stalls/suite is very low for R-CG communities (and probably H-GO as well), especially where the communities are further away from downtown where residents have more need of vehicles for work and non-work activities.
    - Are there **studies available** that would provide insight into the considerations needed for adequate parking in communities?
    - In newer communities, such as Nolan Heights and Sage Hill with higher density, are there **studies available** that analyze the adequacy of current parking and the additional needs to accommodate proposed secondary suites?
    - To what extent is permit parking, time restricted parking or paid parking expected to be needed for areas away from retail and public facility areas?
      - A well designed liveable community away from retail and public facility areas should accommodate a density of housing and parking that should not need permit parking, time restricted parking or paid parking.
  6. **We do not support city open spaces and parks to be rezoned** at this time as there is no intention to change the usage at this time.
    - If there are plans to change land use, it gives us more confidence that the city would conduct the necessary dialog and process with the public prior to any changes.
  7. Of the 84,600 households identified that cannot afford where they currently live, are there **studies available** to breakdown what type of housing would met their needs?
    - At the Ward 2 Town Hall, I was informed there was a study entitled, “Housing Needs Assessment 2023”.

- From the study it indicated, “The **rate of housing need** has remained unchanged at 17-18 per cent over the past three decades, however the absolute number of households in need has doubled over that period.” (Note: The population has also doubled during that time).
  - **Why is there such a sudden reaction to a housing crisis when the rate of housing need has remained at the same percentage over the past three decades?**
    - **Proposed “Rezoning for Housing” is calling for wholesale changes to existing community planning that we have benefited from immensely for the past 100 years.**
    - We support taking action to increase higher density housing but do it in way that makes the most sense for the majority of Calgarians.
    - Calgarians want to preserve single family dwelling homes in lower density areas of existing communities that are **not at risk** of adjacent higher density townhouses, rowhouses and fourplexes.
- 8. Are there **studies available** that identify the housing that could be supplied from those communities surrounding Calgary?
- 9. Are there **studies available** assessing the risk for worst case scenarios and mitigation strategies developed for the proposed rezoning?
- 10. For grants available to homeowners to develop secondary suites, is there any way of knowing if these **suites actually do get rented out** and for how long to avoid homeowners developing basements for their own needs and conveniences?
- 11. How are planning and costs being addressed for **additional electricity distribution** infrastructure in existing communities for higher density and electrical vehicles?
  - The ‘frequently asked questions’ did not address this.
  - Are there **studies available** that address this issue?
- 12. Are the **levies collected from developers** sufficient to pay for new infrastructure such as water plants, sewage treatment plants, enlarging water supply and sewage gathering lines, and electrical distribution that would not have been needed with slower growth in the city?
- 13. Will the **cost of new homes increase** with rezoning if limited construction resources now shift to capture larger profits in building higher density homes in established communities?
- 14. Are there **real estate studies** available that compare the cost of **higher price homes** located “adjacent to” versus “away” from higher density townhouse, rowhouse and fourplex developments?
- 15. We are asking **Council to advocate, on behalf of Calgarians**, to the Federal Government for Immigration Policy to be more beneficial for Canadians as outlined in **Part E**.
  - Based on polls, most Canadians including Albertans, **believe immigration levels (non refugee/humanitarian) are too high**. The resulting extremely high population growth in Canada is causing undue burden on Canadians including the impacts of a housing shortage.
  - It is very easy for the federal government to ignore the voices of individuals. It is more difficult for the federal government to ignore well supported presentations from large cities, such as Calgary.

**Part C: Councillors – Having in-depth knowledge of the needs and preferences of Calgarians and the need to support presentation of other alternatives for higher density housing.**

1. **A trademark of Calgary** is the open space Calgarians enjoy around their homes, backyards, neighborhoods, park areas and around the city.
  - This intentional open space from dedicated planning contributes to good air quality and makes Calgary a very desirable city to live and to visit. I believe most Calgarians do not want a high density city like Vancouver or Toronto.
2. **What are the needs and preferences** of those needing more affordable housing?
  - Depending on family size, affordability and other factors, we understand there is demand for townhouses, rowhouses, fourplexes, secondary suites or backyard suites.
  - Higher density housing should provide attractive amenities and access to bike paths and open spaces.
  - In future, many of those in this housing situation today, may want the opportunity to purchase housing in low density areas with the preserved attractive amenities.
  - For planning, there needs to more clarity on the breakdown of the amounts of different housing needed to satisfy the requirements of the 84,600 households.
3. **What are the needs and preferences** of those desiring to live in low density areas of communities?
  - **Home owners have worked very hard to afford and purchase their homes and want to maintain the open space and amenities they enjoy that initially attracted them to these communities and to have these amenities preserved.**
  - Home owners making expensive investments, to replace older houses with new single dwelling houses, do not want their open space and amenities quickly diminished by new adjacent surrounding rowhouses, townhouses and fourplexes a few years later.
4. **What are the alternatives?**
  - For example, within existing communities, maintain certain areas of lower density housing and **designate** other areas for new higher density housing.
    - Higher density housing areas can be located in areas of the community that best optimizes existing and new infrastructure and amenities.
    - Lower density housing can be maintained in areas of the community that is best suited to preserving the amenities of a lower density area.
  - The proposed random higher density housing spread across low density communities has **many disadvantages**.
    - There is no design and planning to optimize the uniqueness of the communities and to best capture the needs and preferences of those living or seeking to live in those communities.
    - Attractive communities closer to the city center, such as West Hillhurst, University Heights or Lakeview for example, could experience rapid change with a flood of developers quickly buying up homes and then building expensive higher density housing.
    - Other communities could experience slower change but, over time, single dwelling home owners would be subjected to an assortment of adjacent townhouses, rowhouses and fourplexes depending on adjacent lot sizes, lot availability and the amount of developer profits.

## Part D: Councillors – Clearly understanding the limitations of the Information Sessions, City Planning and Calgarians

1. The **limitations** of the City-led Rezoning **Information Sessions**:
  - The “information sessions” do not provide a clear understanding of the magnitude of the impacts to existing communities would be in 10 years from now.
  - The “information sessions” are analogous to only being only the tip of the iceberg. In the “information sessions” there is a major part of the iceberg that is not revealed beneath the surface. It is the extensive impact, short term and long term, to existing communities that can have positive and negative ramifications.
  - There were no alternative strategies proposed for R-CG communities for Calgarian’s feedback, such as, designating higher density areas and maintaining lower density areas in existing communities.
  - There were no referenced studies available to provide greater understanding of the issues, such as, the breakdown of households impacting by the housing shortage, alternative solutions for the housing shortage, and risk assessment studies.
2. The **limitations of the Calgary Planning and Development Department** and the Calgary Planning Commission (CPC):
  - Calgary has conducted **no pilot projects** in communities to test community wide higher density concepts.
  - There are **no case studies** to draw from other cities that have successfully implemented rezoning similar to what Calgary is proposing.
    - There are no tested best practices on what worked well and what to avoid.
  - There is **no one** in the Calgary Planning and Development Department and CPC with **first-hand experience** having successfully planned and implemented what is being proposed in the citywide rezoning.
  - There is **no mention of risk assessments** conducted for worst case scenarios with mitigation strategies developed?
    - Where there is uncertainty, experience teaches us **be prepared for undesirable unintended outcomes**, especially for untested concepts and large scale change.
    - The city should be prepared for potential lawsuits where there is loss caused by incompetent planning.
  - An example of uncertainties, was at the Ward 7 Town Hall on February 21, 2024, when an experienced real estate agent in the meeting challenged one of the city planner’s views that expensive homes in attractive areas would not be immediately impacted by the proposed rezoning.
    - The real estate agent shared there is considerable interest by developers to buy up homes with large lots in attractive communities closer to the city center even if the homes cost a million dollars or more. In areas like University Heights, for example, it could be very profitable for developers to tear down or remove existing homes and replace them with expensive multiplex housing.
    - The onslaught to higher density housing in attractive communities can quickly diminish the unique beauty and open space of an attractive community. For a community like Lakeview, for example, a homeowner intending to buy an older home and replace with a new home would need to consider carefully the impact of diminished amenities by future adjacent higher density housing.

3. The **limitations of Council and Calgarians** to be responsible for providing housing to everyone who wants to live in Calgary.
- There are many people in other parts of province and in Canada who would like to move to Calgary but due to the higher cost of housing decide to stay where they currently live or move to other locations that are more affordable.
  - **Not all the supply of additional more affordable housing needs to be within Calgary.**
    - New housing developments are booming in surrounding communities around Calgary, such as Airdrie, Cochrane, Chestermere and Okotoks. **Over the years, these communities have afforded many first time home buyers the opportunity to purchase a home that they could not afford in Calgary.**
    - There is also bus transit available from these communities to locations in Calgary.
  - There is a **tipping point or balance needed** to the extent that Calgarians can subsidize and should be burdened with disrupting their communities to accommodate affordable housing.
    - The more affordable Calgary is, **the worse the problem could become** as people flock to Calgary in need of affordable housing.
      - In the meantime, Calgarians **no longer have access** to previous **open space** in their well planned communities that has been converted to affordable housing.
      - Home owners **of single family dwelling homes** experience more and more **loss of lower density amenities** with the all-out city effort to change the characteristics of all existing communities with the continued spread of new townhouses, rowhouses and fourplexes.
      - In the proposed rezoning, there is **no provision for maintaining areas of single family dwelling homes**. (For example, newer communities transition housing density across the community, with designated areas, of higher density and of single family dwelling homes.

**Part E: Council – Advocating, on behalf of Calgarians, to the Federal Government for Immigration Policy to be more beneficial for Canadians.**

We are asking Council, on behalf of Calgarians, to advocate to the Federal Government for:

- I. The **Canadian people to be actively engaged** in developing and determining immigration policy that is more beneficial for Canadians and demonstrates generosity to others.
- II. The Federal Government to **be transparent and to fully disclose** the direct and indirect costs and impacts of immigration in addition to the benefits.
- III. The Federal Government to conduct an **independent comprehensive study** on “Migrant Intake into Canada”.

**Calgary’s housing availability and affordability is being hit hard with the high levels of immigration contributing to the high population growth in the city.**

1. At the Councillor Wong Ward 7 Town Hall meeting on February 21, 2024, it was discussed how everyone needs to speak up regarding the issues and concerns they have regarding high levels of immigration in Canada.

It is very easy for the federal government to ignore the voices of individuals. It is more difficult for the federal government to ignore well supported presentations from large cities, such as Calgary.

2. **High immigration levels**, directly impacting high population growth, are a **major factor in the housing crisis** in Calgary and across Canada.
  - Federal Government supported initiatives like the “Century Initiative” to fast-track Canada’s population growth to 100 million people will worsen the problem.
3. The Government of Canada’s current immigration plan is to target 465,000 immigrants to Canada in 2023, 485,000 in 2024 and 500,000 in 2025. A recent poll was conducted by Leger and the Canadian Press to gather Canadian opinions and concerns regarding immigration in Canada. In the poll of 1,529 Canadians:
  - **53% thought Canada was admitting too many immigrants, 28% thought it was the right number and 4% thought it was too low.**
  - Three out of four thought the increase in immigrants was also contributing to the housing crisis and putting pressure on our healthcare system.
  - A probability sample of this size yields a margin of error no greater than  $\pm 2.51\%$ , (19 times out of 20) for the Canadian sample.
4. Canadians need an unbiased comprehensive study to better understand how high immigration levels, as a country, can **impact or add to**:
  - Increased government deficits and costs for a larger **aged** population in the future.
  - Increased housing shortages and costs for housing, and infrastructure shortages.
  - Increased higher density communities with reduced quality of life, and urban sprawl.
  - Increased pressure on healthcare and education systems.
  - Increased dependency on immigration to fill low paying jobs with resulting suppressed productivity.
  - Increased greenhouse gas emissions, and water and electrical consumption.
  - Increased overcrowding in national parks.
  - Reduced per capita wealth from natural resources with a larger population.

5. Current government articles and reports, and those sponsored by the government, **do not fully disclose the positive and negative impacts of immigration.**
  - These articles and reports typically highlight the benefits of high immigration levels without disclosing the associated actual direct and indirect costs. The negative aspects of fiscal/economic, social and environmental impacts are either minimized or avoided completely.
6. A much needed **comprehensive immigration study on “Migrant Intake into Canada”** would be extremely valuable for Canadians to provide input to influence immigration policy.
  - A study, **similar to the 2016 Australian study “Migrant Intake into Australia”**, would provide broad transparency on the fiscal/economic, social and environmental impacts of immigration.
  - The study would provide insight to determine **optimal levels of immigration and composition of migrants** (such as skills and demographics) that is more beneficial for Canadians and demonstrates generosity to others.
  - The Federal Government is implementing immigration policy **without a full understanding of the impacts** on Canadians and immigrants. For example, there has been lack of much needed planning since 2015 to:
    - Mitigate the severity of the housing crisis with anticipated infrastructure and/or controlling population growth.
    - Address the underlying problems associated with high number of international students in Canada. The current portion of international students in post-secondary education in Canada is in range of 40% compared to about 5% in the United States.
  - By speaking up and doing what is right for Canada, we can challenge the Federal Government’s opposition to conduct a comprehensive study on immigration. Reasons for the opposition could include:
    - Lower immigration levels would not be as lucrative to a smaller sector of industry that benefits most from high immigration levels. This small sector of industry is very powerful in influencing government immigration policy.
    - The highly touted benefits of immigration are not as attractive when all the direct and indirect costs are taken into consideration.
  - Over the past 5 years, I have recommended on numerous occasions to the IRCC, Conference Board of Canada and at the annual Immigration Summits, the benefits to Canadians to conduct an independent comprehensive study on immigration. The response I have received is; not interested, we have our own reports to draw from, we know what we are doing and there is no one available for you to further discuss your issues.
7. The **important benefits for Australians**, resulting from the comprehensive study “Migrant Intake into Australia”, included:
  - There was **greater transparency on population policy** as a result of the well-informed engagement with the Australian community.
    - A major theme from many respondents involved in the Australian study was: “Immigration policy should reflect the preferences of the broader community as well as businesses”.
  - There were extensive learnings from:
    - Wide-ranging public submissions and consultant input.

- Multiple engagement with the public, businesses, governments and other countries, including Canada.
- There was detailed narrative on the fiscal/economic, social and environmental impacts of immigration.
  - There was fiscal modeling that included for the direct and indirect costs of immigration from a lifetime perspective to cover the costly retirement years.
  - There were multiple frameworks presented to capture the broad aspects of the fiscal/economic, social and environmental impacts of immigration.
- There was a **repetitive theme** on the need for governments to **proactively manage growth in infrastructure** to match the needs of population growth.
- There was insightful overview on the links between immigration, population and economic growth.
- Immigration policy was better able to optimize levels of immigration and composition of migrants by having a greater understanding of impacts, costs and benefits of immigration.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Garth

Last name [required] White

How do you wish to attend?

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

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

Date of meeting [required] Mar 19, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Allowing multi level units on 50 Foot neighbourhood lots

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

In opposition

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

Re: changing the building location code. There have been many residents who have paid top dollar for their lots and deserve to keep their privacy without having a new three story building beside them. This community was built for single story homes with ONE home per lot NOT THREE homes. DO NOT CONSIDER DOING THIS IN OUR BEAUTIFUL COMMUNITIES!!!!!!!



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I have read and understand the above statement.

First name [required]                      Duncan

Last name [required]                      MacFarlane

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 16, 2024

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



[required] - max 75 characters

Blanket Rezoning to R-CG

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

In opposition

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

We all agree that housing availability and affordability are critical issue. BLANKET rezoning will do nothing to alleviate affordability. There are numerous studies showing that rezoning does NOT improve affordability.  
<https://www.newgeography.com/content/007221-higher-urban-densities-associated-with-worst-housing-affordability>  
This was Not an issue in the last election nd you have no mandate to make a decision that will impact all Calgarians.

This proposal and the rejection of a plebiscite will be an election issue. You did not run on this.

No one denies the need for affordable housing. Blanket rezoning will do nothing to help alleviate the problem. But developers love it.

Thanks

Duncan MacFarlane P.Ge.



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I have read and understand the above statement.

First name [required]                      Tina  
Last name [required]                      Holland

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 18, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning - terrible idea !!

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

In opposition

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

I own 2 houses in SE Ogden. This 8-plex, in SE Lynnwood, that the city approved is ABSOLUTELY UNACCEPTABLE and future permits like this should NOT be approved. I DO NOT want to live in the shadow of an 4-PLEX or 8-PLEX. The city is corroding what I bought into decades ago. We pay property taxes and us, as home-owners, we decide what gets approved on our streets, NOT THE CITY! I bought in an older neighborhood because I want to live in a bungalow with space, big back yard and live among other bungalows.

I have worked decades to pay off my home. Developers should NOT have the right to come along and build these massive ugly lot fillers with no character, ALL FOR PROFIT! These multi-family homes are EXTREMELY MASSIVE and DO NOT coincide or belong in OGDEN or LYNNWOOD!! It's ruining the character of Ogden. This is not going to solve housing crisis, most people can't afford these over-priced multi-family homes that developers are putting up. City needs to step up and start building more apartments. Eg. Empty city block on 33 St & 19 Ave SE just sitting empty. Low income apts was there, then torn down and now there's nothing! WHY?!?! There is so much green space and empty city blocks not being used, FOCUS ON THAT and start building 10+ story apartments, that is a quick and fast way to house thousands of families. Most people can't afford to buy a home so start building apartments ASAP.

Many new subdivisions being approved on much lower cost land require the developers to connect to mass transit, require a certain amount of density, require a certain percentage of affordable housing. This allows density to be planned and build from the beginning with transit, roads, parking, utilities to support it and then when people purchase a home they know what they are buying into.

Instead of cramming existing neighborhoods not designed for the traffic, parking, load on old utilities and to the detriment of the neighbors who bought into a single family low density area for privacy and space now losing all of that and devaluing our homes.

# Bungalow





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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Garry

Last name [required] Ogilvie

How do you wish to attend?

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

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

Date of meeting [required] Mar 16, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary blanket rezoning

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

In opposition

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

I am very opposed to the affect blanket rezoning will have of single family housing neighbourhoods - increased parking congestion, loss of trees & greenery, loss of sun in yards if higher structures are built. I chose my neighbourhood 45 years ago because I wanted the quietness, openness & liveability it provided. This will be irrreversably altered if this misguided plan goes through. Thank you for hearing my concerns.



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I have read and understand the above statement.

First name [required]                      Sandy  
Last name [required]                      Hemminger

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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

This will not solve your housing crisis. This is not what residents of Calgary signed up for when purchasing homes in specific areas. This was not the agenda that councillors and mayor were elected on.



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I have read and understand the above statement.

First name [required]                      Adele

Last name [required]                      Garner

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

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[required] - max 75 characters

Blanket rezoning

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

In opposition

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



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I have read and understand the above statement.

First name [required] Denise

Last name [required] Hamilton

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

**Public Submission**

CC 968 (R2023-10)



[required] - max 75 characters

Council meeting - Public hearing MONDAY, APRIL 22, 2024, 9:30 A.M. – 9:30 P.

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

In opposition

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

I feel disrespected that Council refused a plebiscite on the rezoning issue.

# City of Calgary's Housing Strategy

Mayor Gondek and City Council:

Recently I attended a town hall meeting on housing, hosted by the City of Calgary at the Dalhousie Community Association. I was hoping for some good information and some common sense. Sadly, the session was very disappointing. The City Planners on site had no answers for my questions, making it clear that there is a massive lack of research by City Planning and City Council into the risks and implications of their Housing Strategy. These were my concerns:

- 1. Aquifer:** the current plan to create “affordable” housing means more houses on spaces not designed for “affordability” but with ideology. Cramming more homes into residential spaces means more concrete (driveways, sidewalks, patios) causing more run-off from rain and melting snow. The run-off will go into the city drainage system rather than into the ground. Please read: **“What is the value of groundwater? Groundwater provides almost half of all drinking water worldwide but is threatened by over-exploitation and pollution. Groundwater anchors water and food security in many regions, providing nearly half the volume of all water withdrawn for domestic use and about 43 percent of water use for irrigation. Mar 21, 2023” Calgary is already suffering from water shortages. It is a policy of our government to “manage and encourage conservation of water taken from aquifers...”**
- 2. Flooding:** the excess run-off will cause flooding by overwhelming older infrastructure.
- 3. Fires:** more houses crowded together, built out of plastic and glued together materials, will increase fire risks. Witness Calgary news. The majority of fires are in newer homes that are built close together so when one house burns the next-door neighbours also lose their homes or at least suffer severe damage. More fires also increase air pollution.
- 4. Infrastructure:** nothing has been said about the strain of densification on older services. More water, sewage, electricity, natural gas, television/internet will be required causing neighbourhoods to suffer construction and upheaval of the entire neighbourhood . Furthermore, it will be far more expensive to retrofit older neighbourhoods than to build areas properly designed in the first place.

5. **Parking:** more houses on streets that were designed for a specific number of homes will result in more vehicles as many of the homes will not have a garage causing more people to park their vehicles on streets that already cannot provide enough parking.
6. **Trees:** Houses with scarce green space have very little room to plant trees, which is already a problem in newer communities. If single family homes have very little space for trees, cramming more houses into established areas will create a problem that did not exist before.
7. **Green spaces and recreation:** increasing the population of established neighbourhoods will stress recreation facilities. Arenas and swimming pools are already working to capacity. Green spaces that are meant to give people space to enjoy the outdoors will be stressful rather than relaxing. Calgary has no formula for x amount of green space per capita but it should have such a policy.
8. **Schools:** bringing more people into older neighbourhoods will over - crowd schools that were meant to service a smaller population.
9. **Shopping and services:** established neighbourhoods have no space to build more shopping centres and services such as doctors, dentists, physiotherapy, eye care, labs, x-ray, hair dressers, dry cleaners, banks, pharmacies, etc. New areas with proper planning could be designed for such facilities. Good planning would decrease traffic caused by people forced to travel further away from their homes in search of services.

**According to CREB (Calgary Real Estate Board), “blanket rezoning is not the right solution to address Calgary’s housing challenges...”**

**“It poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality.”**

**The retrofitting of established neighbourhoods that were designed for one type of usage with a certain number of people will only create frustration and anger when the right to choose one’s type of neighbourhood is taken away without a vote. Furthermore, paying for the upgrading will increase taxes, causing further anger.**

**A more acceptable solution would be to plan new neighbourhoods that are designed with smaller homes, with yard space, in an area with the**

necessary infrastructure, services and recreational facilities. It is foolhardy to think that disrupting people in every part of Calgary or that building “affordable housing” (Council has not defined this term) on expensive inner-city land will decrease the cost of housing.

A good design is Beddington which is most likely unknown to the Mayor and to most members of Council. This neighbourhood already has an excellent layout, mix of housing and amenities where people live peacefully:

- many duplexes
- at least 6 townhouse complexes
- mix of styles and sizes of single-family homes that house many young families ranging up to many seniors aging in place, all of whom have space to plant trees and gardens
- all types of residences are within close walking distance to green spaces
- many trees planted ,which are beneficial to the environment
- easy access to transit
- schools
- churches
- shopping
- wide range of medical services
- close proximity to 2 arenas
- nearby swimming pool
- nearby library
- close to a large recreation centre
- many access points
- short driving distances to the airport, downtown, ring road, c-train (if it ever gets built)

**The planning work is done. Now create more neighbourhoods like Beddington, where people can live in an area that provides a choice of housing in a healthy, peaceful environment of their choice - not only where the City corrals them. That is affordability.**



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Robyn

Last name [required]                      Barton

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Rezoning proposal

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

In opposition

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

I am strongly opposed to the proposed rezoning changes. These changes were not part of the platforms in which Jyoti Gondek or the Councillors were elected and it feels like they are being pushed through without proper public consultation and citizen concerns are being ignored.

This blanket rezoning will have a negative impact on many communities for a number of reasons including eroding community character, property values, parking, and traffic issues amongst many others.

In addition, putting multiple units on a single family reduces the amount of green space and trees, flowers etc, which negatively impacts important pollinators and increases heat which results in the need for more air conditioning and power draw during peak hours. There is much recent research available on this point.

We need to look at sustainable development approach that addresses the social, economic and environmental impacts.

If this zoning change is going to be considered - a full public consultation via a plebiscite should occur.

Please listen to your constituents - we do not support the proposed rezoning change.



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First name [required] Zonita

Last name [required] Haggis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

City wide rezoning

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

In opposition

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

The CKE Community Association agrees with the City's desire to increase the supply of affordable housing, and supports steps to address the issue directly. We also recognize that there is a polarization of views that can detract from the discussion. That being said, we do not agree with the current proposal.

We spoke with residents about the proposal during our recent membership drive. Though coverage was not exhaustive, we found a modest number of residents in favour, a significant number neutral (often with concerns for CKE), but that a clear majority of residents with whom we spoke were against it.

We believe that citywide rezoning, although well-intentioned, will impact the supply of affordable housing less than is expected. Developers will likely target inner city communities that are moderately priced with attractive amenities (vs other areas with high entry costs) to build higher margin, market rate units. This would see a reduction of modest priced housing in those communities as developers buy homes to be torn down for new units. A development focus on building upscale housing would also be expected to limit funds and labour available to increase the supply of housing in the price ranges for which additional supply is needed. An increase in the supply of affordable housing units in that price range seems likely only to occur over an extended time through a trickle-down effect, vs any specific increase in those units.

Other concerns of CKE residents were: (i) a lack of clarity about the interrelationship of the proposal with Local Area Plans; (ii) the potential for cascading re-development to change entirely the character of individual inner city neighbourhoods without sufficient regard to the cumulative effects on those areas and their residents; (iii) the increased building height and possible side windows relative to neighbours (privacy and shading); and (iv) a reduction in required parking spaces for all multi-unit residences that will typically create parking issues, vs easing this requirement only on a more targeted basis if it enhances affordability.

We believe that developers should be incented to address more directly an increase to the supply of affordable housing by limiting the blanket rezoning to areas in which the change would be expected to increase that supply. The current Local Area Plan already allows for a level of increased density in CKE, with proposed development integrated in a more sustainable manner.



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I have read and understand the above statement.

First name [required] Ben

Last name [required] Stone

How do you wish to attend?

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

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

Date of meeting [required] Mar 17, 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

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

I am in extreme opposition to the blanket rezoning, and believe it is an abdication of the duties of a councillor.



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I have read and understand the above statement.

First name [required]                      David

Last name [required]                      Richardson

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

Date of meeting [required]                      Apr 22, 2024

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[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Please see our attached letter.



University Heights Community Association  
c/o UHCA President, 3427 Utah Cres NW, Calgary, AB, T2N 4A9

March 17, 2024

Dear Mayor Gondek, City Councillors and City project staff on Rezoning for Housing:

Re: Engage Calgary Rezoning for Housing initiative comments

Council Hearing: April 22, 2024

We are writing to oppose the proposed initiative to blanket upzone the entire city to a base level of R-CG. Rezoning and development decisions fundamentally affect the lives of our citizens from their homes, the schools our children attend, the natural environment, to the very air we breathe. We understand this extends to economic opportunities and issues of inclusion in our communities. We believe citizens of Calgary believe in Smart Growth: growth that encourages development and conservation of not just livable but attractive, socially diverse communities that are absolutely resilient to climate change.

We are concerned that to achieve a mix of land uses, to build more efficiently with more housing opportunities and choices, to create walkable communities, while retaining distinctive, attractive communities as was imagined in "Imagine Calgary," we need a more measured approach to densification, and not just a reactive solution that seems to hope for the best.

Respectfully yours,

David Richardson, Architect, AAA, LEED-AP  
Chair & Director at Large, UHCA Development Committee

Patricia Muir, Committee Member & Director at Large  
UHCA Development Committee



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I have read and understand the above statement.

First name [required] Josh

Last name [required] Lord

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning

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

In opposition

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

I'm writing to express my deep concern and opposition to the proposed blanket rezoning of central neighborhoods in Calgary. This decision, if pursued, could have far-reaching consequences that affect not only the present but also the future fabric of our communities.

First and foremost, I must draw your attention to the fact that a significant portion of the population is not in favor of this rezoning. Six out of eight council members supported a plebiscite to allow the citizens of Calgary to voice their opinion on this matter through their votes in the next election. This indicates a clear hesitation and uncertainty surrounding the proposed rezoning, and it would be unwise to proceed without taking these concerns into serious consideration.

Furthermore, the potential impacts on our communities cannot be ignored. One of the most pressing concerns is the effect on traffic and parking. Central neighborhoods are already often congested, with limited parking availability. Introducing blanket rezoning without adequate infrastructure upgrades to accommodate increased population density would exacerbate these issues, leading to frustration and inconvenience for residents.

Moreover, repealing existing bylaws to implement blanket rezoning creates significant uncertainty within our communities. Residents rely on these bylaws to maintain the character and livability of their neighborhoods. By disregarding these regulations, the council undermines the trust and stability that residents expect from their local government. This uncertainty can breed resentment and discord within communities, further eroding the social fabric that binds us together.

Another troubling aspect of the proposed rezoning is the misleading portrayal of these multifamily residences as affordable housing. While developers may market these units as such, the reality is often quite different. The cost of these units may not align with the definition of affordability for many Calgary residents, particularly those with lower incomes. We cannot afford to sacrifice the well-being of our citizens for the sake of unchecked development.

Additionally, it's crucial to consider the existing vacancy rate in the core of Calgary. We already have a surplus of vacant properties that could be repurposed to provide housing without the need for rezoning. Instead of further encroaching on established neighborhoods, we should be focusing our efforts on revitalizing vacant properties to address the housing shortage.



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I have read and understand the above statement.

First name [required] Daniel

Last name [required] Bieber

How do you wish to attend?

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

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

Date of meeting [required] Mar 17, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Opposed to carte blanc rezoning.

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

In opposition

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



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First name [required]                      Bob  
Last name [required]                      Runnalls

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing of Council on Calgary Residential Rezoning Proposal

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

In opposition

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

In our 41 years of living in Calgary there has not been another proposal that would so negatively affect the enjoyment of living in our home as this proposed blanket R-CG rezoning. No other proposal by City Admin in 4 decades has so upset and angered every Calgary friend, neighbour and relative we have talked with. This harmful proposal has the potential to cost every single-family homeowner many tens of thousands of dollars in decreased property values. Especially hard hit would be the vast number of baby boomers needing to sell their homes to supplement limited pensions.

Proceeding with this R-CG blanket rezoning would prove that City Council is not listening to the overwhelming majority of the public, and is clearly pandering to wealthy development companies who will be the dominant beneficiaries of this quality-of-life destroying proposal.

City Admin has not provided credible rationale for such a city-wide sweeping, irreversible proposal. They have not provided credible answers for how to address the major problems this rezoning would create – such as:

(1) the negative environmental impact of the loss of residential gardens, lawns, and trees, (2) the safety issues for children of significantly increased traffic volume on otherwise quiet residential streets, (3) the vastly increased on-street parking problems that would create friction with neighbours, (4) the decreased property values of individual homes when row houses get built next door. City Administration's responses to these problems are neither credible nor effective.

A small handful of large developers will make huge profits by building multiple units on existing older single family lots, without absorbing the costs of providing infrastructure. With no assurance that developers would build anything but high spec, high cost multiple units, there would be no benefit to the city's low-cost housing problem.

The loss of enjoyment for people living in their current homes would be unprecedented, and undemocratic. This proposal must not be allowed to pass!



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I have read and understand the above statement.

First name [required] Michael

Last name [required] Scott

How do you wish to attend?

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

Date of meeting [required] Mar 17, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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

The city of Calgary is clearly selling its citizens out for cash by adding blanket density in exchange for government cash and subsidy. This will dramatically reduce quality of life in many neighborhoods permanently.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Lyndsay

Last name [required] Smith

How do you wish to attend?

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

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

Date of meeting [required] Apr 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

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

I am in extreme opposition of the blanket rezoning proposal. I am not opposed to rezoning or development but a strategy like Blanket rezoning is not the way to do this. Studies in other cities have shown initiatives like blanket rezoning have NOT in fact created more affordable housing. They serve to benefit developers and not citizens. New houses are not affordable and when larger complexes are built, only a small percentage of the units must be designated as affordable. Each rezoning situation needs to be examined individually to identify if the current infrastructure is capable of withstanding the additional population. In many neighbourhoods (this is coming from personal experience), row houses have created extreme parking concerns (a fourplex with 1 parking stall but 6-8 residents living there with 6-8 vehicles).

The citizens of Calgary do not support this and it's time that council listens.



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I have read and understand the above statement.

First name [required] Regan

Last name [required] Klyn

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council

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

In favour

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

I am in favour of rezoning. While not a silver bullet for our housing problems, it is a great step towards building more homes, creating more housing types, and saving amenities in older neighbourhoods.



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I have read and understand the above statement.

First name [required]                      david

Last name [required]                      thomas

How do you wish to attend?

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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](#).)



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

This was an information session at the Carriage House Hotel

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

Neither

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

Please see attached document outlining concerns about redevelopment as proposed

## Housing Strategy: Questions and Concerns.

- Are there targeted growth figures for all neighbourhoods? If so, what are they? If there are not, why not? In Inglewood where we live current approved development plans project an increase in population from just over 4000 to approximately 7000 (1500 in seven towers and a few smaller projects and at least 1400 on the Brewery Lands.) What are the projected increases for all other communities and how do they compare?
- Will the changes in zoning that will affect communities like Inglewood also apply in exactly the same way to Mount Royal, Britannia, Elbow Park, Eagle Ridge and other wealthy neighbourhoods? And if not – why not??
- It seems that you can now put 8 dwellings onto a 50' lot: four separate above ground units each with a rentable basement suite. Can you put more on a much larger lot in, for example, Mount Royal? If not why not? Will the percentage of lot coverage allowed be the same?
- How can 4 parking spaces for 8 units or two for four units be appropriate? Where will the additional parking be found? On the adjacent streets with 2 hours zones and new restrictions in place? Calgary is never going to be Amsterdam with bicycles-- and many occupants will have two cars per unit.
- Therefore what will be the effects of densification like this on future parking for all residents? Parking is going to become a nightmare for everyone.
- If a lot is rezoned (or unzoned) to allow for 11 metre tall townhomes, what consideration is there for adjacent lot(s) if their backyards are suddenly in deep shade and/or totally overlooked? What consideration is there for the resulting value of their property? It may well go up if it is sold for total redevelopment – but for those who want to continue to live there the *value* of their single family home has to drop and affect the owners both in terms of livability and privacy as well as value. Maybe the very least the City can do is significantly reduce the property taxes of adjacent homes to the newly-built multistory townhomes!

- Why isn't there far more recognition that there are ways to increase density and provide affordable housing without these new blanket zoning rules applicable on lots which are not suitable for this kind of density? The City can appropriate land and sell or lease it; the City can back co-op housing more than it has done; the City can set rules for a percentage of all new inner city major developments to have units available at lower rates. This is the case in central Paris and Vienna, where lower income housing is mandated regardless of location in Paris, and Vienna has tens of thousands of public units and they are not just for low income residents. Surely affordable housing for the "missing middle" can be achieved far more effectively in ways other than rezoning very expensive single home lots and attacking vehicle ownership? The City has, we think, been delinquent in not having developed a far more ambitious and intelligent overall plan that effectively blends social housing, co-op housing, affordable rentals, large scale projects with new rules attached (like Paris) along with appropriate densification changes that do not destroy a neighbourhood.
- There are still vast industrial properties near the inner city. They were appropriately located 100 years ago, but definitely are not now. Could some of them be relocated? There must be areas that would be safe to build on-- and isn't this inner city land now far more suited to residential and business development?
- Blanket upzoning does not deal with the concerns and needs of different communities and relies primarily on the market to create what the City needs. This approach isn't working well and will affect many neighbourhoods in harmful ways—as these neighbourhoods have repeatedly pointed out. This is not an argument against densification as such; it is not just NIMBYISM in action, and to dismiss it as that ignores the fact that most Calgarians want to see and support appropriate growth. And the City as already noted needs a realistic mix of approaches rather than what is now proposed, which is at its core an attack on all those who have invested so much in a single family home which they may have owned and prized for decades. .

- To summarize: The current proposal to remove all RC2 areas and allow 11 metre high units and fourplexes and basement suites on RC2 lots, plus other forms of densification such as garage suites, all with very limited (or no) parking, will create parking mayhem, and will change the character of our older neighbourhoods. So will the construction of 12 storey structures where they should not be allowed. Hardly anyone would object to well-designed row housing in the middle of a block if it were appropriately designed, didn't stand out like a sore thumb due to its height, and everyone had a garage....the City should make better use of other available lands and take several steps back from this attack on all RC2 zoning and all inner city parking. One has to hope that there is still a real chance that the City can be visionary in realistic and widely acceptable ways that don't alienate thousands of Calgarians.

David and Maureen Thomas. dm.thomas@shaw.ca



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First name [required] Wesley

Last name [required] Twiss

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing - Blanket Upzoning

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

In opposition

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

I am opposed to blanket upzoning and associated changes in established communities. This radical proposal will negatively affect the value of 350000 homes in Calgary occupied by 900,000 residents, more than 60% of the population. It will substantially impair the lifestyle of these residents due to parking issues, loss of privacy, loss of tree cover, overcrowding and social disruption. Costly upgrades of infrastructure and services will be required for increased density, involving protracted disruptions of communities. It will create financial instability in the residential mortgage market. Typical RC-G residences are unsuitable for seniors. Blanket upzoning is a confiscation of wealth and partial extinguishment of property rights which unilaterally breaks the City's contract with residents who bought homes with R1/R2 zoning in place. No objective, independent analysis of the implications of BU for housing availability and affordability have been conducted by the City. BU is not just a zoning change, it is a radical social experiment which will negatively affect the majority of Calgarians. With an approval rating in the 30% range, Council lacks the moral authority to implement this change. The City has declared that it has enough land for 35-40 years of growth. I support in principle initiatives to increase density and affordability in appropriate locations, including the continuation of R-G zoning in new communities where proper area planning can be done by developers. The radical proposal for blanket upzoning is not needed nor is it desirable.



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I have read and understand the above statement.

First name [required] Brian  
Last name [required] Donaldson

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council

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

In opposition

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

Blanked upzoning will negatively impact many neighbourhoods. Selective, rather than blanket, upzoning makes more sense.



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I have read and understand the above statement.

First name [required] Jason

Last name [required] Sorochuk

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Blanket ReZoning

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

In opposition

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

My own opinion is that Council should not rezone our entire city. This is not an equal ReZoning measure and it upsets me that mature communities along Ctrain lines are being unfairly targeted for high density housing. I would like to record my opposition



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First name [required]                      Stephanie

Last name [required]                      Hatch

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I live in what was originally an affordable neighbourhood. The area is mainly 60s bungalows as well as apartments and Condos. People are now paying 50-80 % more than these houses are worth. How do you calculate it is cheaper to pay \$650 -1 million for a small house ,tear it down and build a huge monstrosity in its place. You are taking away seniors homes that wish to retire in place in a 1storey bungalow. These older neighbourhoods have most of our tree canopy. It will be destroyed.

Parking will also become a nightmare. Most homes have 2-3 Vehicals,not the 0-1 mentioned in the proposals.

I suggest council and the committees take a bus trip through these neighbourhoods once people are home from work. See how packed the streets are already.

A huge 2 storey duplex is going up down the street. There is street parking, in a snow route, for 2-3 medium cars. Back yard does not have room for parking and a yard for families to play and hang out. People are already parking in the back alley from neighbouring condos. I was under the impression that you are not allowed to park there. It will only get worse.

These huge proposed properties will also block sun. I have a south facing back yard and lose my sun in the late afternoon because I have a 2 storey house west of me. I love my backyard and spend all summer out there. Your proposal would leave me in the dark.

House across the street is a rental with suites up and down. They generally have 5-7 cars parked in front of their house and mine. Leaving no where for guests to park. You say that permits could be issued. But that comes at a fee along with the yearly tax in creases of \$300+. I am a senior, on a fixed income , who owns my home. you expect me to pay for other people's new homes. All of which do not pay city taxes. Put our tax money where it belongs to roads etc. quit wasting it.

The young people today need to start small if they want an affordable home. Previous generations raised large families in 1000-1690 sq ft. They want 3000 square ft or bigger and whine because they are unaffordable.

A new home in the suburbs start in the \$500 thousands. Currently an older neighbourhood has gone up to \$650-950,000.

Tear one down and the new infill would be way over a million dollars. This will push up taxes even higher and people already struggling will lose their homes. THIS IS NOT RIGHT. it is time for the mayor and rest of the councillors to think about the people who pay their salaries.



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I have read and understand the above statement.

First name [required]                      Bev  
Last name [required]                      Whitmore

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

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

In opposition

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

Moving from R1 to RCG is too drastic a change



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First name [required]                      Stephanie

Last name [required]                      Hatch

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

Date of meeting [required]                      Mar 16, 2024

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



[required] - max 75 characters

Rezoning for housing

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

In opposition

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

Rezoning of older , affordable neighbourhoods is not going to improve affordability for others. Homes in these neighbourhoods are currently selling for 50-80 % higher than what they are worth. If someone buys now, tears down the existing home and puts up an in fill, duplex or other huge monstrosity the cost will never be recovered if they try and sell.

Same can be said for buying anything right now. Rental rates would also be atrocious. The best plan would be to stop the buying frenzy and try and correct the market. I know that is not going to happen as people from Toronto and Vancouver continue to outbid locals and push prices higher.

Tearing down bungalows means seniors will not be able to retire in place. Affordable housing for seniors is scarce. So this plan will drastically affect them. Current tax increases to build affordable housing for non city tax payers is already stretching low income seniors to the brink of disaster.

You will also be killing our tree canopy ,as the older neighborhoods are where the majority of the trees live.

On street parking in most areas is already at capacity. Bringing in more people means more cars. Despite what your research shows, most homes have 2-3 cars not 1. You need to take the committee on a bus tour around these neighbourhoods in the early evening , look at the amount of cars parked and picture this amount doubled or triples if you allow duplexes, 4 plexes, apartment buildings to replace the single family homes. People like a bigger lot, but filling the whole property with a building means no yard for kids or pets. No garage. So street and alley parking will become a problem. Picking up bins with be almost impossible.

I have a rental across the street which has a basement suite. They generally have 5-7 cars . Most end up in front of my place which means no where to park for my guests. Existing homes lose their sunlight, one reason people come to Calgary and want to stay.

Please don't destroy our neighbourhoods. Calgary is getting too big and unaffordable. A mass migration will soon begin as people seek cheaper towns and cities.



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

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I have read and understand the above statement.

First name [required]

Dale

Last name [required]

Winters

How do you wish to attend?

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

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

Council

Date of meeting [required]

Apr 22, 2024

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



[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I want to go on record as saying I am totally AGAINST the rezoning proposal. The last thing this city needs is to destroy neighbourhoods more than it already has. It also looks like only certain areas are being affected by the H-GO rezoning. Why only these areas? Is it because we are not the wealthiest citizens in the city and live in the areas that the city doesn't care about? How do we get our names on a list of communities the city actually cares about? As a born and raised Calgarian in my 60's, I worked hard to buy and restore my forever home in an area that needed to be loved. We bought and cared for our forever home, 37 years ago, in a community that was rough but had potential. We noticed over the years of new development around us, that our water pressure has drastically dropped. We have seen a huge increase in crime and so often we don't feel safe even walking in our own neighbourhood anymore. How can the area accommodate H-GO building? I also understand that people need homes, but cramming them into to small spaces only creates more social issues, which creates more work for the overworked police force, and many other issues. It destroys what is left of the beautiful inner city. Parking will always be a HUGE issue because we all want to think that cars are going to be a thing of the past, but that won't happen for many years. We need to provide ample parking until then. This new rezoning provides no or minimal parking. Our area is already stretched to the limit with parking issues. We've heard it all before. The city says they plan to ensure these building fit the architectural design in these existing neighbourhoods and 90% of the time they don't. When we look at the new neighbourhoods, they have a design theme. The inner city communities used to have a theme, until recently when this council decided to allow developers to change the inner city into a hodge podge of misfit buildings. When people visit a city, this is not want they want to see. We need to build better and SAFER public transport and build more suburb communities. Leave what little is left of the nice, walking neighbourhoods in the inner city. The people who come to the conferences, in the new expensive conference centre, will appreciate being able to enjoy some of the "historical" neighbourhoods. Look at the countries we all like to visit in Europe. They have worked so hard to maintain historical communities and provide housing for their huge populations. Maybe we should



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I have read and understand the above statement.

First name [required] Dave

Last name [required] MacDonald

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Proposed Zoning Changes

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

Neither

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

Three Main Areas of Concern. 1. Parking 2 Traffic 3 Community Planning

I have watched what has happened to Bowness as single family homes are replaced with duplexes, 4 plexes and two infills on a single lot. As I travel to visit friends in Bowness there is not adequate parking on the lot and the streets are now filled with parking some overnight and some longer term (vehicles not moving for months). This has three undesired effects. Difficult to find parking when visiting a friend or family, traffic issues with both sides of the street full of parked cars especially in winter with snow rows added to the mix. 3. it takes away from the look of the community as it is difficult to see the houses and yards that add to the beauty of the community. The current regulation requires .5 parking spots per unit. Most families have more than one car. can you increase this to 1.5 on property to take away load on the street? Also with the Federal government mandating more electric vehicles where are they going to charge? Will the city charge for street parking as it currently does in some communities. I view this as an additional tax and it is not acceptable.

The second area is dealing with the increased traffic load in the community. If we are adding say 30% more residents in existing communities is there a plan to pre-address roads and traffic? I live in Silver Springs and the roads/traffic has gotten much worse with the addition of the bike lanes in our community. If we add 20% more residents without a change to the roads/traffic it will make the community much less desirable to live in and harder to access homes and businesses.

When communities were designed and approved by council, they came with an idea of planned density, housing mix, green space, traffic load. Are these plans going to be renewed so that the zoning can be done thoughtfully and not one lot at a time? Does the city have a plan of where they want to see the increased housing by community? How will future decisions be made on zoning approvals. How will green spaces be protected? How will individual housing lots encourage maintaining green space and vegetation while encouraging water conservation. If the size of the lot is mostly covered by building or structures again it will take away the green feel of the community. I am not against increasing density but want to make sure we consider the community impacts.



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I have read and understand the above statement.

First name [required] Michelle

Last name [required] Scott-Roedel

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary rejoining for housing

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

In opposition

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

I'm opposed to the blanket rezoning in the communities are have been established as single homes. There are several communities in calgary that density housing would cause issues with including: diminish the property value, infrastructure is not set up for multi family housing (parking, transit, schools), esthetician of the community design. More housing is needed, however it needs a planned approach with forethought into communities, infrastructure and affordability. This initiative seems like a money grab for the Mayor whereby she receives money from the federal government and increased revenue from the taxes. I'm adamantly opposed and we should be allowed to vote on this issue.



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I have read and understand the above statement.

First name [required] Francis

Last name [required] LHenaff

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Blanket Zoning Changes

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

In opposition

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

I am strongly opposed to the proposed changes to the Zoning Bylaws



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I have read and understand the above statement.

First name [required] Pam  
Last name [required] Barkhouse

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Rezoning

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

In opposition

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

These are the reasons why I am against the rezoning of all homes in Calgary.

**PARKING** We moved here 31 years ago and it was a wonderful sub-division. These houses were built to be a one family home. As people have passed away or moved, they have been bought and made into rentals, both up and down. As my area has gotten more rentals over the past few years with 2 drug houses within a block. I do not walk or park anywhere that is not outside my house. I get anxiety just thinking about it. I know the city/s answer is to have permit parking. If that takes effect, I'm worried about my mental health.

**TARGETING NE/SE** This rezoning will only affect the NE Memorial to 64 Ave and SE Peigan to Memorial as we all know. I can guarantee you that not one of the city councillors will be putting in a basement or backyard suite. Neither will they in Hamptons, Mount Royal, or any of the huge huge homes are. Why don't you stop that then you will have more room to build. Leave our community alone. You are trying to make it the low end and it shouldn't be allowed.

**UTILITIES** I am very worried about the added stress on our lines and pipes. As I found out at Christmas when the city main choked and sewage came into our basement that the city takes no responsibility and does zero maintenance until there is an issue. The city's answer is that if it needs upgrading, we pay for it. How wrong is That?? Maybe if they actually sent one person to do a job instead of 4-6 they would have plenty of time to maintain them.

**SCHOOLS** The public schools have too many students now. Do you even look at the stats before you make these decisions.

**PUBLIC SAFETY / PRIDE IN PROPERTY** Unfortunately rentals bring trouble. Due to how expensive it is to live in this city, we have several people sharing. The houses sold by us that have been made into rentals have deteriorated terribly. Renters do not care about the yard, the neighbours or the community. Everyday we pick up garbage that they just throw on the road. We have more theft and drugs around which we never had when all these houses were one family, as they were built for.

**KEEP THE SAME AS IT WAS – LET THEM APPLY**

**You represent the people of this city and I don't think you should have that much power without consulting people properly. The Councillors who voted for this know that it won't affect their area. I still believe the people need to vote. I think the mayor is worried that it will bring too many people out. I am also sending this to the Daniel Smith to see if she can take some of the power away that city hall has.**

Regards

**Pam Barkhouse 304 Malvern Cl NE**





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I have read and understand the above statement.

First name [required] Christopher

Last name [required] LeGallais

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning For Housing

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

In opposition

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

Attention: Mayor Gondek and City Councillors. Calgary City Council Meeting City-wide Blanket Rezoning For Housing. Approval of the subject blanket residential rezoning recommendation from RC-1 to R-CG/H-GO will result in a serious and significant impact on many existing legacy residential communities in Calgary, have an adverse environmental effect (re: such as increased traffic congestion, loss of mature trees and greenspaces, etc.), and completely ignores individual property rights and investments. Land costs vary significantly between different residential neighbourhoods throughout Calgary – a key economic reality which unfortunately appears to have been missed or ignored by this recommendation. For example, within existing neighbourhoods such as Kelvin Grove (re: where I live), facilitating increased density of high priced homes will no doubt be highly profitable for developers but will not produce the stated objective: "lead to more affordable communities". It is also relevant to point out that Kelvin Grove is currently by no means an exclusive enclave of single-detached residences, as more than 50% of currently occupied dwellings are apartments/condos/semi-detached or row houses, and the community has a functioning commercial office strip, two seniors' lodges and a dedicated seniors' condo unit. I find it particularly curious that such a recommendation would be made by the Housing and Affordability Task Force given that the value and desirability of retaining single-detached homes in existing core areas of Limited Scale neighbourhoods was so strongly endorsed and articulated in the City's own 129-page standing report: "The Guide for Local Area Planning" (re: published in May 2021 – reference pages: 32, 51, 79 & 80). Furthermore, having personally attended many of the Heritage LAP Open Houses and subsequent Rezoning Open Houses, this recommendation runs counter to comments from many City Urban Planners I spoke to at those meetings. I fully recognize that a certain level of increased housing densification is required for Calgary, but I respectfully suggest that such development would be much more effective in meeting affordability criteria if located in fit for purpose areas of which there are plenty of options (re: such as contiguous to LRT stations, major commuter roadways, etc.), as outlined in the aforementioned planning report. I strongly suggest you reject this rezoning recommendation. Sincerely, Christopher LeGallais (Kelvin Grove Resident)



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I have read and understand the above statement.

First name [required] Garry and Janice

Last name [required] Norton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Council meeting - Public hearing MONDAY, APRIL 22, 2024, 9:30 A.M.

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

In opposition

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

We are firmly against blanket rezoning in the City of Calgary. This will NOT increase more affordable housing, rather it will create opportunities for developers to profit from building expensive multi-unit dwellings in existing neighborhoods without due consideration for infrastructure upgrades (parking, etc.). For many people, their house is their largest asset, and for the city to change the rules and jeopardize people's investment is unacceptable. As well, it is UNDEMOCRATIC for a small group of city councilors to implement such a drastic change without a plebiscite for tax paying property owning citizens. We are not against development but all development should be done in a responsible, forward thinking manner.



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I have read and understand the above statement.

First name [required] Lana

Last name [required] Waller

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City Wide Rezoning

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

In opposition

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

I respectfully disagree with the City council's decision for all the residents of this city to rezone all or most properties. This should have been set up as a plebiscite when all the citizens of Calgary can have their say. I live in a small estate community and do not agree with my community being rezoned to R-CG for rowhouses and duplexes and secondary suites. This community is only 150 homes with 1 way in and 1 way out. This community cannot handle a bunch of more traffic for the safety of the families that already live here. Why won't you let the people decide or have a say. I am very upset with the way this is being dealt with. Lana Waller



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First name [required] Deborah

Last name [required] Nielsen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of single family homes to R-CG

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

In opposition

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

I would like to see an Environmental Impact Study done in Ranchlands. My area has Lynx traversing the area with their young. Along with rabbits, mice, many birds; Northern Flickers, Blue Jays, Chickadee's, Robins, Falcons, Pileated Woodpeckers, Magpies, Sparrows, Bohemian Waxwing's, Brewer's Blackbirds, Red Finch, Common Redpolls, Bats just to name a few that I have seen in my backyard.



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First name [required]

Last name [required]

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

Date of meeting [required]

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Comments to the City of Calgary Council for the April 22 2024 meeting as Pu

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

In opposition

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

> Having lived my whole life in Calgary for 60 years, I support the continued development of Calgary without disrupting the current Zoning Plan. Let's not forget that the current zoning plan involves many decades of advanced efforts to provide peaceful and safe living in Calgary. We invested in our community due to its current zoning which provides safety, services and peaceful living.

> Rezoning will takeaway our peaceful living, therefore we strongly oppose rezoning of the current single residence neighborhoods.

Obviously, there are many issues with rezoning including additional costs to upgrade existing infrastructure. The current infrastructure for electricity, water, natural gas and sewer is built to support households according to current zoning. Also, roadways, schools, recreation, parks, retail, and services are built to service households according to current zoning.

> Rezoning will increase the stress on infrastructure which will require the City to rebuild and enhance all infrastructure and many services at a significant cost to the City. Whereas expanding Calgary by adding new neighborhoods will add new infrastructure paid by developers and builders.

> Many of our friends, family and neighbors oppose this rezoning. We all want to continue living safely and peacefully in our neighborhoods as currently zoned. Together we oppose the rezoning for the betterment of our lives!



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required]                      Elle

Last name [required]                      Scott

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning Proposal

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

In opposition

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

The rezoning proposal is poorly conceptualized - Council needs to think more deeply about the impact on Calgary's already stretched thin infrastructure. Most -if not all - communities are just not designed for this level of density. I can already see this in my neighborhood (DouglasGlen) with the huge multi-unit housing that has recently gone up on 18 Street. There isn't enough parking so it spills over into the surrounding neighborhoods and there is zero parking for incumbents. It is increasingly difficult to exit the neighborhood at peak times and this frustration makes for unsafe conditions for both drivers and pedestrians. This type of dramatic change envision by the rezoning proposal calls for an in-depth analysis and a gradual roll-out to learn from mistakes.



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I have read and understand the above statement.

First name [required] Sandra

Last name [required] Falconi

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning that removes R1 single family neighbourhoods

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

In opposition

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

I am against the removal of the R1 designation. I don't understand why our choice to live in a single family home neighbourhood is being taken away! The housing affordability argument does not hold water in my community. Multi family homes in my area are going to be far from affordable.



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I have read and understand the above statement.

First name [required]                      Ross

Last name [required]                      Frizzell

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council - Blanket Rezoning

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

In opposition

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

Given the recent vote on the motion for a plebiscite on the issue of Blanket Rezoning (which would have been the most accurate survey of public opinion) we find ourselves in a position where we must state our opposition to the current proposal. At this point in time there is insufficient evidence that this will actually contribute to affordability especially where established older single family communities are concerned. As we have seen time and time again in this city adjacent landowners are continually being ignored when they oppose development permit approvals with structures that are not "compatible" with the community. Glamorgan which was developed in the late '50s and early 60's is a prime example. The baseline homes were bungalows or split level structures with alleys. This area was very desirable because it was R-1 and remained so as it matured. We paid higher prices and higher taxes to live here. Over time the character has changed dramatically. First on the fringe and gradually overtime throughout. Now this blanket policy is going to basically take away all say from the community and adjacent landowners and completely erode any certainty of planned development. This policy is based on a theoretical concept from other countries that are not directly comparable to Calgary. Further, this draft has not defined who will make some of the critical decisions over the objections of the community and the adjacent landowners. For the record, we do not agree that the City "knows better" than we do and we frankly resent the frequent implication. We chose this community intentionally for the low vertical profile which affords privacy, sunlight, mature trees, parks, and schools etc. Given the past practice of the City vis a vis permit approvals we no longer trust the City to "ensure new houses are compatible with the surrounding community" and I will attach images to demonstrate. Who will determine "compatibility" going forward? How is this defined? We also no longer trust the City to "ensure infill buildings fit into the context of the existing homes" (see att). As stated, "based on current market analysis, there is no evidence that there is any negative impact on the property value of houses adjacent to rowhouses". There is also no evidence it will not, and you should note well CREB still opposes this. Having lived here all our lives we are very disappointed with Council members who feel they can just change the housing playing field this dramatically.











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I have read and understand the above statement.

First name [required]                      Jeff

Last name [required]                      Russell

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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

As been shown in other cities in North America that have adopted blanket rezoning, the actual impact is negative to the communities. If affordable and increased housing is the goal, then existing undeveloped and underdeveloped commercial properties should be allowed multi-family development. There is more than sufficient properties available for this use. Once all that land is developed into multi housing, the city can have a plebiscite so Calgarians can actually choose. The council is to represent all Calgarians, not just special interest groups, including developers, who seem to benefit the most from this action. At my daughters school, 3 people share a locker, this is obscene overcrowding, and these issues should be solved before increasing the number of residents in existing communities.



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I have read and understand the above statement.

First name [required]                      Derek

Last name [required]                      Payne

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

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[required] - max 75 characters

Rezoning

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

In opposition

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



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I have read and understand the above statement.

First name [required] Graeme

Last name [required] Dales

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Graeme Dales. REzoning for housing.

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

In opposition

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

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



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I have read and understand the above statement.

First name [required]                      Margaret

Last name [required]                      Ryder

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning will totally change the character of our community.

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

In opposition

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



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I have read and understand the above statement.

First name [required]                      Andrew

Last name [required]                      Weldon

How do you wish to attend?              In-person

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

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

Date of meeting [required]              Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

No Agenda currently but relates to Rezoning for Housing

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

In opposition

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

Thank you for the opportunity to address Council on this important item.

I have been a citizen of Calgary for over 50 years and have lived in our current house in University Heights for over 37 years. I am a past president of our community association and past president of Competition Climbing Canada. I am a big believer in volunteer Community service.

### Introduction

The purpose of my presentation is to request that Council vote against the blanket rezoning from RC-1 to RC-G which will remove the zoning for a single family dwelling per lot and replace it with zoning that will permit multiplexes with insufficient parking. I will review the city's stated goal of affordability, the pitfalls of this strategy and alternative courses of action.

### Affordability

One of Council's stated goals in this rezoning of affordability is insincere. Although constant repeating of this garnishes headlines, the fact remains that developers will not buy an existing RC-1 property with a median sale price in 2023 of \$640K, build a multiplex and then sell all units "Affordably" – they will want to make a profit on their investment. Affordability is defined as a dwelling that is able to be purchased by a household whose income is at the median level, which in Calgary in 2022 was \$77,700. This household income would be able to afford a \$200,000 dwelling. For comparison, the average price for a townhouse in 2023 was \$407K. Accordingly, the resulting multiplex units will be no less affordable than the previously existing RC-1 home.

Let's be honest with Calgarians. What Council is proposing is densification in existing RC-1 neighbourhoods to increase tax revenues and to obtain the Federal Housing Accelerator funds. The only groups that will be advantaged by this rezoning will be the developers and City Council through an increased residential tax base. It most certainly will not be those Calgarians looking at buying a lower cost dwelling. The losers will be the neighbouring existing RC-1 properties and the affordable housing activist groups who will surely see their hopes dashed. Most importantly, Council is giving false hope to those who most need it.

### Concerns:

Council is proposing that 0.5 parking spaces be allocated to each new unit which is inconsistent with existing vehicle ownership of 0.6 vehicles for every man, woman and child in Calgary (2023). This is going to cause a spill over onto our streets where folks now have to pay to park (another affordability item?). Also where are the new EV owners in these new builds supposed to charge their vehicles in the evening??

This rezoning will pit neighbours against neighbours. Those lower valued RC-1 properties (mostly rental properties) who are able to sell their property to a developer who will then erect a multiplex will lower the value of an offsetting previously higher valued property. This neighbouring property will experience higher parking levels in front of their house, higher traffic levels, reduced sunlight from the new higher builds and degradation of the environment through loss of established trees, and shrubbery.

### Alternative courses of action

City's all across western societies are rushing to approve similar rezonings without fully understanding the long term consequences of this rezoning. Why not wait and examine the good and the bad from other similar rezoning experiments and select best in class. In addition, consider pilot multiplex builds in areas that are already zoned for these types of developments.

The City should look at encouraging developers to develop existing City owned lands. An example would be developing the old Midfield Mobile Home park on 16<sup>th</sup> Ave NW , west of Deerfoot Trail. This property has been vacant since Council under then Mayor Nenshi ruthlessly expropriated residents from this "Affordable" housing project. How are citizens supposed to have faith in this blanket rezoning when council can not even look into its own backyard for initial development.

A significant portion of the build cost is the City's various fees and regulations for new developments. As an example, based on the City's building permit fee calculator, it would cost a developer over \$700K in these fees to build a 5,000 ft<sup>2</sup> stacked townhouse. This fee is passed on to the purchaser of the dwellings reducing their affordability. Perhaps lowering these fees and reducing red tape might be a better place to focus.

### Conclusion:

Council's stated goal of rezoning to increase the affordable housing supply is insincere. If council was truly committed to affordability, it would not have increased property taxes by close to 8%, it would not have approved the purchase of electric buses for \$500MM, and it would not have approved an \$85Billion Climate Strategy. Please look in the mirror and ask yourselves: "Is this what Calgarians want or is this what we want?"



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I have read and understand the above statement.

First name [required] Marcy  
Last name [required] Hartzheim

How do you wish to attend?

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

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

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



[required] - max 75 characters

Blanket Rezoning proposal

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

In opposition

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

Council should not rezone our entire city with the proposed blanket rezoning. Along with that, I don't believe that 4 plexes should be lumped into the same zoning category as duplexes and infills.



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I have read and understand the above statement.

First name [required] Deborah

Last name [required] Sanderson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Public Hearing, City of Calgary's Housing Strategy

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

In opposition

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

I live in Charleswood. As I understand the proposal for my neighbourhood, is that a 50 foot lot width could have 4 dwellings. This is a double increase from what was allowed in zoning currently.

In addition, there will minimal requirements for onsite parking. I read 0.5 per unit. Not sure how that factors into which owner gets a parking stall and the rest are on the street.

My concerns are as follows:

-Increase in street parking. I ride a bicycle to get around. Car parking is a hazard where there is not a bike lane. When there is not enough onsite parking there could easily be issues with street parking. Council needs to reconsider the 0.5 or less stall per unit. Basement suites do not require parking allocation. This adds a burden to street parking already.

-Infill housing of 4 units is substantial and should be limited to certain types of lots, for instance only corner lots of a certain size (likely larger than 50m). Therefore, I would like Council to provide more criteria on the locations of 4plex, rowhousing in established neighbourhoods. The way it is proposed, suggests a free for all in terms of where these larger developments can occur. I disagree with the generality of the proposed zoning for rowhousing.

-Affordable housing is important, but should not be built without public input through a public hearing.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Yue

Last name [required]                      Li

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 16, 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 for Housing

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

In opposition

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

Dear City Council,

I hope this message finds you well. I am writing to express my concerns regarding the proposed blanket rezoning initiative currently under consideration.

**Property Values:** As a homeowner in our community, I'm deeply concerned about the potential impact of blanket rezoning on property values. I urge the council to conduct a thorough assessment to understand how these changes may affect property values and take steps to mitigate any negative consequences.

**Safety:** Ensuring the safety and security of our neighborhoods is paramount. With increased density resulting from blanket rezoning, there may be concerns about neighborhood safety. I implore the council to carefully consider the potential safety implications and take appropriate measures to address them.

**Traffic:** The proposed rezoning could lead to increased traffic congestion in our community. It's essential to proactively address this issue by conducting comprehensive traffic impact assessments and implementing measures to ensure smooth traffic flow and minimize disruptions to residents.

**Green Spaces:** Our community prides itself on its green spaces and natural environment. I strongly advocate for measures to preserve and enhance these green areas, even amidst proposed rezoning initiatives. Protecting our green spaces is essential for maintaining the health and well-being of our community.

**Environment:** It's crucial to prioritize sustainability and environmental stewardship in any rezoning decisions. I encourage the council to consider the environmental impact of proposed changes and take steps to minimize pollution, preserve natural habitats, and promote sustainable development practices.

**Community Well-being:** Blanket rezoning could potentially alter the fabric of our communities and impact residents' quality of life. It's vital to carefully consider the social and cultural implications of rezoning decisions and prioritize the well-being of our community members.



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I have read and understand the above statement.

First name [required] Shelley

Last name [required] Colebrook

How do you wish to attend?

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

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

Date of meeting [required] Mar 18, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

BLANKET REZONING!!!

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

In opposition

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

THIS IS A HARD NO, NO AND NO!!! The awful 8 should not be able to decide what is developed in our beautiful communities that we have worked hard to pay off our home, built a community that we cherish to have fourplexes, eightplexes, no parking, low income housing, this is absurd that this is even being talked about, we have enough land in Calgary to spread out, stop this NOW!!!! THIS AWFUL 8 should not be able to decide the future our our areas that we have worked our butts off to nature and grow!



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I have read and understand the above statement.

First name [required] Janet

Last name [required] Weiss

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Re-zoning

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

In opposition

March 10 LETTER

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

Via email

Re: Public submission for Public Hearing April 22, 2024  
(Blanket up-zoning of residential properties to RC-G)

Dear Mayor Gondek and City Councillors,

My name is Janet Weiss, and I reside in Meadowlark Park. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed re-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the attached link to the letter:

<http://www.meadowlarkpark.org/city-rezoning.html>

I am deeply concerned by the actions of the City, which on the one hand has engaged the community in a discussion on a local area plan (LAP) and on the other hand tabled a proposal that leaves developers and other non elected personnel to parachute various building forms throughout a community without any consideration for context or consultation with those directly impacted. What is the point of a local area plan if the outcome is pre-determined by a blanket re-zoning proposal?

The proposed change creates less transparency, no opportunity for effective input and is inconsistent with the goals of planning, consultation and good governance.

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Sincerely,

Janet Weiss  
Resident Meadowlark Park

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





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I have read and understand the above statement.

First name [required]                      mei

Last name [required]                      Lam

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 16, 2024

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



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[required] - max 75 characters

Blanket Rezoning for Housing

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

In opposition

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



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I have read and understand the above statement.

First name [required] Jennifer

Last name [required] Frohlich

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

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

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

In opposition

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

Dear Mayor Gondek, Calgary City Councillors, and the Calgary Planning Commission,

We hope this letter finds you well. We are writing to express our thoughts on the “Home is Here: The City of Calgary’s Housing Strategy” and the impact it will have on our city, specifically our community of Mount Pleasant.

Please allow us a chance to tell you a little bit about our family. We are a family of four, with two young children, ages 2 and 5 years old. We choose to live in Mount Pleasant, in a small 950 square foot bungalow because we love the access to green spaces, developed trees, the proximity to downtown, and having a backyard that can support a 400 square foot garden. One of us uses city pathways daily on his bike to work downtown (in -40C and on snow days). The other is a born and raised Calgarian and a public school teacher. We both care deeply about the well-being and future of our city, thus we feel compelled to share our thoughts and observations.

Before sharing our thoughts and observations, we would like to acknowledge the efforts the Calgary Planning Commission has made to enhance the urban landscape, promote growth, and increase housing options for Calgarians. We agree, more affordable housing is needed, however, we have noticed aspects of the recent development strategy that raise concerns. We are highlighting some of these concerns below.

1. Access to Services: Schools, Recreation Facilities, Health Care

As an inner city family, with two children five and under, we are already feeling the lack of accessible services for our family and children with current density levels. It is our understanding that the last city census data is from 2019, which we believe does not accurately reflect the population of our community. Our two children are not represented in this census, along with the 20+ other children we personally know under 5 in Mount Pleasant. Basing decisions on 5 year old census data is not accurate and assuming there will be services (e.g. schools, childcare, recreation centres) available to support current and increasing population is very short sighted.

Our walking distance school, King George Elementary, is now a lottery school because it is beyond capacity levels. Many other inner city schools are also lottery programs this year, and thus unable to accommodate the number of walk zone families ALREADY living in their community. This means, children are now having to get bussed to schools further from their house because there simply is not enough physical space for them. The scale of development proposed in your plan in the inner city means significantly more population growth, assumingly more families moving to this area, with no additional schools for children to attend. Additionally, we are aware of two inner city schools, Tuxedo Park School and RB Bennett (in Bowness), that have been purchased by the city for housing development. These areas zoned for schools will never be a school again. In this rezoning plan, there are no new zones/areas allocated for schools in the inner city to be built. How will you educate our young growing population without

schools or areas zoned for schools? Yes, you may say this is a CBE or a provincial issue, but to have land taken away from schools and no land designated for schools is a vast oversight and huge disservice to our young population.

We would also like to note, having no additional zoning for recreation centres is also a problem similar to the problem with lack of zoning for schools. For a period of time, every 6 weeks our family would attempt to register our children for swimming lessons at the local city run pool. Swim lessons would fill in minutes and more often than not, despite being logged in prior to the registration start time we would not get a spot because lessons were full. With more density, how does this rezoning support access to recreation facilities in our area?

Along the same lines, where is the zoning for new hospitals, doctors offices, health clinics, etc.? The answer I was given at the February 13th meeting at Tuxedo Park was "the white zone". When I look at this "white zone" it is already developed land at Foothills Hospital, SAIT, North Hill Mall, and the river valley bluff. This "white zone" is not the zoning needed to support health services.

## 2. Type of Development: Midblock Townhouse Concerns

Our main concern in the R-CG rezoning is the "Midblock Townhouse" orientation development. We understand this is not a new idea, however if this rezoning goes forward the approval process will be changed. Currently, neighbors and local residents have the chance to submit feedback if a front and back midblock townhouse were proposed. With the new zoning, neighbors do not have a voice in what could be built beside them. This type of housing option has a grave impact on direct neighbors and they should be able to voice their opinions about what is built beside them.

This type of orientation restricts the view of both the front and back yard. It also cuts down trees and permanently changes the appearance of one's yard, which has known benefits for physical and mental health, and quality of life. What was once a green, tranquil, oasis, is now a front yard with a wall on one side, and a backyard with a wall on one side. This is not the right or respectful way to do mid block development. Additionally, this proposed zoning could increase the density of one 50-ft lot to be 8 individual units of housing, with NO increases in services! This is too much!

Yes, we agree that increasing density with a combination of basement suites, backyard suites, or semi-attached housing in the R-CG zone is acceptable and appropriate, but do NOT increase density to a mid-block townhouse with a front and back orientation. Do NOT change density to be 8 units on a 50ft lot! This is too much too fast and without neighbors having the option to voice their opinions on what is being built beside them. I urge the Calgary Planning Commission and City Council to prioritize this issue and adapt the zoning to exclude mid-block townhouses.

In conclusion, we believe that open communication between citizens and the city can lead to successful and sustainable growth. We feel these changes are taking away a citizen's voice in how their community adapts and grows overtime. We feel these re-zoning changes do not adequately address the essential services that are needed to support a growing population. Blanket re-zoning may speed up the process of building new homes, but it also has the potential to destroy the fabric of a community. Each community in Calgary is unique and should be regarded as that when it comes to future development. Thank you for your time and attention to this matter. I look forward to seeing our city thrive while maintaining the unique character of its communities.

Sincerely,

Concerned Citizens



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I have read and understand the above statement.

First name [required] Catherine

Last name [required] Heatherington

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council on Blanket Rezoning

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

In opposition

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

1. Strategic Rezoning instead of Blanket Approach: Calgary's population and geographic area is significant in terms of size and diversity. The goal to increase residential housing units by "blanket" policy changes in residential zoning will be far for many Calgary neighborhoods. There is no logical reason that a city of Calgary's size should lack a prudent and analytical approach to re-zoning on a targeted basis depending upon a community's feature and characteristics.
2. Investment in Analysis of Re-zoning Implications Before Changing By-Laws: Land use policy is a major factor in creating the fabric of a city. Calgary City Councillors MUST invest the time and resources for thoughtful consideration of changes to zoning by-laws that will have far-reaching and long-lasting consequences. The timeline of 6-8 months from offer of federal funds from the HAF until final decision-making on re-zoning policy suggests City Council wants to implement change but does not have the time or commitment to conduct thorough scientific analysis of implications on community by community basis so is desperately rushing a "blanket" one size fits all approach.
3. Questionable Rationale for Rushed Re-Zoning: The Gov of Canada's Housing Accelerator Fund will give 230 Million dollars from its 4 Billion dollar budget to the City of Calgary if it meets the expectations of the feds. City of Calgary's press release claims:"HAF asks for innovative action plans from local govt, and once approved, provides upfront funding to ensure the timely building of new homes, as well as additional funds upon delivering results. Local govts are encouraged to think big and be bold, which could include accelerating project timelines, allowing increased housing density, and encouraging affordable housing units". Our Council has an obligation to consider the economic trade-offs of significantly changing the nature of our established neighborhoods for a microscopic share of the federal fund (proportionately speaking, is Calgary receiving similar dollars per capita as Canada's three other major cities?), given the fiscal size of Calgary (Council operating budget of 4.6 BILLION.)
4. A Strike Against Civic Involvement: Blanket re-zoning would remove the land-use redesignation application process and rob Calgarians of chance to bring their real concerns about impact of a new housing development to their neighborhood and their lives.
5. Environment: 4-plexes will require tree removal and reduce green space.

## THE UNASSAILABLE CASE AGAINST BLANKET REZONING

### Introduction

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

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

### Blanket Rezoning PROs and CONs

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

#### PROs

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

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

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

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

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

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

## CONs

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

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighborhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighborhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.
2. **Environmental, Climate Change and Green Space Concerns:** The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City’s stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.
3. **Negligible Affordability Improvements for Lower Income Households:** While adding more housing units is intended to improve affordability through increased supply, there's no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units that are out of reach for many, particularly in desirable neighborhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.
4. **Strain on Existing Infrastructure and Services:** While the initiative assumes existing infrastructure can support increased density, there could be unforeseen impacts on local services and infrastructure, including roads, schools, parks, and emergency services. Higher density, in areas previously planned for single family, could lead to congestion, overburdened public amenities, and a need for significant upgrades to infrastructure, which might not have been adequately anticipated or budgeted for. In this respect a more thorough analysis of these issues is warranted prior to the wholesale application of blanket rezoning.

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

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

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

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

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

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

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

## The Creation of a Perpetually Affordable Housing Supply

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

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

## Land Cost – A Barrier to Affordability

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

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

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

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

## City Land Supply – A Lost Opportunity

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

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

## The Proposition – A Mechanism to Achieve Perpetual Affordability

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

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

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

## Summary and Recommendations

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

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

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

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

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

### Authors:

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

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



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I have read and understand the above statement.

First name [required]                      Shawn  
Last name [required]                      Clendinning

How do you wish to attend?

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

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

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In favour

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



Calgary City Hall,  
800 Macleod Trail SE,  
Calgary, AB T2G 5E6  
March 04, 2024

## Dear City Councillors,

As board members of Strong Towns Calgary and concerned citizens of this amazing city, we are writing to demonstrate our unwavering support for introducing R-CG and R-G as the base residential zone in our Land-Use Bylaw, with automatic rezoning to H-GO in suitable locations. Approaching 800 advocates strong, our organization fights for a more interconnected and financially resilient Calgary, where every community has the tools it needs to flourish sustainably and equitably. This rezoning initiative is a necessary first step for Incremental Housing, a principle we believe is critical for realizing our vision of a stronger Calgary.

Incremental Housing — the right for communities to develop to the next increment of intensity — has been the traditional model of community development for all successful urban settlements throughout history. Incremental development is key for a community to maintain healthy supply as its demand grows, and to address its residents' needs organically and independently. It gives homeowners the freedom to expand their property as their family, or community grows, and it provides municipalities with the stable, and geographically contiguous tax base required to provide those communities with the reliable amenities and tax-efficient infrastructure they deserve. At the heart of our advocacy is the belief that no community should face abrupt or unwelcome transformation, yet no area can remain untouched by progress. Implementation of this rezoning must be citywide to spread the benefits of incremental development as widely as possible and the impacts of overextension as thinly as possible.

All Calgarians — though disproportionately low-income families, renters, and newcomers — understand the intense and precipitous pain of increasing rents, mortgages, and property taxes. At Strong Towns Calgary, our analysis has long anticipated this outcome, this is just what happens when housing policy conflicts investor returns with the basic need for shelter. We can achieve both. As we look forward to a city of 2 million strong, as early as in the next decade, we must meet this moment with bold and innovative strategies, lest we exclude ourselves from the economic opportunity we deserve, and the social responsibilities we embrace. Calgary's current approach of annexing undeveloped lands is simply unsustainable, requiring neverending new infrastructure expenditures; citywide rezoning is necessary to grow our economy without growing our liabilities, and welcome our newest and most vulnerable Calgarians where they are needed most.



Calgary is experiencing a phenomenon called "The Doughnut of Decline," where population growth occurs mostly in our core, and at the periphery, while our established communities lag behind, locked into the same state they were 50 years ago. The result is communities that are unable to achieve their full potential, perpetually lacking the critical mass required to support local businesses, infrastructure upgrades, and healthy community associations. Citywide rezoning departs from our status quo that prevents residents' freedom to live, work, and play without contributing to parking and traffic congestion. A more dynamic sense of community character will make these car-dependent concerns easier to address, as communities, and the City are able to make investments in more productive and accessible places.

We urge Calgary City Council to support this rezoning initiative and lay the foundation for a resilient and thriving Calgary. This effort is not merely about increasing housing variety; it's about transforming our city's landscape to meet the needs of all Calgarians, now and in the future. Approving the proposed upzoning won't end our current housing crisis, but no one thing will. It is, however, the next smallest thing we can do right now to address that struggle. To reference Strong Towns' housing expert and co-author of Escaping the Housing Trap, Daniel Herriges, "Incrementalism entails a bias toward quick action over exhaustive planning: you take the next, easiest action to address the immediate situation you're facing, and you take it right now." Introducing R-CG and R-G as the base residential zone in our Land-Use Bylaw is the next, easiest action that City Council should take. In doing so, it will utilize this moment to realize our land and our citizens' full potential. Strong Towns Calgary is committed to fostering dialogue among community members and expresses gratitude to Council for facilitating the up-zoning dialogue. Nonetheless, we believe that resorting to a plebiscite may stifle the vital exchange of ideas, by sorting residents' voices on this complex issue into binary options, turning this non-ideological issue into a divisive arena. We advocate for decisive leadership in these discussions and urge the City Council to embrace this pivotal role. We look forward to Council's positive response!

**Sincerely,**

Per: 

Shawn Hamilton Clendining  
Chair for Strong Towns Calgary

Per: 

Rob Leduc  
Vice-Chair for Strong Towns Calgary

Per: 

Jerry Lou  
Treasurer for Strong Towns Calgary

Per: 

Zach Manntai  
Committee Director for Strong Towns Calgary

Per: 

Hazen "Bis" Ellwood  
Secretary for Strong Towns Calgary



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I have read and understand the above statement.

First name [required] Deborah

Last name [required] Cocolicchio

How do you wish to attend?

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

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

Date of meeting [required] Mar 16, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

re-zoning for new builds in existing neighborhoods

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

In opposition

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

I am not in favour of the proposed Calgary zoning bylaw changes. The housing 'crisis' has been an ongoing issue for many years and the new developments in the city did not properly address the housing 'crisis' My concern, why offer valuable inner city land in established older neighborhoods to developers who are more than happy to use existing utilities. Regular lot sized homes built in the 50's to 2000's are well established with mature vegetation and properly addressed parking spaces. There is much buildable land in the city outer lying areas that could present a multi-density project where the space will allow for planned green areas, transit and offer a style of living that is similar to one another. Build out new, build the transit, let developers pay for the services required. They will end up with a profit considering 4-6 units on one parcel. The city will be happy to have more civic addresses and bring in more city taxes. LEAVE the established neighborhoods as they are, no re-zoning in existing developed neighborhoods.



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First name [required]                      Dave  
Last name [required]                      Simpson

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 18, 2024

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



[required] - max 75 characters

Rezoning

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

In opposition

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

The proposed blanket rezoning is not not wise, wanted by property owners and tax paying citizens and should not be approved. Both myself and many of my neighbours are opposed to this. I hope council will listen and not approve.



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

Date of meeting [required]

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

**Public Submission**

CC 968 (R2023-10)



[required] - max 75 characters

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

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

In opposition

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

Please my attached submission.  
I am opposed to the blanket rezoning of calgary's landbase.

## Submission for Public hearing of April 22, 2024 on proposed blanket rezoning

I am in opposition to the City of Calgary's proposed housing strategy of blanket rezoning to new land base parcels. I understand this is only a portion of the "Home is Here" housing strategy.

I am not opposed to a strategy for housing densification in the City of Calgary (City). I believe we should work on a more measured community focused approach, such as in the Local Area Plans (LAP). Specifications on parking, landscaping, height, etc can be added to the existing LAP's. I understand from the City's website, that all communities will complete a LAP. In conjunction with this, the city administration should be encouraged to streamline the rezoning process, as this seems to be the main problem point in the current densification process.

I also do not understand why the City did not take a more measured approach to rezoning and only step up one level, ie R-C1 to R-C2.

Information posted on the City's website suggests that adding new homes improves affordability. As suggested in the research posted, this affordability increase results from a 'migration chain mechanism', whereby housing built in higher and middle income neighborhoods eventually makes more housing available and affordable in middle and low income neighborhoods. However, this chain can be broken by several things which are in play in the City of Calgary:

1. Seniors do not want to leave their single family homes.
2. Young people cannot afford to save up for a down payment.
3. Young people living in their parent's house move out to purchase/rent a new house, but the parents remain in their house and it does not become available.
4. New condo's used as second homes by persons outside the city.
5. A house is filled by a family from outside the city.

Therefore, I believe the statement about affordability will vary with the above criteria and should not be stated as fact. It can also be noted that there is no mention of blanket rezoning in any of the posted articles.

I could not find any references to blanket rezoning that says it is a proven option. I cannot support an experiment in these unstable economic times.

Other downsides to blanket rezoning are mentioned here:

1. Lack of available parking.
2. Loss of freedom of choice to live in the neighborhood you have already chosen.
3. Uncertainty as to how your neighborhood will change.
4. Loss of the tree canopy which negates the proposed housing strategy's climate change goals.
5. Negative impact on community infrastructure with increase in housing structures.

In conclusion, I cannot support the blanket rezoning proposed by the City of Calgary in their new housing strategy.

Barbara McAuliffe



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First name [required]

Last name [required]

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

Date of meeting [required]

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Calgary housing strategy. Mass zoning change.

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

In opposition

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



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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Mark

Last name [required]                      Stobart

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket reasoning of city neighborhoods

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

In opposition

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

This proposal is being rushed through simply to qualify for the federal "bribe" money being offered by our corrupt federal government. Blanket rezoning in areas currently zoned for single family housing will not solve the housing crisis as many of these rezoned areas will not have new housing priced at a level affordable to many who are struggling to find accommodations. Parking in these rezoned areas would become unmanageable. Not to mention the fact that the property values of many peoples most valuable asset will be negatively impacted.



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I have read and understand the above statement.

First name [required] Sandy

Last name [required] Stobart

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

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

In opposition

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

I am vehemently against the blanket rezoning. It shows a total lack of common sense and ingenuity in creating homes for those that need it most and in my opinion could devastate many communities. This decision is being rushed and the councillors in favour of it, I believe are ignoring the requests of their constituents who are against it. Blanket rezoning will create parking and traffic nightmares and will not provide the affordable housing for the people that need it most. It will negatively impact many property values, which has a snowball effect in creating other problems. This could be retirees who are suddenly left without enough money for long term care as an example. Please do not rush this simply for bribe money from the federal government!



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I have read and understand the above statement.

First name [required]                      David

Last name [required]                      Lindsay

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 16, 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

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

Your home represents one of the biggest and most important materialistic investments in your life. Numerous factors contribute to the decision of where to buy your home. Quality of life (QOL) becomes a major factor. City bylaws affect QOL decisions. For the City to come in retroactively and change the bylaws in a manner that could significantly impact QOL is outrageous and wrong. The blanket reasoning is one of these outrageous and wrong decisions. Let the citizens of Calgary vote on something this consequential. Don't let 14 councillors make the decision on behalf of 1.5 million people.



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I have read and understand the above statement.

First name [required] Brenna

Last name [required] Rutt

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing of rezoning bylaw

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

In opposition

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

I am against this bylaw for 2 reasons. One is the allowed height of buildings at 11 meters which is 5 storeys high. A building this high affects the residences around it in terms of blocking out much needed sunlight and diminishing property values. Secondly, only .5 parking spots are required. In some neighborhoods where available parking is already scarce this is a real concern.



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I have read and understand the above statement.

First name [required] Julie

Last name [required] Babchyshyn

How do you wish to attend?

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

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

Date of meeting [required] Mar 21, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning allowing multi-unit dwellings on single lots

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

In opposition

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

The knee jerk reaction to solving Calgary's housing shortage CAN NOT be a city-wide blanket rezoning that allows up to 8 row houses on single lots! Please slow down, plan carefully, and assure Calgarians that rezoning will take into account and preserve the unique character of individual neighbourhoods. Existing infrastructure must also be considered, availability of parking, management of garbage bins (3 per unit!!!!), etc.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required]                      Aron

Last name [required]                      Bull

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

The rezoning plan brought forward by council is short sighted and does not take into account the long term negative effects it will have on each community and the costs to those affected directly by the housing crisis. This only opens to the doors to developers increasing their margins, as well as allowing them complete control over how our communities are shaped. Those individuals, and the family's currently affected by the housing crisis will not be able to afford the housing that these developers are providing. Council needs to go to the back drawing board, take time to develop a real plan that addresses rent controls and real affordable housing that has strict oversight by the city and its tax payers. The current plan lacks real thought and is knee jerk reaction to a solution that will add zero benefit. Without real thought put into how this is developed it will not only fail our communities, but it will fail those that desperately need housing.



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I have read and understand the above statement.

First name [required]                      lee

Last name [required]                      brown

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

rezoning for housing

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

In opposition

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

Blanket rezoning... it's not in best interest for all nor right. It's putting folks in a tough position in a quiet neighbourhood to have to worry about what tower of babel is going to be built by them, after buying in that area due to it being a quiet and great area. Having been in all scenarios, living in a new semi detached in an older neighborhood, it was the worst scenario, folks who lived there all their lives, paid taxes, raised families and enjoyed their land and home, then these huge places come in and darken the area towering over everyone. It was not ideal. Though our townhome was new, we were terribly unhappy and were not welcomed there. We moved. High density is not always the answer either, ie, Bridgeland and East Village.... safety from street people etc. Moved away from Bridgeland after all the development took place.... traffic, noise, street people and crime increased. What was once a beautiful area became toxic with extreme traffic and noise, chaos and street people sleeping on the bus bunches and urine smells everywhere!

Developers are not designing sound proof, concrete floors or units designated strictly for families only and or adult only condos. Also lived in high density brand new condo, paid good money only to have to sell a year in due to the family above with many noisy kids, and the folks below with kids, thus proving building, was non sound proof as developer stated, could hear them 24-7 running and using bathroom even! Mentally, this was devastating.

High density housing and approving the destruction of a quiet, neighborhood one house at a time to satisfy the masses is socially and mentally destructive. These are not affordable houses being built but all new are high end. Folks buy in their neighborhood for a reason and it's not for the hope of high density or a massive towering obstruction to be built next to them. It feels as though. The developers build and then sell a home for upwards 700K and more! How is that helping the crises. Its as though the city has forgotten folks who actually have lived in neighborhoods for so many years and have made the City of Calgary what it is. When walking in Bridgeland or downtown or East Village or even in other quadrants, the street people lying dead in the snow or homeless mothers, trying to survive... seems that is the crisis. With an influx of people wanting to move here, now many folks are talking about leaving Calgary for this reason and others.



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I have read and understand the above statement.

First name [required]                      Mary Anne

Last name [required]                      Clarke

How do you wish to attend?              In-person

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

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

Date of meeting [required]              Apr 22, 2024

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



[required] - max 75 characters

April 22, 2024 Notice for a Public Hearing of Council (Rezoning)

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

In opposition

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

I have lived in my current home for >31 years. We chose the subdivision because we liked the low housing density, a school close by and good access to secondary and post-secondary schools and also good access to downtown. Without campaigning on the issue, council is now forcing homeowners/taxpayers to submit to their concept of much greater residential densification and the inherent issues such as: architectural incompatibility with existing homes, no vehicle maximums per street despite as many as eight new dwellings possible, increased fire risk to new and existing dwellings, the City fast tracking building permits without sufficient oversight, new properties not lived in by builder/owners and instead, indiscriminately rented resulting in increased noise and disrespect for neighbours. Instead of blanket increased densification, why can't existing areas in our communities with: duplexes/triplexes etc., multilevel walk-up apartments be redeveloped to create much higher multilevel apartment/condos with underground parking. Many of these areas already exist close to transit and shopping centres now in our communities. This is a considerably more affordable alternative allowing for much more density as well.



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I have read and understand the above statement.

First name [required] PJ

Last name [required] Befus

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Blanket Rezoning of Calgary

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

In opposition

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

WELL DONE! The jokes on us, the constituents of Calgary.

Cute trick, take the blanket rezoning to a vote amongst yourselves as to whether or not this matter will be brought forward in a plebiscite. And of course, it doesn't pass.

Knowing full well that the public consultation will amount to a 100 to 200 folks apposing the blanket zoning at which point you will say that homeowners are not interested and then you move ahead with your plans.

The rezoning of the City of Calgary should never be at the sole discretion of the Mayor and 14 Councillors (15 people to represent approx. 500,000 home-owner's). It appears that what the Mayor wants she gets along with a few miss guided councillors following her. She continues to deal with the City issues with callousness and detachment from reality with no respect for the constituents.

Let's be honest, the only reason this housing matter became an issue in the first place was due to the fact that the Federal Government has refused to reduce the number of immigrants that are allowed into Canada. This of course has led to added pressure for housing in every province. So, naturally to fix their problem they offer Cities large amounts of our money to take out the zoning in their cities to accommodate the need for housing. I'm sure as soon as Mayor Gondek was offered the \$228,000,000 from the Liberal Minister of Housing it was her mandate to obtain the rezoning regardless of what it does to the constituents and our city.

Just curious, if this is approved what would this money be used for? Would we get a refund on our taxes?

Is the City maintaining and updating a complete inventory of all the homes that are currently on the market, being built, proposed through building permits, city land and let's not forget our supposed investments in 17 office building conversions, for the next five years.

As the Mayor refers to these building conversions as our investment, what return should we be expecting on our investment.

Has the City prepared an extensive plan for the entire city of the areas for new developments including private developments or will developments go up were ever with no planning or consideration for the neighbourhoods? I also understand with the new projects the developer does not have to provide parking on their property. This is a must have.

Since the City does not respect the constituents, I am convinced that it won't just be townhouses and row housing but will be expanded to 3 stor



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I have read and understand the above statement.

First name [required]                      Mary

Last name [required]                      Ostrom

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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

**Public Submission**

CC 968 (R2023-10)



[required] - max 75 characters

Public Hearing Meeting of Council, Monday, April 22, 2024 at 9:30 a.m.

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

In opposition

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

The above-noted word document provides my feedback and my reasons for opposing the proposal for blanket rezoning. Please ensure that all councillors and the mayor are informed of my input.

Submission to Public Hearing to be held on April 22, 2024 regarding **BLANKET REZONING**

Please be advised I vehemently **OPPOSE** the proposal of blanket rezoning for the City of Calgary. The reasons are as follows:

- What is proposed is the further encroachment of **Indiscriminate Densification**, that the City of Calgary Planning Department has approved over the last number of years. In the province of Alberta, we have real property rights as governed by provincial legislation. As property owners, we have rights with regard to objecting to any actions that could devalue our properties, and interfere with our “right to quiet enjoyment”. The City of Calgary wants to strip us of our rights and this proposed new bylaw is undemocratic.
- I am not opposed to densification provided that it is carried out in a thoughtful, well-planned manner. Development along busy streets and near LRT stations, with strict guidelines and an objective, detailed analysis of its impact to the community, certainly has merit. What is occurring now, with developers buying single, family homes in the middle of quiet, established communities, is very indicative of the “build anything anywhere” mantra. This is not planning – it is a free for all for developers, where they most certainly benefit from the City’s relaxed approval process. With blanket rezoning it will be even worse!
- The issue of “Affordability” will not be solved by the exponential growth of **Indiscriminate Densification**. An example is the cost of buying or renting a unit, in one of those 10 unit monstrosities taking up 60% of a 50’ x 120’ lot. This is not affordable or below market! The City needs to lobby the federal government for subsidies to build affordable housing on what is now city owned land.  
A good example is Midfield Park. I understand that the city owns 24 acres of land near and on the former, Midfield Park location. It is a prime location for affordable housing, and would accommodate several high rise, concrete apartment buildings. A development like this could provide homes for more than 2000 people.

These are my major points that I want addressed at the public hearing. Please ensure that all of the councillors and the mayor are informed about my feedback.

Thank you.

Mary E. Ostrom



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Shona

Last name [required] Leakos

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Blanket Rezoning Approach

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

In opposition

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

We are very concerned that City Council is rushing Blanket Rezoning, as opposed to using a Strategic Approach.

We acknowledge that there is demand for affordable housing in the city, but with the Blanket Approach being brought forward in January 2024, and being pushed through 4 months later, appears to be an extremely hasty approach.

This matter should be considered as a major campaign issue in the next Civic Election, as opposed to pushing this through so quickly. In our opinion, the citizens of Calgary have had insufficient time to educate ourselves on the long term effects this will have on our city.

We sincerely hope the concerns and comments will be heard by Council on this very important topic.

## THE UNASSAILABLE CASE AGAINST BLANKET REZONING

### Introduction

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

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

### Blanket Rezoning PROs and CONs

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

#### PROs

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

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

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

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

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

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

## CONs

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

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighborhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighborhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.
2. **Environmental, Climate Change and Green Space Concerns:** The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City’s stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.
3. **Negligible Affordability Improvements for Lower Income Households:** While adding more housing units is intended to improve affordability through increased supply, there's no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units that are out of reach for many, particularly in desirable neighborhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.
4. **Strain on Existing Infrastructure and Services:** While the initiative assumes existing infrastructure can support increased density, there could be unforeseen impacts on local services and infrastructure, including roads, schools, parks, and emergency services. Higher density, in areas previously planned for single family, could lead to congestion, overburdened public amenities, and a need for significant upgrades to infrastructure, which might not have been adequately anticipated or budgeted for. In this respect a more thorough analysis of these issues is warranted prior to the wholesale application of blanket rezoning.

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

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

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

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

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

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

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

## The Creation of a Perpetually Affordable Housing Supply

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

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

## Land Cost – A Barrier to Affordability

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

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

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

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

## City Land Supply – A Lost Opportunity

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

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

## The Proposition – A Mechanism to Achieve Perpetual Affordability

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

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

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

## Summary and Recommendations

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

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

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

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

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

### Authors:

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

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



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I have read and understand the above statement.

First name [required]                      Shane

Last name [required]                      Zbrodoff

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing Strategy - Citywide Rezoning

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

In opposition

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

After attending an open house information session on rezoning, I oppose this proposal. Although many opposing voices raise general above-the-ground concerns regarding parking, congestion, aesthetics and a possible decrease in property value, additional perspectives exist, including the readiness of below-ground utility infrastructure, which varies across the city. In this case, an expedited, blanket application will cost the City and residents much more when issues arise related to inadequate storm sewage, sewage, electrical and telecom infrastructure. . Using the current approval models, there is current consideration and more time given to consider factors; however, mistakes in areas such as community sewage lift capacity, water supply and filtration, and storm sewer variance will increase overall city costs. For example, densification in areas where current lead pipes exist in a community will cause the city to replace this infrastructure much faster, resulting in higher costs and inconvenience to residents. Or, as a second example, higher City costs and inconveniences will occur from adding quickly needed additional sewage lift capacity, which is over and above originally planned capacities.



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First name [required] Brian

Last name [required] Sloof

How do you wish to attend?

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**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Home is Here, The City of Calgary's Housing Strategy 2024 - 2030. I am oppo

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

In opposition

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

Home is Here, The City of Calgary's Housing Strategy 2024 - 2030. I am opposed to the proposed the city wide rezoning to a base residential district, or zone, the R-CG district.



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First name [required] Allison

Last name [required] Sloof

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Home is here, The City of Calgary's housing strategy 2024 - 2030

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I have read and understand the above statement.

First name [required]                      Suzanne

Last name [required]                      Tough

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

Date of meeting [required]                      Apr 22, 2024

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[required] - max 75 characters

Blanket Upzoning to R-CG

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

In opposition

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

Please find attached documents that evaluate evidence related to the blanket upzoning to R-CG

## Overview of Evidence for Universal Up-Zoning

Prepared by  
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### Executive Summary

Calgary faces challenges related to insufficient market value and below market value (affordable) housing. Policy benefits from assessment of evidence and evaluation of available data to reduce bias in decision making and increase the likelihood of achieving the desired outcomes. WHO and the UN have evaluated evidence and developed guidelines to densify cities and encourage sustainability<sup>23</sup>.

To address the housing challenge the 'Home is Here- City of Calgary Housing Strategy 2024-2030' recommended the elimination of historic zoning practices (eg. R-1 single family detached, R2 duplex, infill, single family with secondary suites) that limited the density of homes on a parcel of land. The 'Home is Here' report recommends blanket upzoning (Objective 1.C.4) that would increase densification across the city to 'R-CG<sup>4</sup>' to allow up to 8 units on a 50\*120ft lot with 0.5 parking stalls per unit. [This report addresses the quality of the evidence for the recommendation for blanket R-CG zoning](#). Based on case studies noted on the City of Calgary website, a relevant study in Auckland NZ, and a brief literature review, [there is a lack of evidence for blanket upzoning to R-CG<sup>5</sup>](#).

Promising evidence and guideline, exists for development of high density compact cities where citizens have proximate access to activity centres, services (eg. child care) and transit, and are pedestrian/ cycle friendly<sup>67</sup>. Current evidence on benefits of city wide implementation of blanket upzoning to the equivalent of R-CG<sup>8</sup> is lacking. Strategies for below market/affordable housing require targeted approaches.

### Background

The city of Calgary is experiencing a shortage of market value and below market value (affordable) housing. It is estimated that 84,600 households in Calgary have unmet housing needs. The City estimates 17-18% of households are in need of below market/affordable housing options, a proportion that has been stable over time<sup>9</sup>. Strategies to address housing are vital to the economic and social prosperity of the city.

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<sup>1</sup>As a MaxBell Foundation/Burns Memorial Fund Policy Fellow, I have investigated strategies to make neighborhoods more supportive to citizens- this work is mobilized under a Natural Supports Steering Committee and can be found at <https://connectionsfirst.ca>. The City of Calgary convened a number of organizations with the goal of improving neighborhood well-being to reduce the influence of adversity on vulnerable people.

<sup>2</sup> See WHO Global report on urban health <https://apps.who.int/iris/handle/10665/204715> and related material

<sup>3</sup> [www.thelancet.com/lancetgh](http://www.thelancet.com/lancetgh) Vol10 June 2022

<sup>4</sup> R-CG uses include single and semi-detached home, rowhouses, secondary and backyard suites. Maximum height 11 metres, maximum land coverage 60%, 4 housing units with 1 secondary suite each, 0.5 parking stalls per unit. In theory this would transition a single family housing lot to a maximum of 8 independent housing units. No details as to the location of such a build within a neighborhood are evident.

<sup>5</sup> This review is based on the evidence described, and does not claim to reflect the body of literature on urban planning

<sup>6</sup> See WHO Global report on urban health <https://apps.who.int/iris/handle/10665/204715> and related material

<sup>7</sup> [www.thelancet.com/lancetgh](http://www.thelancet.com/lancetgh) Vol10 June 2022

<sup>8</sup> R-CG uses include single and semi-detached home, rowhouses, secondary and backyard suites. Maximum height 11 metres, maximum land coverage 60%, 4 housing units with 1 secondary suite each, 0.5 parking stalls per unit. In theory this would transition a single family housing lot to a maximum of 8 independent housing units. No details as to the location of such a build within a neighborhood are evident.

<sup>9</sup> Home is Here: The City of Calgary's Housing Strategy 2024-2030 Approved by City Council 2023 September 16

WHO 2021 (series of reports on urban health) and the United Nations (Sustainable Development Goals) <sup>1011</sup> have developed guidelines to make cities sustainable in the midst of challenges associated with housing insufficiency, climate change, and non-communicable diseases (eg. obesity). These guidelines highlight the need to develop high density compact cities where citizens have proximate access to services and transit, and are pedestrian/ cycle friendly. Residential density is encouraged within proximity to resources such as ‘activity centres’ and transit stations.

The City of Calgary Planning division has invested significant time and energy in the development of Local Area Plans (LAP). Local Area Plans include strategies to address the need for densification while balancing citizen preferences. For example, building forms that include secondary suites, lane way housing, and semi-detached homes have been enabled in areas previously zoned exclusively for single family homes. Building forms containing three or more homes are feasible on parcels with rear lanes, on corner lots, and in areas with close access to green space and transit<sup>12</sup>. This strategy to increase density is referred to as ‘upzoning’. Higher density (upzoning) solutions were included in LAP’s in ways that aligned with the WHO/UN guidelines.

Recognizing the need to address housing affordability, the Housing Affordability Task Force (HATF) was established<sup>13</sup>. Members of the task force included those with experience in the homelessness sector, vulnerable populations and social services<sup>14</sup>. The mandate included providing recommendations for increased availability of below market/affordable housing, and addressing the needs of the most vulnerable citizens. This is sometimes referred to as ‘inclusionary zoning’. The Task Force did not include BILD (Canadian Home Builders Association/Urban Development Institute), the Calgary Real Estate Board, or researchers with expertise in urban planning, built environment, climate and injury.

The recommendations from the HATF were included in the ‘Home is Here- City of Calgary Housing Strategy 2024-2030’. Some of the recommendations in ‘Home is Here’ include revocation of recently approved LAP’s. In particular, HAFT recommends global ‘upzoning’ such that the base residential district in Calgary is R-CG<sup>15</sup> (enable up to 8 units on a 50\*120ft lot with 0.5 parking stalls per unit). If approved, public input would no longer be required on height, mass and setback for this dimension of structure.

## Objective

Appreciating the need to address issues associated with insufficient housing in Calgary, combined with the discounting of the work of the LAP, the [objective of this work was to understand the empirical literature informing Objective 1.C.4. in “ Home is Here: City of Calgary Housing Strategy “](#)

*Objective 1.C.4. Prepare the necessary bylaws to immediately: make the base residential district Rowhouse Ground Oriented (R-CG) with guidance for single, semi-detached, row and townhouse a single land use district (HATF). Enable secondary suites and backyard suites on one parcel of land. Eliminate parking requirements for backyard suites.*

<sup>10</sup> See WHO Global report on urban health <https://apps.who.int/iris/handle/10665/204715> and related material

<sup>11</sup> [www.thelancet.com/lancetgh Vol10](http://www.thelancet.com/lancetgh Vol10) June 2022

<sup>12</sup> Heritage Communities Local Area Plan City of Calgary Bylaw 32P2023 Approved by City Council 2023 September 19

<sup>13</sup> Home is Here: The City of Calgary’s Housing Strategy 2024-2030 Approved by City Council 2023 September 16

<sup>14</sup> Housing and Affordability Task Force Terms of Reference, Housing and Affordability Task Force Recommendations C2023-0415 Attachment 2 ICS: Unrestricted and Appendix 1

<sup>15</sup> R-CG uses include single and semi-detached home, rowhouses, secondary and backyard suites. Maximum height 11 metres, maximum land coverage 60%, 4 housing units with 1 secondary suite each, 0.5 parking stalls per unit. In theory this would transition a single family housing lot to a maximum of 8 independent housing units. No details as to the location of such a build within a neighborhood are evident.

## Method

Three approaches to evaluate Objective 1.C.4. from the ‘Home is Here’ strategy were undertaken.

1. Review of the ‘Home is Here- City of Calgary Housing Strategy 2024-2030’ and related material on the City of Calgary website.
2. Participation in the March 13, 2024 ‘Rezoning for Housing’ Information session at the Carriage House Inn to seek clarification and new knowledge.
3. Review of peer reviewed literature on blanket upzoning as relates to Auckland, New Zealand.

## Results

### 1. Evidence Review

In the online review of the “ Home is Here: City of Calgary Housing Strategy “ 3 individual pieces of evidence are referred to (no systematic reviews or meta analysis). The web site suggests that 5 pieces are used, however, the 3 US references are based on the same data from the same author and reflect a report/working document, a media clip and newsletter. These articles focus on outcomes associated with infill development and gentrification and the consequent ‘moving chains’ in Finland, Sweden and Chicago.

Key points of the articles are highlighted below.

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

For these reasons, the Municipal Development Plan (MDP), the Calgary Climate Strategy, and the Climate Implementation Plan encourage that more housing be developed in existing neighbourhoods.

#### Examples of rezoning around the world

Take a look at these case studies on the effects of rezoning on housing supply from around the world:

-  [USA: Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas](#)
-  [USA: The Effect of New Market-Rate Housing Construction on the Low Income Housing Market](#)
-  [USA: Market-Rate Development and Neighborhood Rents with Evan Mast](#)
-  [Finland: City-wide effects of new housing supply: Evidence from moving chains](#)
-  [Sweden: Does new housing for the rich benefit the poor? On trickle-down effects of new homes](#)

*City-wide effects of new housing supply: evidence from moving chains by Bratu et al.*<sup>16</sup> concludes that the development of high cost market rate homes creates a moving chain where by people move up as vacancies occur. In Helsinki Finland, of the 585,000 housing units, 45% are rental. Overall, 18% of total housing stock is rent controlled social housing. In comparison, in 2021 there were 531,062 private dwellings in Calgary (City of Calgary population profile), of which Calgary Housing Company (the largest operator of social housing), managed 10,000 housing units (<2% of housing). The differences in municipal government, culture and housing structure between Helsinki and Calgary limit the generalizability of the Bratu et al. findings, and do not address blanket rezoning.

*Does new housing for the rich benefit the poor? On trickle down effects of new homes. Kindstrom et al.*<sup>17</sup> Kindstrom concludes that in areas with high construction rates every income group gets access to newer housing and house spacing. The data suggests that new homes trickle down to the poor. In Sweden, rents are regulated below market value, there are extensive housing allowances for low-income citizens, and 50% of rental apartments are owned by the municipality. Low-income citizens routinely access new homes. The differences in municipal housing policy between Sweden and Calgary limit the generalizability of the findings, and the issue of blanket rezoning is not addressed.

<sup>16</sup> City-wide effects of new housing supply; Evidence from moving chains. Bratu C, Harjunen O, Saarimaa T. VATT Institute of Economic Research. VATT Working Paper 146.

<sup>17</sup> Does new housing for the rich benefit the poor? On trickle-down effects of new homes. Kindstrom G, Lian C-Y. May 28, 2023.

*Supply Shock versus Demand Shock: The local effects of new housing in low income areas. Asquith B, Mast E<sup>18</sup>.* This article focuses on market rate housing built in low income areas, and the gentrification of low income neighborhoods. The authors conclude that new market rate housing improves local affordability, and much of the new construction in low-income neighborhoods occurs in locations that are already changing/gentrifying. The US nature of this Chicago based data set, combine with different tax structures, and social service resources (e.g. public health care) limits generalizability to Calgary AB.

*In summary, the information available on the City of Calgary website does not align with standardized approaches to the gathering, collating and synthesizing of best possible evidence<sup>19</sup>. The findings from the working papers can not be generalized to the Calgary context because of fundamental differences in cultural values and municipal structures. None of the articles provided evidence that could be linked to the recommendations for blanket rezoning in the 'Home is Here: City of Calgary Housing Strategy'.*

## 2. 'Rezoning for Housing' Information session at the Carriage House Inn, March 13, 2024

This public event enabled discussion with City of Calgary planning experts to better understand the new policy recommendations. Three City of Calgary employees were engaged in conversation. Each individual was a content expert, well prepared to address questions and concerns. *This was an excellent event.* Materials were provided to understand the content of the diverse zoning recommendation.

In conversation<sup>20</sup> it was suggested that

- a) The upzoning approach was derived from work undertaken in Auckland, New Zealand.
- b) City Planning would still require a development permit and 'neighborhood fit' would be considered in approving development.
- c) Development would be primarily market driven.
- d) Separate strategies for non-market/affordable housing were underway, including those within the downtown core.
- e) Development would be expedited with upzoning to R-CG.

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<sup>18</sup> Supply Shock versus Demand Shock: The local effects of new housing in low income areas. Asquith B, Mast E. UpJohn Institute for Employment Research, December 2019. Working paper 19-316

<sup>19</sup> Evidence synthesis strategies can be found in systematic reviews and meta analysis and are typically published in the peer reviewed literature. <https://canberra.libguides.com/c.php?g=599346&p=4149721>, <https://bestpractice.bmj.com/info/toolkit/discuss-ebm/what-is-the-best-evidence-and-how-to-find-it/>

<sup>20</sup> Information was obtained from 3 City of Calgary employees, names withheld, who were approachable, precise, and transparent in addressing issues and concerns.

### 3. Review of the Literature on Auckland, New Zealand

A search of the peer reviewed literature on upzoning in Auckland NZ identified a number of articles, each of which included substantial literature reviews of densification initiatives in high income countries (Greenaway-McGrevy et al.<sup>21</sup>, Cheung et al<sup>22</sup>, Murray et al<sup>23</sup>).

New Zealand has experienced persistent housing shortages and the highest homelessness rate per capita of any OECD country. To address this, Auckland upzoned 75% of its residential land to encourage construction of more intensive housing. This resulted in an increase in housing permits in the urban core, and increased land prices (Greenaway-McGrevy et al). Middle-income neighborhoods appreciated more from upzoning. Authors note that addressing the needs of non-market value/affordable housing is an issue independent of zoning and requires specific interventions (Murray et al). Of relevance to Calgary, in the Auckland strategy, *lower and middle- income neighborhoods were upzoned and higher income single home neighborhoods maintained their low density zoning*<sup>24</sup> (Cheung et al.). *There remains ongoing evaluation and debate about upzoning and its influence on housing construction.*

*In summary, evidence from Auckland would suggest that upzoning in low and middle- income neighborhoods may relieve pressure on housing supply. Encouraging density near transit, retail and activity centres is a frequent and promising practice to increase densification. Given the exemption of many high income neighborhood that were close to city centre from the upzoning initiative the evidence supporting blanket R-CG rezoning is lacking.*

***Access to market value housing and below market housing are critical to quality of life, and the economic prosperity of an urban centre. Insufficient housing of both types challenge Calgary. Delivery of below market rate/affordable housing requires strategic investment to enable home rental and ownership for low income/vulnerable citizens. Evidence and guidelines from WHO/UN support residential densification near transit, retail and activity centres to address housing insufficiency, climate change, and non-communicable diseases (eg. obesity). Many Local Area Plans address densification and align with WHO/UN guidelines. Evidence suggests that increasing density in low and middle- income neighborhoods increases supply of housing. Current evidence on benefits of city wide implementation of blanket upzoning to the equivalent of R-CG<sup>25</sup> is lacking.***

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<sup>21</sup> The impact of upzoning on housing construction in Auckland; Greenaway-McGrevy R, Phillips PCB. Journal of Urban Economics 136 (2023)103555 <https://doi.org/10.1016/j.jue.2023.103555>

<sup>22</sup> The heterogeneous impacts of widespread upzoning: Lessons from Auckland, New Zealand. Cheung KS, Monkkonen P, Yim Yiu C. Urban Studies Journal Limited 2023 DOI: 10.1177/00420980231190281

<sup>23</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 <https://doi.org/10.1080/08111146.2022.2124966>

<sup>24</sup> The heterogeneous impacts of widespread upzoning: Lessons from Auckland, New Zealand. Cheung KS, Monkkonen P, Yim Yiu C. Urban Studies Journal Limited 2023 DOI: 10.1177/00420980231190281

<sup>25</sup> R-CG uses include single and semi-detached home, rowhouses, secondary and backyard suites. Maximum height 11 metres, maximum land coverage 60%, 4 housing units with 1 secondary suite each, 0.5 parking stalls per unit. In theory this would transition a single family housing lot to a maximum of 8 independent housing units. No details as to the location of such a build within a neighborhood are evident.

## Calgary Housing Task Force

Following a public application process that began in August 2022, The City of Calgary selected the following individuals to the Housing and Affordability Task Force:

- Swati Dhingra- Economist London School of Economics
- Teresa Goldstein- Affordable Housing City of Calgary, Canada Lands
- Alison Grittner- Faculty of Social Work- Spatial Justice Supportive Housing
- Jim Gordon- Calgary Planning Commission Ronmor Developers
- Patricia Jones- CEO Calgary Homeless Foundation/Catholic Social Services
- Maya Kambeitz- Norfolk Housing Association- affordable housing
- Gerrad Oishi- Habitat for Humanity
- Minori Olguin- Trellis Society
- Morgan Parker- AHS Inclusive Communities
- Kevin Webb- Calgary Drop In Centre- homeless

In addition, the Task Force also had membership from the following members of City of Calgary Administration:

- Jeff Chase (Director, Partnerships)
- Debra Hamilton (Director, Community Planning)
- Melanie Hulsker (Director, Community Strategies)
- Josh White (Director, City and Regional Planning)
- Tim Ward (Manager, Housing Solutions), Chair

## Academic Summary of Task Force Members- Google Scholar



**Swati Dhingra**

Associate Professor, [London School of Economics](#)  
Verified email at lse.ac.uk - [Homepage](#)

[International Economics](#) [Industrial Organization](#) [Development Economics](#)

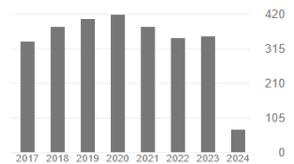


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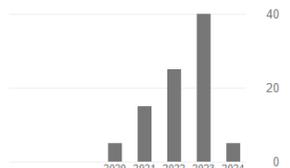
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TITLE	CITED BY	YEAR
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## Academic Qualifications of Key Reference for Home is Here Strategy

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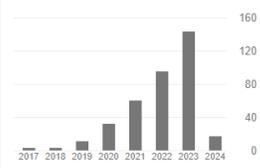
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## Academic Qualifications of local experts in Built Environment, Social Inequity, and Urban Planning

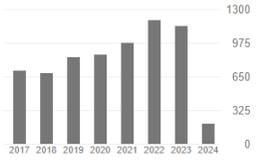
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Professor, University of Calgary
-  **Koichiro OKA**



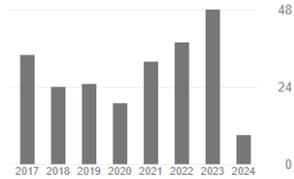
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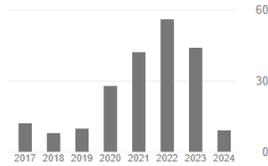
**noel keough**

Associate professor of sustainable design  
Verified email at ucalgary.ca  
sustainability theory and pr...

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h-index	7	6
i10-index	5	4



TITLE	CITED BY	YEAR
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Based on funding mandates



**Lindsay McLaren**

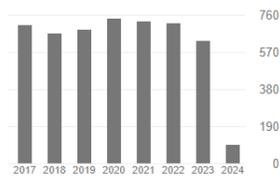
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i10-index	83	57



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9 articles	47 articles
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I have read and understand the above statement.

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First name [required] Sally

Last name [required] Canuel

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

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

In opposition

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

I am opposed to blanket rezoning in the city of Calgary. Brentwood, where I have lived for the past 32 years, has already experienced significant densification with the number of Apartments and townhouses in the area. I believe the City should honor Community input when Developers want to build multiplex units. It will significantly impact our neighbourhood, and to not give us any input is unfair. I understand the money that the Federal Government is offering is substantial, but Mayor Gondek and the Council Members are to be representatives for their Constituents. There is so much opposition to this proposal and it is being ignored and pushed through. There was no Community Representation in the Research Group that studied this idea of Blanket Rezoning. That is not a complete focus group. This is a very drastic change to the City and I feel a plebescite is warranted, whether the Council Members who want the Blanket Rezoning agree with this or not. Multiplex Units with no greenspace, lots stripped of trees to fit a bigger footprint of building, an infrastructure that will not possibly keep up once the neighborhoods turn over to younger families, schools pushed beyond capacity, increase of traffic/parking concerns are just a few of the negative impacts that will arise. When we bought into Brentwood, I was a stay at home Mom and we scrimped and saved to make it work as it was a neighborhood we really wanted to be in. It feels complete unfair that we are being persecuted under the premise that it will bring more affordable housing. That is so misleading. It will not make our neighborhood affordable. I am frustrated that our very real concerns are not even considered. I would appreciate if the Council would just put the brakes on and continue to allow input from the Community on anything larger than Duplexes being built.



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I have read and understand the above statement.

First name [required]                      Sandy  
Last name [required]                      O'Connor

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



## Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing

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

In opposition

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

I am opposed to blanket rezoning. I am asking Council to instead support rezoning through a thoughtful planning process, not through blanket rezoning. As someone said to me this week – this is a battle of right vs. right. I agree. Let's look at all the rights:

1. There is an affordable housing crisis that needs to be solved.
2. Solving this will likely require some form of rezoning.
3. Existing homeowners have invested financially and emotionally in their homes and their communities. This is the biggest investments of their lives, and they deserve a say in how their communities and investments evolve.

What is wrong:

1. The perception that there is one study that proves blanket rezoning works. There is as much data that shows it doesn't. I have attached just one example here. <https://vancouversun.com/opinion/columnists/douglas-todd-famous-new-zealand-study-may-not-actually-show-mass-upzoning-works>.
2. Blanket rezoning throws away many decades of careful community planning and puts development in the hands of profit driven developers.
3. Ignoring the fact that not all neighborhoods will be impacted equally. Inner city neighborhoods will be hit the hardest. Developers will move in to buy lots and build more units of unaffordable housing on the same size lots.
4. There are no hard data on how our property values will change, nor what developers will do under a blanket rezoning approach. It is a lot of "we think" and "we don't know" from the City planners when asked.

All Calgarians deserve to be heard. Basing blanket rezoning on a survey response of 500 people in the 2023 Perspectives on Calgary Survey: Housing Affordability and Affordable Housing is wrong. Firstly, that survey asked if you supported building more housing across the City. It did not ask if you supported blanket rezoning. Secondly, 83% of the 500 people surveyed is less than 0.05% of the overall population. This is not a representative sample of the population yet seems to be viewed as providing the license to proceed.

What is the best right answer, the one that fixes the wrongs, and is right for all? I believe the right answer is the Local Area Planning (LAP) process – where people have a say in their community and how it evolves. If the LAP process is not moving fast enough, then start building first in those areas such as transit corridors, while the LAP process is completed.

I believe I live in a great city where we can rise above the "easy but wro



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I have read and understand the above statement.

First name [required] Harpreet

Last name [required] Johal

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing meeting of Council

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

In opposition

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

Rezoning in every community will lead to more traffic and less safety in the communities. It will also affect the beauty of upscale neighborhood and substantially decrease the value of the house. If it is required then it can be done in inner city or where there are lots of rentals but obviously not in the neighborhood where people live because of peace and quietness of the neighbourhood.



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I have read and understand the above statement.

First name [required] Karen

Last name [required] Lusty

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing on land use designation amendment

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

In opposition

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

We bought our property (largest asset we will ever own) carefully considering the neighborhood and amenities. This home directly affects our health, lifestyle, purpose ("your postal code affects your health as much as any other factor"). Your plan will turn our quiet family oriented street into a parking lot with overcrowding, traffic and noise issues, ruination of sight lines, and increased pressure for local resources such as places in local schools. It is already being proposed with a 12 plex being suggested for a RC-1 lot. Not in keeping with our values, desires, hopes for the future of aging in place in this community.

We should have a say in this. It is going to possibly force us to move at a financial loss and loss of our child's family home. The only way she can possibly afford a home in Calgary now is to inherit this house, and with the changes being suggested the value and desirability of this home plummet.

This is a bad deal for supposedly valued Calgary homeowners. And it strongly appears that it is a cash grab to get more developer money, more taxes. Calgary is quickly becoming a less desirable place to live.

My family strongly opposes this change in zoning. Respect the current Calgary homeowners. Affordable housing is a totally separate topic that should not come at the detriment of current owners.

Thank you



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I have read and understand the above statement.

First name [required] Donald

Last name [required] Hatch

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council Rezoning Agenda item

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

In opposition

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

I am strongly opposed to the blanket rezoning proposal. I have lived in Calgary for over 70 years and for most of that time have been a taxpayer. I have always been a keen supporter of the city and have been proud to live here. I now, sadly, feel betrayed by my own city. I feel that it is unconscionable for my city to propose a rezoning that could result in a structure holding eight dwelling places being constructed next door to my home without me having an opportunity to comment. Our homes are not only our most significant asset but also our places of comfort, relaxation and refuge. To think that our own city administration would show so little concern for it's own citizens and taxpayers is appalling.



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I have read and understand the above statement.

First name [required] Ashley

Last name [required] Flynn

How do you wish to attend?

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

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

Date of meeting [required] Mar 15, 2024

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



[required] - max 75 characters

Rezoning residential neighbourhoods

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

In opposition

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

Where are these people going to park? There are no day care spots as it is. What about the privacy I lose with these towering over my home? I want a plebiscite



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I have read and understand the above statement.

First name [required]                      Tricia

Last name [required]                      Rolfe

How do you wish to attend?

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

Date of meeting [required]                      Mar 19, 2024

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



[required] - max 75 characters

Proposed Blanket Zoning

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

Neither

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

Please accept this as feedback regarding the Blanket Zoning changes. If I selected the wrong council date for this to be read at, can you please adjust it to the proper date? I would just like my voice to be heard.

March 17, 2024

Re: Blanket Zoning Changes by the City of Calgary

Please strongly consider making some micro changes to the blanket zoning. The current proposal is very drastic and leaves very little room for error. However there are some micro changes that will allow for more development while taking into consideration the voices of Calgarians and developers.

#### H-GO Zoning

This zoning is a good idea to have around the C-Train line. It also justifies the decision for condos to not offer enough parking per unit because the idea is they would be utilizing the transit system. Currently the proposal is for 45<sup>th</sup> Street SW from Bow Trail to Richmond Rd to all be zoned H-GO and along 26<sup>th</sup> Avenue SW. Moving into Glendale and Glenbrook is too far away from the C-Train and in effect goes against the intent of H-GO. Please make the micro change and leave lots along 45<sup>th</sup> Street SW in Glendale and Glenbrook to be changed to RC-G zoning only.

#### Parking

The City appears to acknowledge that parking will be an issue and they are prepared by stating they will create permit parking. This is concerning. For any condos, 4 plex or higher, please create a zoning that they require a minimum of 1 parking stall per unit. The exception would be if the condo/4-plex/multi-family dwelling were within 0 – 10 blocks of a C-Train. This would allow developers to develop condos along the C-Train and maximize the density along it. Many residents are most concerned about the parking issues. If the City would do this micro change and force developers to have 1 parking space per unit (with the exception along the C-Train) you probably wouldn't have as opposition to the City's desire to densify. Considering this program appears to be absolutely favouring developers at the expense of current homeowners, I feel this is the very least the City could do to find a balance between Calgarians' concerns and the desires of developers.

#### Development Permits

When these are issued please take into consideration the neighborhood they are building in. There are so many cute neighborhoods in Calgary with character because all the houses are different. A lot of inner city residents do not want to live in cookie cutter communities. Please take this into consideration when issuing development permits. Community Associations did a fantastic job of this and they should still have a say in whether or not to endorse development permits in their areas.

#### Water

I was asking someone the other day why we have such large front lawns and they mentioned that it was due to the amount of rainwater the City needs. I haven't had time to look into this however I am assuming the city has and that all this development will not be affecting our water supply or future water supply.

Thank you

Tricia Rolfe



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I have read and understand the above statement.

First name [required] Casey

Last name [required] Duthie

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

Date of meeting [required] Mar 15, 2024

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



[required] - max 75 characters

Rezoning of residential area

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

In opposition

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

I am in opposition of large multi family dwellings in residential communities due to:  
-My property taxes in increasing  
-Creating parking issues in the area (possibility of needing paid parking or permit)  
-Decreases in property values  
-Blockage of sunlight to my yard/garden/house  
-Unsightly  
-Lower income housing linked to increases in crime  
-These large dwellings have less green space and take away from the natural landscape that our neighborhood provides to wildlife in the area.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Tiberiu

Last name [required] Marcus

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Citywide rezoning

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

In opposition

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

We strongly oppose city wide rezoning. No blanket rezoning! Period. Please.



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First name [required]                      Cho

Last name [required]                      Kong

How do you wish to attend?

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

Date of meeting [required]                      Apr 15, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing Public Hearing

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

In opposition

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

Current rezoning plans aim to increase the density of the city. This is not a sensible solution in long term. The current housing problem is not due to a lack of space to build new houses. Calgary has room inside the city limits to develop and expand the city, making it unnecessary to rezone. Rezoning will not provide any affordability for housing either as the cost of building already went up. Additionally, as population density increases the demand for more infrastructure such as school and public service amenities will increase as well. Is there space to afford schools and public services to effectively meet demands of communities if they are rezoned? Also, since current public transportation such as the C-train line is limited, the burden will fall on communities close to the train stations, which is unfair to residents. The rezoning will have a dramatic impact on the community environment due to reduced setbacks, overshadowing, and overlooking. It reduces the urban tree canopy and creates a higher amount of impervious surfaces, increasing storm water runoff. Another concern is the storage of garbage, compost, and recycling bins. The Housing and Affordability Task Force adopted by the Council in September recommends the elimination of all minimum parking requirements for residential developments. This is unrealistic. These communities will transform into a mess with a jagged facades and a lack of public area, school and etc.

Instead of increasing the density of already existing communities, expand the city and public transportation. Make the city bigger and commutable. Streamline the building permit process so that new houses in new communities can be built. Prioritize finishing the green C-train expansion and build more lines further. Offer more affordable housing to the low income population.



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First name [required] Dong

Last name [required] Lee

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

Date of meeting [required] Apr 15, 2024

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



[required] - max 75 characters

Rezoning for Housing PUBlic Hearing

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

In opposition

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I have read and understand the above statement.

First name [required]                      Lori

Last name [required]                      Paine

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Did not find Council Mtg Agenda for April 22. Item: City Wide Zoning (R-CG)

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

In opposition

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

**R-CG City Wide Zoning is a major decision that will have significant impact on our city and communities moving forward. A decision of this magnitude cannot be rushed at the expense of due diligence.**

It is my understanding that The City Planning Department and Council, either together or independently, have not communicated openly and effectively with Calgarians nor done meaningful engagement with citizens to collect their feedback and input regarding this city wide zoning proposal. What little engagement that has occurred to date has involved telling people what “will happen”. Most Calgarians do not understand what R-CG is or what it means for existing neighborhoods. This is just beginning to happen now.

If this is indeed the right decision for our city, citizens need to understand what is being proposed including the pros and cons, risks and benefits to them personally and their neighbourhoods, not just the not just as it relates to affordable housing. Rushing this type of decision will only cause problems down the road and potential unintended consequences. What about parking, traffic overload and property values: is there any risk (or guarantees) to existing neighbourhoods on any of these fronts? Due diligence, open and respectful discussion and communication is vital so that everyone has a clear understanding as to what this means to our city and citizens who call Calgary home. Appropriate time and discussion (in good faith) cannot be rushed on such an important issue.

**More time, community engagement and a plebiscite needs to be held so that Calgarians can have a say in this City Wide Zoning change and impact on our city’s and citizens’ future. A vote in April is not appropriate.**

Thank you for your support and resulting actions.

Jon & Lori Paine  
Varsity Village



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I have read and understand the above statement.

First name [required]                      Dustin

Last name [required]                      Collister

How do you wish to attend?              In-person

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

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

Date of meeting [required]              Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of Community for Multi Family in Lieu of Single Family Homes

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

In opposition

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

Our constituents have serious concerns about how this new designation and rezoning of our community would affect the quality of life and outcomes for our families. We believe there will be significant issues with this process and it will fail to alleviate, or even increase, the issues it is trying to resolve. I am happy to discuss this in person and I have the full support of our Community Association Board with regard this request. To be clear I have been a part of many large and small multi family and single family Capital Projects that involve Standard Building Permits, Development Permits and Streetscape considerations that the City has committed so much time and resources to create for proper flow of these projects. Including the current efficiencies, compliance requirements and buy in from the populace that I fail to see being considered in this procurement process considering the lack of Plebiscite which I believe would have resulted in a majority of communities requesting a full stop on these changes. Although we agree that affordable housing will be an issue moving forward we do not believe that forcing multifamily housing into areas that were never designed to accommodate them, and further to risk the degradation of these areas, assets and qualities of life and liberty we all have paid dearly for, will achieve your desired results. Rather we believe they will accentuate these issues, fail to create any headway and create further division and angst for the hardworking Calgarians whose interests that you are supposed to be serving. Thank you for your consideration and our concerns as a community and I look forward to discussing this issue in person and adding further clarity to the issue for Council to consider on behalf of the community and your constituents.



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I have read and understand the above statement.

First name [required] Navprabhjot

Last name [required] Kaur

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Notice for public hearing meeting of council

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

In opposition

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

City need to work on traffic flow before proposing rezoning. It will lead to more traffic and accidents. Are there any plans for parking when housing will be doubled on the same street. If city will pay for the difference in the house value which will decrease then we are fine with that. City can acquire more land and sell it to the builders for cheap so that they can build more housing. There is no shortage of housing but people do not afford housing and do not qualify for tight mortgage guidelines.



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I have read and understand the above statement.

First name [required] Rham

Last name [required] Gupta

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

R-1 upzone

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

In opposition

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

I Said NO!  
Up zone, infill makes a mess of current communities, it breaks side walks, exposes neighbors foundations, cuts off access.  
The whole neighborhood becomes one big construction site for thirty years.  
Ypu have more parking problems: garages are filled with "stuff".  
Sewer, water and power will need upgrades.  
There is not much effective improvement in density.  
I think of the impact on 1966 Brentwood, Bulyea Road, more a mess, more traffic on Northmount Dr.  
Thirty years of upside down.  
Build high rise towers along the ring road. Fast and easy.  
Stores and such on the first two floors of building.  
High density city like Singapore does this. Very good solution.  
Transportation with transit bus.  
Jasmine Mian, Jyoti Gondek, Jennifer Wyness have never worked a day in their lives on construction. They know less than zero.  
I did not see Jyoti Gondek at the Dalhousie meeting.  
Security talked to me and told me she did not attend.  
(Do you think security is on your side?)  
Gian Carlo Carra is on the verge of expulsion.  
I don't bend over for Trudeau NDP money.  
Sean Fraser is the desperate to show success to Trudeau lest he be fired.  
Their stupid policies on foreign affairs and immigration have caused this problem.  
They are polling 19%.  
They are desperate to get re-elected. Say NO. Ask for better.



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I have read and understand the above statement.

First name [required]                      Glynn

Last name [required]                      Wright

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 24, 2024

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



[required] - max 75 characters

Community Development Committee

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

In opposition

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

The value of tree canopy in preserving water seems to have been ignored in the R-CG rezoning proposals, as have the previous decades of good planning involving our citizens.

## **Rezoning supports climate action: missing facts**

Blanket rezoning will reduce the size of the urban forest by the removal of mature, broad canopy, trees, which have a much larger environmental, social, and aesthetic value than columnar, trees. Reducing the cooling and shelter effect of vegetative cover increases the heat island effect, and increase evaporation needed for vegetation.

Higher densification increases rapid rainwater run-off into storm sewers, increasing risk of flooding, and degrading the water quality downstream from Calgary.

Maintaining attractive communities demands even more demanding and careful planning than creating them. Missing facts from the blanket R-CG zoning discussion includes the lack of specific calibration to ensure compatibility with current communities.

Quoting from

<https://www.calgary.ca/planning/projects/rezoning-for-housing.html>

“The proposed rezoning ... will include existing parks or green spaces. While parks are being proposed for rezoning to R-CG, this does not mean they are being proposed for development.” Why then are they being rezoned?



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I have read and understand the above statement.

First name [required] John

Last name [required] Glowa

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Public Hearing On Citywide rezoning

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

In opposition

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

This issue is such a large change it needs to go to public plebiscite. It will have a large negative affect in several areas.

1) It will artificially inflate housing prices as wealthy developers bid against potential homebuyers

2) Any single home property located close to a redeveloped site will instantly lose value. This is usually a homeowners largest investment and if passed this will allow that investment to be negatively affected overnight with no recourse for the affected homeowner.

3) It would create large amounts of waste as existing homes are demolished to make way for larger buildings. Increased CO2, landfill etc.

4) With no oversight or review required issues such as parking, neighbor relations, security and community responsibility will be problematic.

5) Rent in newly constructed buildings will be costly and will not provide lower cost housing which is really what is needed.

6) There are far better options to increase urban density which are not being considered such as utilizing empty downtown towers. This is the trend of the future.

7) Because of the negative financial impact on existing homeowners this issue needs to go to a public vote. I am sure your polls tell you the same thing.



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I have read and understand the above statement.

First name [required] Rachel

Last name [required] Kolber

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I write to strongly oppose the proposed citywide rezoning to allow for multi-unit housing development across Calgary.

I live in a neighbourhood established well over 100 years ago near the Elbow River. The current zoning is R-C1L and, with the proposal, zoning would be changed to R-CG, allowing for rowhouses and duplexes with secondary suites on lots that currently only allow single detached homes. The character of the neighborhood will be forever altered with the proposal. In a city as large and desirable as Calgary, it is critical to continue to have diverse neighborhoods that will bring professionals from all parts of Canada to Calgary who wish to contribute to growing the economy here. Re-zoning every neighbourhood to allow developers to build cheap/poorly-constructed homes is not in the long-term best interest of Calgary. We need to maintain a diversity of housing supply in the city, which includes neighborhoods with single detached homes, for those who value (and are willing to pay increased property taxes for) privacy and a safer community within which to raise their families.

In addition, older communities like ours do not have the infrastructure to accommodate a significant increase in residents. I have serious concerns about the potential incremental impacts on an already strained community, with older sewage systems, limited parking, schools that are overcapacity, and property crime levels that continue to increase. The tree system that contributes to a healthy ecosystem will also be severely impacted by these multi-unit housing developments. We also live next to a river that is prone to flooding. Our home suffered extensive damage during the flood of 2013, a flood that resulted in the loss of five lives. This proposal for more development within the flood zone appears to be contradictory with the recent initiatives by the city to take a cautious approach to development in this area to reduce the safety risk to the public.

Lastly, I think it is appalling that this city council believes it can make such a monumental decision that will, in an irreversible way, affect all Calgarians. Our city councilors were not elected on the basis that they could make this kind of decision on behalf of their constituents. Zoning decisions should be left to individual communities, and the city should find other ways to address the root of the housing crisis (e.g., adequately addressing the opioid crisis and advocating for controlled immigration).



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

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

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

I have read and understand the above statement.

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

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

I have read and understand the above statement.

First name [required] Dennis

Last name [required] Lomore

How do you wish to attend?

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

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

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[required] - max 75 characters

rezoning

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

In opposition

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

The proposed rezoning project denies the long term rights of home ownership and its family values. Council must vote this proposal to the scrap heap. Gondek must resign



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First name [required]                      Stephen

Last name [required]                      Ludgate

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[required] - max 75 characters

blanket rezoning

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

In opposition

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

It should be fairly obvious that not all neighbourhoods are created equal. Some have distinguishing characteristics and carry with them the essential need, for the long term benefit of our city and its citizens, that they be preserved in their originally intended form. As an example of this general concept there are older sandstone buildings and century homes that the city has determined need to remain (for the benefit of the city and its citizens), rather than meeting the developer's wrecking ball and being torn down and replaced with modern and much more useful new buildings. Careful thought and consideration needs to go into each specific area, case by case, to determine what is best in the long term.

Blanket rezoning is a short term thinking solution to an issue that will not be resolved by such a policy. There are many other options available to the city, such as making use of city owned lands that are not currently developed. Already there is much activity in increasing the population density and providing new homes. Giving wide open access to all neighbourhoods for the developers to go after will likely only make new homes less affordable in the long run.



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I have read and understand the above statement.

First name [required]                      MICHAEL

Last name [required]                      DELANEY

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**Public Submission**

CC 968 (R2023-10)

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[required] - max 75 characters

change to zoning

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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)

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