



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

First name [required]	Judy
Last name [required]	Arnall
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 change
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed rezoning is not conducive to helping build more properties or rentals. It will only benefit developers. Please do NOT shove it through approval. It must stop. A plebiscite is necessary for true public consultation. This feedback process is a sham.



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First name [required] Janet

Last name [required] Kyle

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 4, 2024

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

[required] - max 75 characters Rezoning

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

If we need housing now why are these new communities such as the two across from East Hills shopping Center not having to build these large apartment buildings such as the proposed zoning in the older community of Southview of up to 26 stories. It would solve the immediate need for housing and not burden the smaller communities with the high density that would put pressure on the limited recreation and other resources in these established communities.



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First name [required] Susan

Last name [required] Humphries

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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 calgary.ca/rezoningforhousing

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This is not a solution to the housing crisis created by the government. This plan is not going to help matters. I've seen what's been happening in Ogden and it is destroying the neighborhood. I am totally against the plan of the city on their rezoning for housing plan. Please do not do this.



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First name [required] susanne

Last name [required] mozel

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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 from R-C2 to R-CG

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



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As I am out of the country during this crucial meeting, I am not able to voice my concerns in person. Please be advised that in NO way am I interested in having my street or neighbourhood rezoned to house more people in my area. Signal Hill is already congested enough at our current state. The entry and exists are at capacity and it literally takes 15 min. just to get through three sets of lights due to the poor road systems that were never thought of during the development growth to date. Nor do the streets have enough space for what already is maxed out for parking for the existing houses in the area. How can you think adding more families in the neighbourhood is a good idea for an area that is already busting at the seams??? There is no parking to facilitate the existing housing and you want to add more by changing the zoning and allow more renters and mixed housing to accommodate more population.....NO THANKS! Do this in your neighbourhood not one that is already maxed and cannot accommodate the existing parking needed. As well, I might add that I did not purchase a house in a neighbourhood that is zoned specifically for "single family" to have your council change it to "multiple" row houses/side by sides/duplex's and secondary suites which will congest and saturate our area. The current entry and exits into Signal Hill as well street parking are already over capacitated. Bringing in more population will congest our area beyond an enjoyable state which council has advised "we remain a place where home is sustainable, diverse, accessible, equitable and liveable for everyone". You congesting our neighbourhood with more population will do exactly the opposite of the aforementioned. When will you realize, we are NOT interested in you flooding our community with more population and more renters. Single family neighbourhoods should be for just that.....single families! You have a downtown core with so many empty buildings, rezone them and put people in the already empty existing houses / apartment buildings there. Stop trying to change happy existing neighbourhoods to facilitate the over population our Federal Gov't has created. Stop bringing in 450,000 immigrants into Canada every year that we cannot house and stop making us change our lives to accommodate others. I highly oppose the rezoning you are suggesting.



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First name [required] Kwan

Last name [required] Leung

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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 Meeting

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose to the redesignation of my property in the affected parcel from R1 to R-G.



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First name [required] **Chelsea**

Last name [required] **McLean**

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 **Rezoning for housing**

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Increasing housing will just increase crime in the area, already full of unreported rentals. I stopped reporting break ins, as police state they have better things to do. It will increase traffic on already congested roads. This will not make more affordable housing. This Will not make more employment. Less police for more people, which police can't handle now.



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First name [required]

Imtiaz

Last name [required]

Sheikh

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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 favour



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in favour of blanket Re zoning of inner city communities, especially areas around 16th Ave NW. These communities have unique location and offer great access to UofC / Sait, access to FMC and ACH. Bow river pathways is also very accessible thus offering a healthy way to commute (bike /run) to work.

Reasons: Going to blanket Re-zoning will offer more residents access to above listed facilities. For example: students at UofC/ SAIT have to travel across the city to get to Universities. Having more residential units around Universities will accommodate more students. Similarly patients that require more frequent visits to FMC, AHC or Cancer hospitals can find residence closer to these facilities. For young families this will mean access to really good schools in theses communities that will have more residential units at more affordable pricing. For commuters, bike / jog to work will help reduce carbon footprint and improve personal health. For athletes, close access to McMohon and Foothills athletic park, Olympic oval etc. will offer more time training and less time commuting.

All in all, going to blanket Re-zoning will offer residents multiple benefits and will help rejuvenate these communities with young families, regards.



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First name [required] **Dominique**

Last name [required] **Wilson**

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

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

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

[required] - max 75 characters **Why would the Parking Requirements be removed for backyard suites?**

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



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CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Why would you not require parking for a backyard suite if you do require it for a basement suite?



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First name [required]

Dale

Last name [required]

C

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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

Don't Rezone Panorama increased traffic congestion + strain on green spaces

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

In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
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First name [required]

Jim

Last name [required]

Wyllie

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council Monday, April 22, 2024 @ 9:30 AM

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

In opposition



ATTACHMENT_01_FILENAME
(hidden)

Land use designation (mount pleasant).docx

ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from
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characters)

Land Use Designation

My property is in Mount Pleasant and according to your (city's) designation would fall into the "scenario I" since the area was developed before 1985. In fact, many of the houses including my own plus those of my neighbours at 1018 24th ave, 1014 24 Ave, and 2420 10st were built long after 1985. In addition the houses at 2420, 2418 and 2416 were built on a flood plain but I know concern for the environment will never curb the City's desire to satiate the developer's economic appetite. The proposal I am particularly concerned about is the one at 1009 24 Ave NW. This dwelling was erected as a single structure but over the years and without authorization is currently two homes. (It has only one address and title.) The developer, whose cohorts I met with last year, proposes to construct a dwelling with four units and potential secondary suites for each unit plus a backyard suite for search unit also. I interpret this to mean that a total of 12 suites could be built on this former single home. Your wording plus the discussion with the developers associates seems to allow this. However, you state in your brochure that "This district has rules to ensure new buildings fit in with the existing homes." It is difficult to understand how a 12-unit dwelling can "fit in with" the million dollar homes at 1018, 1014 and 1004 24 Avenue.

Extra problems arise since 24 Ave from 9 St to 10 St ends in a cul-de-sac before reaching 10St. Any new dwelling such as the one proposed would magnify current parking problems. Are the new dwellers in this complex using some futuristic transport yet to be revealed on TikTok?

Another factor to consider is snow removal current there is none! The snow if it is cleared at all tends to be dumped onto 24 Ave. But perhaps this challenge will be a welcome surprise for the new tenants and give them the opportunity to become "snow angels."

A final factor to be considered in the environmental area around 23 and 24 Avenue. Mount Pleasant right now is blessed with many mature trees which protect us winter and summer from Calgary's unique and harsh environment. Removal of the mature trees to accommodate multi-suite dwellings would increase the damage to our environment and increase our summer breathing problems.

I will not be attending the Public Hearing on Monday, April 22, 2024 since I have already made my position clear at last year's hearing.

Anyway I am taking this opportunity to make my views known once again. As a resident of Mount Pleasant in the same home for over 30 years I have observed many changes sanctioned by the City. Many of these changes have turned out to be negative. Please don't add another which could bring lasting harm to our tranquil Mount Pleasant community.

Sincerely, Jim W



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First name [required] Michael

Last name [required] Lusk

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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 Rezoning bylaw hearing

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)

Given no one in the last civic election ran on this as a platform item - including the Mayor - i feel the only reasonable and fair approach to addressing this topic in a fair manner is to have a City Wide Plebiscite. That way we can ensure any decision made on such a major issue affecting ALL Calgary residents be done in a fair manner.

This bylaw cannot and should not proceed without a plebiscite. It is not fair to us as the public.



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CC 968 (R2023-10)

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

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First name [required] Emanuel

Last name [required] Alves

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 NOTICE OF PUBLIC HEARING ON PLANNING MATTERS - PROPOSED REZONING

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



ATTACHMENT_01_FILENAME
(hidden)

rezoning.docx

ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached

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

Re: **Proposed Rezoning**

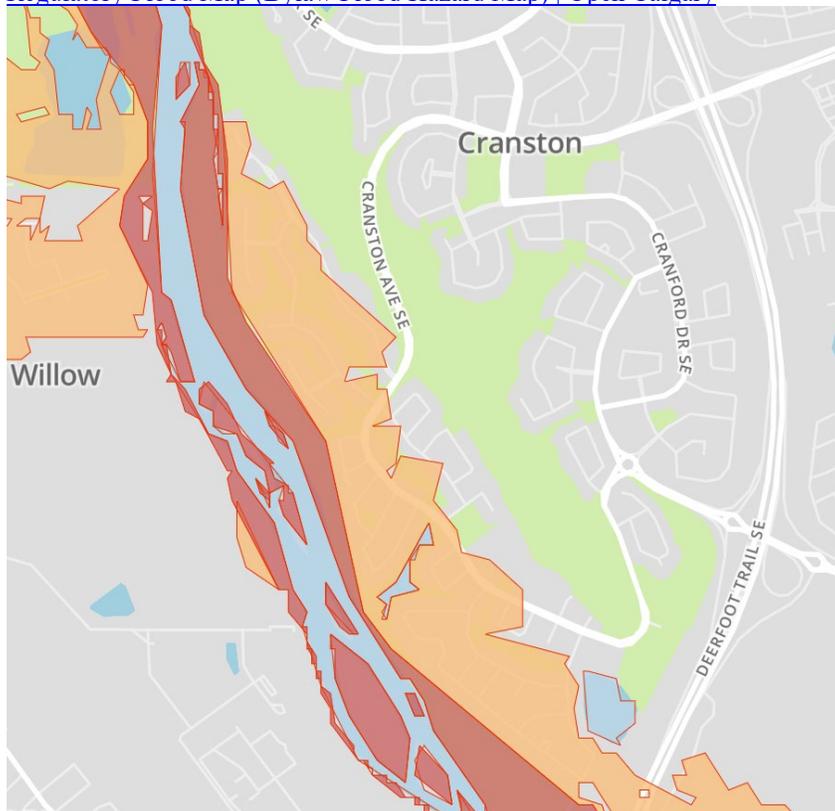
Please accept the following as a request to have the **Cranston's Riverstone** community **EXCLUDED** from the proposed rezoning for the following reason:

1. Evacuation, Safety and Traffic:

Riverstone is in the river valley, in a "High Hazard Flood Range" with only one road, Cranston Avenue providing two exit points. The planned population for Riverstone is 3,500. Increasing the population by any amount would create a significant traffic and safety issues as it related to:

- Emergency response.
- Evacuation in the event of a flood.

[Regulatory Flood Map \(Bylaw Flood Hazard Map\) | Open Calgary](#)





Public Submission

CC 968 (R2023-10)

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First name [required] **Chris**

Last name [required] **Morgan**

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 **Zoning**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Widespread rezoning appears poorly thought out and overly broad. My property is currently zoned R-1 and stock could easily be increased simply by changing all R-1 zoning to R-2. There has been long term underinvestment in low-income housing. Everyone will deny it but when institutional investors buy up rental stock, their only interest is in maximizing returns for the investors. Renovictions and double digit rental increases are all entirely predictable from institutional investors who do not live locally and are only interested in maximizing profit, which pushes lower income people out or into homelessness, into a system that has been massively underfunded for ages and cannot cope, which means the City ends up trying to manage homelessness at the tail end of the problem. AirBnB and other rental platforms are the same, often also used by institutional investors. There are immigration and supply and demand factors, but investors have far more money to drive up property prices than normal individuals do. Where are the condo developments on underutilized inner-city land? Where are the transit oriented developments? How are neighborhoods like Bridgeland going to look when there is no parking available because the number of residents in duplex housing with basement suites and lane housing far outpaces the number of parking spaces, and transit, sewerage, power supply, and other utilities have not been similarly upgraded?



Public Submission

CC 968 (R2023-10)

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First name [required] **Grayce**

Last name [required] **Cameron**

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 15, 2024**

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

[required] - max 75 characters **Rezoning**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

As a lifelong resident of Calgary, I really resent the move of a very slight majority of council who seems to be determined to ram this proposal through and ignore the requests of citizens to have a plebiscite on the issue. Some of this council did not grow up in Calgary and are ignoring the wishes of many long term residents. This rezoning will affect many property values, parking and probably increase crime in these older neighborhoods. If some of the members of council want to play this political game, they should have opted to run for federal office because many of the elected officials will not be voted in again. Very disappointed in how this has been perpetuated on the public



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First name [required] **Corinne**

Last name [required] **Perez**

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**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not wanting rezoning of neighbourhoods - especially the older neighbourhoods that are single dwelling homes. I live in Mapleridge and bought here because of the single dwelling homes neighbourhood. This neighbourhood wasn't built for anything but single dwelling and is shouldn't change. We paid a lot of money for our home and chose this neighbourhood because of how it is zoned. This neighbourhood doesn't have parking for properties that could be more than single dwelling. It is already upsetting with the changes that were made with secondary suites. Because of poor planning in the past and present our property value is going to decrease with the short sighted plan. I have already seen in Willow park on a single dwelling property they have put up a duplex that is way taller than the homes around it, There is no street parking for anything other than single dwelling there or in a lot of the neighbourhoods. There are how many empty buildings in Calgary and run down buildings that need to be torn down change that zoning to change them to multi dwelling properties. You change existing neighbourhoods are you then going to change the services available like transit and fire, road maintenance, etc for the increased population in the area - of course not.



Public Submission

CC 968 (R2023-10)

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First name [required] **Thomas**

Last name [required] **Clarke**

How do you wish to attend?

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

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

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

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

[required] - max 75 characters **Public Hearing Meeting of Council (blanket re-zoning)**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor and Council, I am writing with surprise about a proposed blanket rezoning of older communities in which I own a house.

I was looking at the past election campaign in 2021 and was trying to find any one of your campaigns propose such a drastic idea but could not find one example.

I do not see any of you as having a mandate to make such major decisions without a proper campaign and plebiscite.

I encourage you to reject this strange one fits all proposal.



Public Submission

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First name [required]	Tom
Last name [required]	Cross
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	Public Hearing Meeting of Council - Rezoning
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the proposed rezoning of our street Discovery Ridge Lane SW from R1 to RG (the west side). Furthermore, I am strongly opposed to the rezoning for our entire community of Discovery Ridge but I'll make my comments here specific to our street. On our street, we already have duplexes on the east side of the street and large condo buildings just beyond that. My first point is that our community is already "mixed housing" and when the community was originally designed, a great deal of thoughtful planning was invested at that time to design a community with a certain level of population density that the community could sustain. As we only have one road in and out of the community, safety is already a concern in our community when it comes to accessibility of emergency response services. Increasing the density any further could create significant safety issues.

Secondly, more specific to our street, parking is already a nightmare and basically non-existent for anyone coming to visit us. Increasing the density would further exasperate this issue. There is simply no room for more vehicles and public transit to/from our community is minimal at best so vehicles/parking are needed.

Thirdly, I can understand the need for higher density housing closer to the city core, however, Discovery Ridge is on the OUTSIDE of the Ring Road and a 15 minute drive to the closest C-Train station. We are well beyond the perimeter of where higher density housing would be logical.

Fourth, our community of Discovery Ridge is alongside a wildlife corridor and we already have widely known issues with bears getting into people's garbage etc. and in turn creating safety concerns for residents. Increasing the population in our area would further exasperate this issue.

Finally, our community was designed with a certain character and feel that already includes mixed housing, green spaces in certain locations where that make sense. It would be a shame to throw that out the window and allow anyone to roll in and start replacing houses with townhouses/duplexes etc. that would simply look out of place and degrade property values for everyone.



Public Submission

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First name [required] Lorraine

Last name [required] Moore

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We are not in favour of the proposed rezoning for R-CG or R-G. We are also highly opposed to the blanket rezoning. In the first scenario, the proposed changes will create unsafe and crowded streets due to insufficient parking. This is unsafe for children and others who are biking and walking. We also receive considerable snowfall and the resulting street parking from your changes will further contribute to lack of safety and snow removal. Other cities have multi-story condos and apts with parking garages. This alternative is not being explored. The proposed blanket rezoning is not democratic and is autocratic and dictatorial. It does not allow for flexibility in solutions but rather imposes the will of council on citizens. It is not a way to run a city. The use of emergency is hyperbole and people are tiring of this word. Sadly, true emergencies will be discounted as the word is so frequently applied to impose the will of our municipal leaders. You were not voted in to address a housing emergency or a climate emergency. Involve citizens in realistic decisions.



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First name [required] Lynne

Last name [required] Hulse

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 of established neighborhoods

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I grew up in Calgary, in a single family community. As I worked and saved to purchase a home, I entered the housing market first with a townhouse then a semi-attached house. The congested and claustrophobic atmosphere of high density developments was not a life style I wanted. When the opportunity arose to return to a neighborhood of single family dwellings, I very happily made the transition. I want to enjoy living in an established older community of modest bungalows and 2 story homes, with mature trees and established gardens, where a variety of birds and wildlife have also found habitat. Our community is in a transitional stage, where many young families are moving in, for the same reasons. If we wanted to live in a high density community, we would have bought there. Changing the zoning after people have committed to the biggest purchase of our lives is extremely disrespectful of our choices of how and where we choose to live.

As far as "affordable", the development that is occurring and ruining neighborhoods like Altadore, Killarney etc. is hardly "modest" development.

The multi-plan units in congested developments like Garrison Woods are hardly "affordable".

This council talks about climate change but continues to ignore their constituents who are trying to prevent over development and destruction of natural and enhanced vegetation.

Why must we keep pursuing an overpopulated, overburdened, congested city? Would it be so wrong to slow development, take a breath and give the residents who have lived, worked and contributed to the City of Calgary for years, the respect and quality of life they deserve?

Would it be so wrong to allow essential services like police, fire, school boards to have an opportunity to "catch up" and provide the quality of service citizens deserve?



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CC 968 (R2023-10)

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First name [required] Melody

Last name [required] Redford

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 residential areas.

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Three years ago, the City of Calgary asked Calgarians for their consideration. Calgarians are now asking for yours.

Calgarians, are, indeed, open-minded, believe in community, are reasonable, and committed to inclusion and diversity. That's why we support the (until this month) much touted, newly introduced Local Area Plan of September 2023. It reflects our desire for thoughtful densification of our dynamic, inclusive established heritage community. Now, it seems, this city-sponsored initiative has no value.

The current proposal scraps valuable information— it disregards the time, expertise, and significant expense reflected in the LAP. By voting for this poorly-considered blanket rezoning, Councillors are risking accusations of contempt and hypocrisy that already too-weary Calgarians are likely to make.

Please stand up for responsible governance — careful, community-based planning & consultation— values which, I hope, will continue to be realized by a city that is increasingly seen to be investing more in the manufacturing consent than seeking it.

Good Calgarians embraced the City of Calgary invitation to be heard. They felt heard. Please don't contribute to further erosion of trust in public institutions by alienating any more unpaid, community- minded citizens. Uphold the Existing Local Area Plans by rejecting blanket re-zoning.



Public Submission

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First name [required] **Bradley**

Last name [required] **Wolff**

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 9, 2024**

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

[required] - max 75 characters **Rezoning for housing**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in favor of strategic densification focused on transportation corridors but I am not in favor of re-zoning with a blanket approach for a number of reasons:

- 1) The City does not have a public mandate to make these changes without having a plebiscite,
 - 2) Changes will dramatically change communities that were selected by home owners for their characteristics (e.g. R1 versus R2),
 - 3) Change will have averse effects on property values, and
 - 4) Parking becomes an issue in areas not supported by proper public transportation.
- It is arrogant and irresponsible for City Counsel to push for these changes without full resident consent and approval. This is our city and not your's to change based on your opinions and perspectives.

Respectfully,

Brad Wolff



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] **Maryellen**

Last name [required] **Pankratz**

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 Proposal: Blanket Rezoning**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I urge you not to focus on more housing. Blanket rezoning will create more problems than it solves. Instead, address instead the problem of affordable housing. The type of leaders that I respect are those that recommend the viewpoints of the majority of its citizens.



Public Submission

CC 968 (R2023-10)

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First name [required]	Loren
Last name [required]	Mcneill
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
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning will not fix the problems we face in this city for housing. Rent caps will though. We need the government to do something about the increasing rent when our city is already struggling. Housing is not hard to find, affordable housing with rent that we can afford in this economic climate is hard to find. People can't survive with how high the rent is allowed to go. Selling homes to non Canadians and corporations who gouge renters are what's wrong with the market.

There are new homes being built every single day but no one can afford to buy them. It's ludacris. Double income homes with people working full time, well paying jobs still cannot afford a home so they are forced to rent from this market they struggle to afford. Many would buy if they could. That would free up the rental market for those who want to rent.

Rezoning is not the solution. Put a cap on rent.



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First name [required]	Tyrell
Last name [required]	Jaques

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 30, 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 favour



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]

Douglas

Last name [required]

Creamer

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

Council meeting - Public hearing

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

In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I might support the rezoning of Harvest Hills and other communities in the north if we had a proper transit system. Until the Green Line is built, we do NOT have the infrastructure or parking required to support a denser housing population!
I am opposed to this plan and it should not be explored until we have a LRT that reaches these neighborhoods.



Public Submission

CC 968 (R2023-10)

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First name [required] **Dwayne**

Last name [required] **McCombs**

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 **Land Use Designation (zoning) amendment**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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



Public Submission

CC 968 (R2023-10)

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First name [required] Jason

Last name [required] Arrell

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 rezoming

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Many residential districts already have limited parking available for the current residential homes. Adding infills will only increase the problem in established communities. The zoning actions should be implemented into new communities.



Public Submission

CC 968 (R2023-10)

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First name [required]	Gary
Last name [required]	Brown
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	City wide rezoning
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am totally against rezoning my suburban neighbourhood to allow for higher density housing. I worked downtown for 35 years and was willing to commute each day as I had no interest living in a high density area. I still very much enjoy living in a low density area however Council's upcoming decision on zoning could change all that. I chose my neighbourhood to live in mostly because of the existing zoning, why should Council be allowed to change that now? If I wanted a higher density neighbourhood I would have moved years ago to save the commute time. Also infrastructure in my neighbourhood is not designed for higher density housing and Council needs to consider that in any decisions they make. Thanks for considering my concerns.



Public Submission

CC 968 (R2023-10)

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First name [required] **Therese**

Last name [required] **Weber**

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 9, 2024**

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

[required] - max 75 characters **Housing rezoning**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against blanket citywide rezoning by the city, rezoning issues should be decided at the neighbourhood level. i have no support for the judgement of this council and the mayor in addressing issues related to housing or the environment. Policies to date have not helped address any of the important issues of housing or the environment. I have independently supported the petition for recalling the mayor.



Public Submission

CC 968 (R2023-10)

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First name [required] **Terrie Lynne**

Last name [required] **Skinner**

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**



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello Councillors,
I'm writing to oppose the current proposed bylaw and application of Blanket Rezoning proposed by the City of Calgary Council.

This proposal needs to be carried out in a democratic, respectable, and sensible way because it involves Calgary's population and homeowners.

The decision of blanket rezoning should be made by Calgary's homeowners because we are the ones who will be directly affected and will incur economic harm with future developments of row houses, duplexes, secondary suites in our vicinity's and in our respective neighbourhoods.

The vote carried out by council, with a majority of 9 councillors for the proposed by-law, is undemocratic and does not represent the vast number of homeowners in Calgary.

A plebiscite would be a more preferable and democratic option. There is no need for a civic election to execute a plebiscite since Calgary does not have a by-law that regulates that a plebiscite should be held in conjunction with a civic election. Take the following example: Calgary Civic Election held in 2017 and Plebiscite in 2018 vote against Calgary holding the 2026 Olympics.

In the past, compared to European and North American cities, Calgary did not demonstrate its ability to plan and zone its land use with foresight.

Now is the time for the city to consider rezoning with acumen, respect, sensibility, and democracy.

Rezoning along bus routes, service roads, LRT locations, and areas closer to the downtown core can be an initial alternative for the city to examine in the near future.

Once the city assesses the outcome and impact of such rezoning, it may even consider expanding the initial rezoning, depending on the need.

Not only is Progressive Rezoning a process that respects the rights of owners in Calgary, but it is also a process that will protect Calgary's green spaces and tree canopy.

As a homeowner and taxpayer, I have huge concerns around this bylaw being implemented. I appreciate your time and look forward to your personal, heedful reply to my comments and concerns.

Best regards,
Terrie Lynne Skinner



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First name [required] Ian

Last name [required] Weir

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 favour



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Having gone through the process of buying my first home last year, I can say that the demand in Calgary for homes massively outweighs the supply. The entire process was disappointing, frustrating and demoralizing. I wouldn't want others to have to go through the same process the way we did for what should be one of the most exciting purchases of your life. I'm strongly in favour of this rezoning so that there is more supply in the market and makes owning a home more affordable for everyone.



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First name [required] Pat

Last name [required] Line

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 Strathcona Park

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Old Strathcona has done their part - we already have duplexes, multi family living and subsidized housing. Our population density is already high. Did anyone do the numbers for Old Strathcona to residents per square foot? Or did you just circle an area randomly on a map without doing the research? Sure seems that way! We already have congestion and parkin issues. we have 2 schools as well. To add to our neighbourhood is unacceptable and without proper research. Our current zoning meets the needs for the land mass. Again what are the numbers of residence for old Strathcona to land area? You will find we have done our part. This will not help with affordable housing and is an irresponsible and will only profit delelopers!



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

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First name [required] **Muhammad**

Last name [required] **Zaheer**

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 proposals**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I highly oppose the rezoning proposal. It will have very negative impacts on the way we live now. Increasing population density, crimes, parking issues



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First name [required] Bryan

Last name [required] Smid

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 Proposed RCG blanket rezoning

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This will make parking even more problematic than it is now and put our water and sewer services overwelmed. The plan will not help the average person in the city any better off.



Public Submission

CC 968 (R2023-10)

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First name [required] **Eric; Deborah**

Last name [required] **Bristow**

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 **Proposal for Calgary Citywide Rezoning**

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

Public Submission

CC 968 (R2023-10)



ATTACHMENT_01_FILENAME
(hidden)

Proposed Calgary Citywide Rezoning 2024 04 22 Council Meeting Bristow
Opposition.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

Please find an attached pdf document, outlining the supporting reasons for our opposi-
tion to this proposed Citywide rezoning, that is scheduled for your April 22, 2024
meeting.

March 30, 2024

4231 Edgevalley Landing NW
Calgary, Alberta
T3A 5V2

To: Calgary City Council - Councillors and Mayor

Re: Proposal for Calgary Citywide Rezoning to a base residential district, or zone, to R-CG, R-G, or H-GO

Our submission is to formally register our opposition to:

- **The proposed rezoning Calgary Citywide Rezoning to a base residential district, or zone, to R-CG, R-G, or H-GO**
- **The proposed Amendments to the Land Use Bylaw (1P2007) Bylaw 21P2024.**

We received a 'Notice of Public Hearing on Planning Matters', notifying us of a proposed amendment that would change our property (per the address in our salutation) to become R-CG.

We are strongly opposed to this change for the following reasons:

- When we purchased our home in 2018, we purposely selected a home in an established 'single family dwelling' area, such that we would know what we were getting with an established area, which would not be subjected to unexpected rezoning changes.
- We specifically avoided areas that were not zoned 'single family dwellings', as we very like enjoy the appearance and streetscape of a 'single family dwelling' area. We recognized that we were paying a premium to buy a home in such an area, compared to the equivalent home in nearby areas, that were zoned R-CG.
- The proposed blanket rezoning would remove the ability for holding public hearings on individual properties related to land-use changes, in the future.
- Under the current rules for our area, when and if there is a re-designation application, there is an opportunity for community members who are affected by a proposed application to have a formal opportunity to speak to such a re-designation proposal. This proposed rezoning, would rob us of our democratic right to input and speak to a re-designation application. This proposed change would reduce our democratic rights.

- This proposed very broad citywide rezoning is very very significant as it will impact huge areas of the city, and many many thousands of homes and home owners. Given this very significant impact, and that no Councillor or Mayoral candidate ran on this issue at the last municipal election, it is very inappropriate for Calgary City Council to vote on such a far reaching and significant change, let alone approve such an amendment.
- Given the above, it was very disappointing that Council did not appreciate that deciding on this issue would be a gross miscarriage of decision making power and in the process removing our democratic rights to be able to vote on this issue in a special plebiscite. We applaud those Councillors who voted in favour of a plebiscite and their efforts to help protect our democratic rights to vote on this important matter.
- Submissions of opposition or support for this major change is not an adequate process, relative to enabling all Calgarians the right to democratically weight in on this matter, via an election.
- However, if despite opposition to this proposed change, should Council vote in favour of it, we commit ourselves to ensuring that we only vote for Councillor and Mayoral candidates at the 2025 Municipal Election, who are committed to reversing this change, and returning Calgary zoning to its current state, in effect enabling an after the fact plebiscite. By not having the formal plebiscite, Council will be effectively making this change, and reversing this change, as the de facto major issue that a majority of Calgarians will be making their voting decisions on.

This issue has really brought to light and helped reinforce for us the need for, and importance of, the provincial plans to enable the formation of Municipal political parties in Calgary. If despite objections, Council votes to proceed with this Citywide rezoning, we expect that one of the new political parties will most likely be supporting candidates who are committed to reversing this rezoning proposal should it proceed.

Eric A. Bristow; Deborah Bristow
4231 Edgevalley Landing NW
Calgary, Alberta
T3A 5V2



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First name [required]	Ruth
Last name [required]	Kohut
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	Change to the Zoning of residential properties
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

I can fully appreciate the City's need to address housing in this City.

I am a local Calgarian with concerns about the impact rezoning will have on the community.

1. Equity

Rezoning will not occur in neighbourhoods such as Eagle Ride, Elboya, Mount Royal. This poorly reflects the principle of fairness and equity as we all should feel as Calgarians.

2. You position that rezoning supports Climate Action is flawed.

Creating opportunities to get around the city by walking, biking, or taking transit.

Having lived in Marda Loop during the years of exponential population growth and development, I would question the City's evidence with the above statement. As a result of the volume of traffic and vehicle parking on 33 Avenue, it is a safety risk for cyclists and pedestrians.

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

To create opportunities to get around the city, the priority should be redirected to widening the bike paths and segregating electric bikes and scooters from cyclist and pedestrians to mitigate safety risks and promote safe opportunities.

Preserving natural grassland and agricultural land on the outskirts of the city.

It is equally important to the public health of Calgarians to preserve parklands within our City and continue to create opportunities to get around the city by walking and biking. Rezoning parks for future use, as noted on the City's website is not in the best interest of the health and well-being of our community, rather, in the best interest of developers.

A focus on both our City's parks cannot be ignored. By increasing density, the cherished parks within our City will become more populated and less safe for all who use it (more cyclists with pedestrians, for example)

Calgary's transit system is below standards of many larger cities who have subway systems.

There are other solutions, such as further addressing the population growth. The downtown vacancy rate remains high (30% relative to 19% in Toronto). Calgary has worked to increase the vitality and growth of the inner city, There is room for more.

As a local Calgarian, I see this as a lack of insight into the vision of this City.





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First name [required] **Peter**

Last name [required] **Siu**

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 9, 2024**

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

[required] - max 75 characters **Comment for Calgary Rezoning Public Hearing**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am questioning the council did not have all statistics of the population growth and the community needs such as education, traffic, public transportation and also the community infrastructure. I will support to have a city-wide rezoning plebiscite in the next city election. Ward councillors should host in-person meeting with communities to discuss and explain this matter. I did not have good response from my ward councillor since she never response to my issue with Telus fibre work causing my front yard damage and I have to struggle with Telus to settle the issue myself. For this kinds of big decision, it should leave it to the citizens instead of letting the councillor (only with a year term) to make decision to our interest.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

Zoning law change comments PM.docx

ATTACHMENT_02_FILENAME
(hidden)

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

i noticed a small typo in my submission earlier today, could you please use the
amended submission instead?

thanks,

patrick

I have reviewed the proposed changes to the City of Calgary zoning bylaws. I understand that the changes are intended to help resolve to a largely made in Ottawa “Housing Crisis” by allowing different types of houses to be built in our communities and also by streamlining the approval process for developers. Presumably the result of the proposed changes will be an increase in row houses and small apartment buildings in our communities; over time achieving the stated objective of densifying our neighbourhoods.

My fundamental objection to the proposed zoning changes is that they are a substantive erosion of the property rights of existing owners. When I say “erosion”, I mean not just the economic value of their homes, but also the erosion of the character and spirit of the communities in which the existing property owners have invested and spent their lives. This is wrong and undemocratic.

The zoning law change is effectively a change to the “constitution” of the city of Calgary in that it fundamentally will change the composition and make up of our city. While I understand that our City of Calgary councillors are elected, I do not accept that they have authority to do whatever they want with lip service to the community. At a minimum, such a fundamental change should require a plebiscite. The fact that a plebiscite is not being used in this case for me is suggestive of which way the majority of city of Calgary councillors think this vote would go if had been allowed to proceed. This is unacceptable.

I would ask that we vote against the proposed zoning bylaws, and either to reintroduce a Plebiscite at a later date or ask that this be an issue raised and debated during the next city election.

Regards.

Patrick MacDonald



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First name [required] **Robert**

Last name [required] **Brinkerhoff**

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**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Sirs:

I recently received the Notice of Public Hearing letter in respect of the above matter. I would like to advise you that I am strongly opposed to the redesignation of my property to R-CG. Nor am I in favour of the redesignation of my neighbours or similar properties in our neighbourhood of Elbow Park. This concept of increasing density will cause a myriad of problems including increases in parking, traffic, noise, crime, dust, construction and other unsavoury happenings in the classic older neighbourhoods in our city.

Thank you,
Robert Brinkerhoff
hoff@buckeyeresources.ca
Cell 480-208-5702



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First name [required] Anna

Last name [required] Doganis

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 it will cause crowding less yards to enjoy family gatherings etc

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from
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First name [required] allison

Last name [required] yuen

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 Re-designation of my parcel to Housing - Grade Oriented (H-GO)

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from
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characters)



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First name [required] **Jesse**

Last name [required] **Corriveau**

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 **Citywide Land Use Designation Amendment**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council Members,
Myself, along with most Calgarians, are against the proposed citywide Land Use Designation amendment forcing my property to change to Low Density Mixed Housing. I would expect that the City of Calgary and Council would seek other opportunities and solutions to handle the need for more housing instead of forcing an unwanted citywide designation. This will greatly impact my safety and comfort living in Calgary. I would like to advocate for the City of Calgary to work on amending the process to allow more housing instead of changing the whole designation. Public engagement in our housing (our largest financial asset and liability) is imperative. The proposed amendment is impeding this ability. I am worried that we will be overrun by money-hungry corporations that do not care about safe and desirable communities. Please tell me the percentage of requests to change land designations completed by current homeowners vs. business/corporations. I am inferring that it is mostly small businesses and corporations (and NOT homeowners) that are seeking to build multi-housing on small properties. Please do not give "free reign" to these businesses taking over our communities and impacting our safety. Lastly, I would also like the City of Calgary to come up with solutions without being forced by Ottawa with funds. Do not let the Federal government force you into passing this amendment by saying that funds will only be provided if done so. You are here to represent Calgarians first, and not the Federal government's interests only.



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

i am in favor of redesignating my parcel to H-GO as per the "Home is Here: The City of Calgary's Housing Strategy"



Public Submission

CC 968 (R2023-10)

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First name [required] Henry

Last name [required] Yau

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

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express our concerns regarding the proposed city-wide rezoning initiative. While we understand the urgency to address the shortage of affordable housing, we believe that the current proposal represents a panic response that lacks comprehensive planning for practical matters.

Rezoning without adequate consideration for essential infrastructure, such as parking, public transportation, and utilities, could exacerbate existing issues and lead to unintended consequences for residents. As we look across to our neighbouring communities of Altadore and Marda Loop, we see significant traffic and infrastructure pressures that have been created by a rush of developers to build. Residents in those communities are frustrated with what the city has allowed to be created.

Furthermore, hastily implemented rezoning may not effectively address the root causes of housing shortages and could instead create additional challenges for our community. Blanket re-zoning and an open-market approach will simply lead to builders building what is most profitable for them.

Experience has shown that where single family homes are removed and replaced with duplex accommodation, the prices for the new properties are easily over \$1MM each. This does little for the affordable housing initiative and would take a very long time to flow down to those who need help urgently.

Lakeview supports the affordable housing initiative, but believes the city needs a more strategic approach.

This could include a phased approach of allowing secondary suites and backyard suites on current RC1 lots, initially. Based on those results, if more housing is needed, re-zone all RC1 lots to RC2 lots. This would allow for higher density while controlling the development activity in any one part of the city and take into account the strategy to address an aging population. The current initiative of allowing up to 8 units on one lot is too much for most residents of Lakeview to accept, even in a time of a housing shortage.

We urge City Council to reconsider the proposed city-wide rezoning initiative and explore alternative strategies that prioritize thoughtful planning and sustainable development. By taking a more strategic approach to zoning and development, we can address housing shortages while also promoting the well-being and prosperity of our communities.



Public Submission

CC 968 (R2023-10)

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First name [required] **Monique**

Last name [required] **Bourassa**

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 **I oppose the Land Use Designation amendment of September 16 2023**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the proposed Land Use Designation amendment approved by City Council on September 16 2023, in particular the rezoning of my neighborhood to R-G. None of the members of the current council mentioned anything about this Land Use Designation amendment during the last civic elections and therefore did not receive any mandates of any kind from the voters to pass such amendment. Furthermore, when I purchased my property it was with the expectation that the land use designation would not allow higher density housing nor multi-family units which are known to reduce property value, increase traffic density and parking congestion as well as increase crime. Therefore, city council has absolutely no right whatsoever to change the zoning of my community without my consent and the consent of the majority of the population. Such "social engineering" projects have failed miserably in other cities of North America.



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First name [required] Jean-Denis

Last name [required] Bourassa

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 I oppose the proposed Land Use Designation amendment of September 16 2023

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

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First name [required]	Diane
Last name [required]	Dowell
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 for housing
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am totally opposed to Calgary's city council's decision on the rezoning amendment to implement the Home is Here project. I strongly feel city council does not have the authority to proceed with this drastic change without a plebiscite. The citizens of Calgary should have a say in whether they agree with city council. As a senior who moved to Calgary 3 years ago, we had a choice of neighborhoods and decided on a quiet single family neighborhood. One that felt safe to walk and meet neighbours and to sleep soundly at night. One without congestion of vehicles and traffic. It is also a major concern what your proposal would do to our property value. Many seniors count on the proceeds from selling their house for their later years. Surely city council doesn't believe everyone wants to live in Marta Loop!
Please allow taxpayers to vote on whether to proceed with this rezoning.



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First name [required] Margaret

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](#).)

[required] - max 75 characters RC-G Blanket Rezoning

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to City-wide rezoning of all residential lots to RC-G, especially in established communities. It will negatively affect the market value of 350,000 single family homes, worth more than \$260 billion, occupied by over 900,000 people. It will seriously impair the lifestyle of residents when much larger structures next door cause loss of privacy, shading, reduced tree cover, street parking, overcrowding and continual social disruption as homes are converted, one-by-one, over a period of years. It will severely strain the capacity of existing city infrastructure and services (water, power, drainage, sewers, natural gas, trash collection, fire and police protection) and likely require major upgrades costing billions.

The City has conducted no objective, independent assessments of the effects of this radical social experiment, which is a confiscation of wealth and partial extinguishment of existing property rights. The proposed bylaw change is a unilateral severing of the zoning contract between the City and R1/R2 homeowners, without their agreement. R1/R2 residents have relied on the certainty and stability of this zoning when they purchased their homes and subsequently maintained and invested in them and their communities over decades. Where blanket upzoning has been tried elsewhere, studies show that it has no material effect on housing stock and affordability. In 2023, Calgary declared it had enough developable land, under existing zoning and without further annexation, to accommodate growth for 35-40 years, so why do we require this high-risk rezoning less than a year later.

Council has no mandate from Calgarians to implement this radical initiative. It was not a municipal election issue in 2021, and no Councillor ran on this platform. Please abandon the proposal.



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

People in my neighborhood do not approve of the city's rezoning policy as most of the property owners in Calgary who live in the residences they own do not wish to have their neighborhoods destroyed by this mass rezoning with little to no consultation with residents in the affected neighborhoods. You were elected to serve the people of this city and not push forward agendas that do not serve the people. There is already not enough parking in my neighborhood and this will just exacerbate an already frustrating issue. I do not support the rezoning in Harvest Hills or other established neighborhoods. This is not providing affordable housing.



Public Submission

CC 968 (R2023-10)

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First name [required]	Lori
Last name [required]	Pringle
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	Public Hearing Meeting of Council (Zoning)
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

CalgaryRezoning.pdf

ATTACHMENT_02_FILENAME
(hidden)

SolarShading.pdf

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

Please also refer to the 2 links that I have mentioned in my letter.
www.pagerpower.com/news/solar-array-shadowing-tall-buildings (I've attached this one, as it's difficult to print readably.)

Also, please submit this document to council - it is a study done for the city of Mississauga, about solar panels and shade:

The link is http://www6.mississauga.ca/onlinemaps/planbldg/UrbanDesign/ShadowStudiesFinal_Feb2012.pdf

Lori Pringle
536 Hunts Crescent NW,
Calgary, Alberta
Canada T2K 4H9
Cell: (1) 587-432-7890
Email: LoriPringle@shaw.ca

MARCH 30, 2024

**Office of the City Clerk,
The City of Calgary**

700 Macleod Trail SE,
P.O. Box 2100, Postal Station "M",
Calgary, Alberta
Canada T2P 2M5

Dear Calgary City Council Members,

I have two serious concerns about the city's plans to automatically re-zone every residential lot in Calgary. They are outlined below:

1. POPULATION DENSITY, PARKING, AND TRAFFIC

Our house is located in a crescent, which has a small cul-de-sac inside of it. It curves around approximately 180 degrees, and has 60 single family houses, plus another 11 in the cul-de-sac. A total of 71 houses that all share 2 entrances/exits to 64th avenue NW, a fairly busy road.

According to your letter, the plans are to make it so that every lot within our crescent can hold 4 attached rowhouses, and that each of these can have a secondary suite plus a back yard suite. This means that each lot could potentially have 12 separate residences, and if each lot were to have that many, at some point, there could be 852 separate residences within our crescent. This is far too many for such a space.

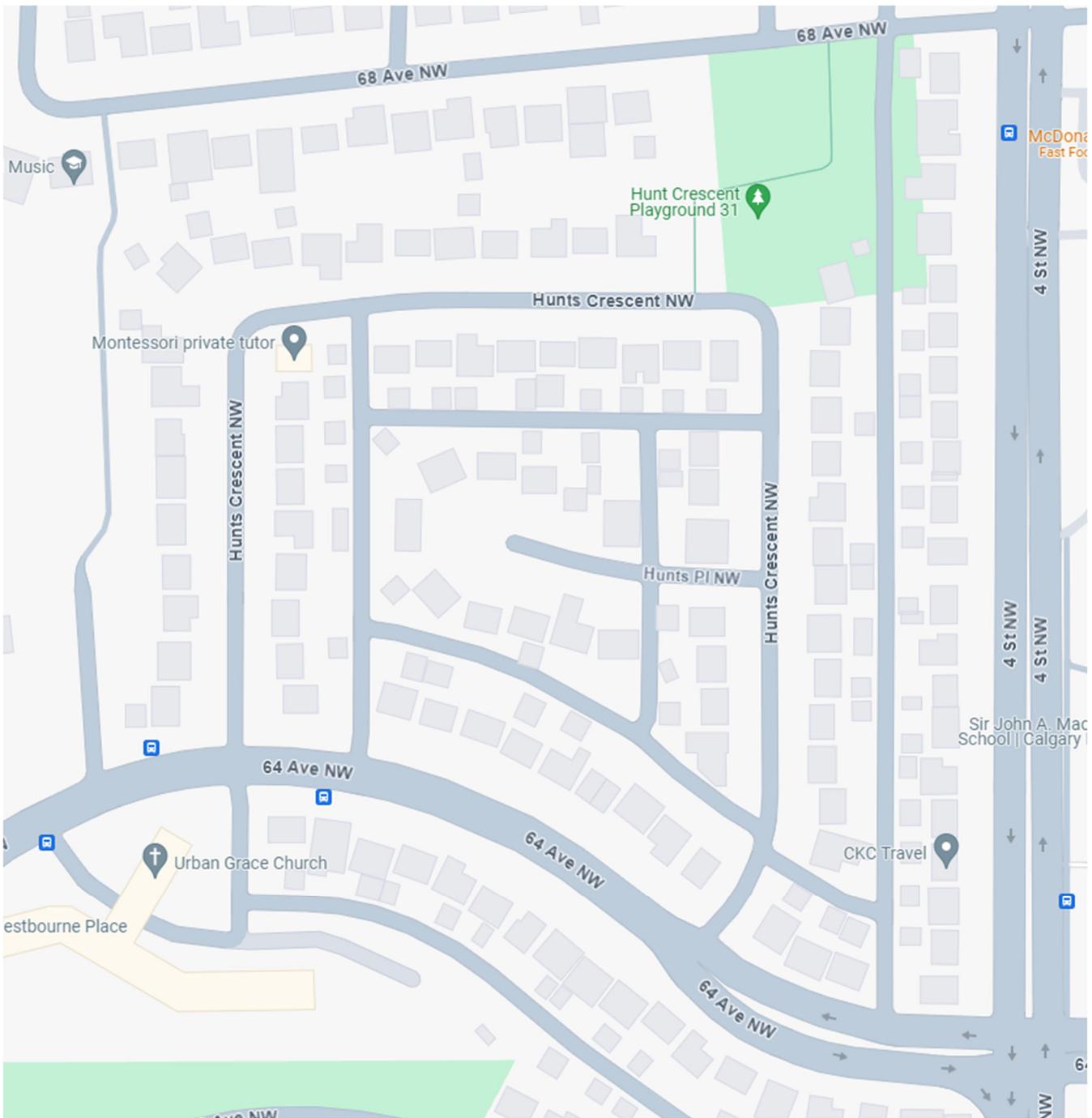


Figure 1. Hunts Crescent NW

While I realize that this won't happen overnight, our area already has people parking in all kinds of awkward places. The people who live across the back alley from us already keep parking behind my garage in locations that make it very difficult to get in an out when there is ice back there, and so one of my concerns is that this will lead to a nightmare of traffic and parking problems.

2. DECREASE POWER COLLECTION OF OUR SOLAR PANELS

Our house, and most of the surrounding houses, are single story homes. Our house roof and our garage roof have solar panels that face south. If the house directly to the south of ours were knocked down and replaced with row houses, they would block the sunlight from reaching all of our solar panels, which would in turn, lower our energy production significantly, costing us a lot of money.

“Even as little shading as 3% of the panel can result in up to 25% loss in power output”, according to web site Pager Power (www.pagerpower.com/news/solar-array-shadowing-tall-buildings).

That is significant, and as our solar panels were installed prior to these plans to allow taller buildings to be built here, I feel that allowing a taller building to be built just south of mine, and blocking out much of the direct sunlight to my solar panels, would be an unfair thing to do to us here.

The screenshots below show our solar energy production and savings from the install date of October 22, 2018 until March 30, 2024. To date, our solar panels have produced over \$15,000 worth of electricity.

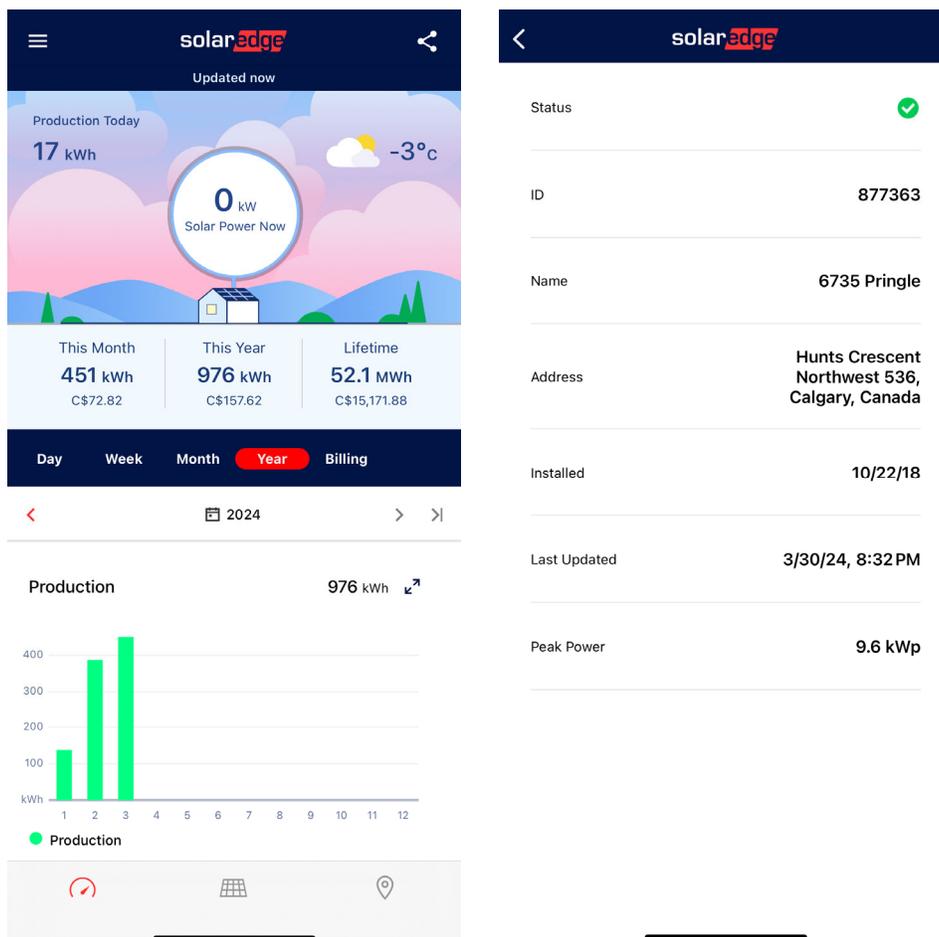


Figure 2. Solar Panel Production Information for 536 Hunts Crescent NW.

I know that the city will not likely cancel the plans to go ahead with the new residential zones, but I would like there to at least be rules that any homes with existing solar panels are given an easement, preventing a taller structure from being built to a height that would lower the amount of sunlight reaching solar panels.

You may be interested in this study on solar panel shadowing that was done for Missisauga, Ontario:

http://www6.mississauga.ca/onlinemaps/planbldg/UrbanDesign/ShadowStudiesFinal_Feb2012.pdf

I sincerely hope that the City of Calgary will keep these things in mind to prevent tall sun-blocking structures from being built directly next to existing solar panels.

Thank you for your time,

Lori Pringle

+1 202-888-3299



SOLAR ARRAY SHADOWING AND TALL BUILDINGS

By Alex Brooks 🌐 June 13, 2016

SHADOWING THREAT TO SOLAR PANELS

With 119 new tall building applications now in the London planning system from March 2015 to March 2016, issues arising from tall structures will only continue to increase. From a residential amenity perspective, an adjacent landowner may lodge an objection if ‘anyone who has had uninterrupted use of something over someone else’s land for 20 years without consent, openly and without threat, and without interruption for more than a year’ [1].

Right to light objections have stalled many multi-million pound projects for considerable lengths of time. It is unclear whether rights to light could extend to include solar photovoltaic (PV) cells (panels).

Increasingly, tall structures proposed in dense urban environments are more likely to shadow solar arrays of neighbouring buildings. Even as little shading as 3% of the panel can result in up to 25% loss in power output.

THE EFFECTS OF SHADING ON A PHOTOVOLTAIC ARRAY

The effect of shading on solar panels can be significant for even the smallest panel area. Trees, dust, bird droppings and clouds are a few things that can reduce the power output of a solar array significantly. A modern solar array commonly has methods to minimise a reduction in power from shading. However, shading introduced from a nearby new structure can reduce incoming light for more protracted periods of time, resulting in a reduced power output from the panels across the whole year. The owner of a solar array may be concerned to hear that a proposed development will shadow the panels and thus reduce the array's efficiency.

Currently, the law that would cover shading of neighbouring solar panels in the UK is unclear. Shading by hedges of an adjacent property can be challenged under the Anti-Social Behaviour Act (2003). However, trees [2] are not regarded as a legal nuisance in this context.

Buildings have been challenged unsuccessfully as an interference/private nuisance issue regarding specific items such as TV (*Hunter vs Canary Wharf Ltd 1997*). However, the case of *Allen V Greenwood [1980] Ch 119*, was a right to light case where a fence and caravan were obstructing the light to a neighbouring greenhouse. The ruling asserted that the function of the greenhouse required the full prescription of light it had been receiving previously.

Currently, the common course of action in the UK is to lodge an objection, and hope the local planning authority either request an impact assessment, reject the application or put a planning condition in place to investigate the extent of the shadowing of the panels. As the chances of a solar panel array ageing twenty years or over in the UK are fairly remote, challenges under right to light are generally not applicable.



Figure 1: A typical domestic solar array. Even a small shadow would result in the power output being reduced from the affected panels.

As a previous article has discussed, legislation has been passed in Washington D.C. on this very issue. It is an offence, in certain areas of the city, to build an extension which would shade the solar panels of a neighbouring property. Would legislation like this be necessary in the UK to deal with disputes regarding interference with renewable energy?



Figure 2: A famous London tall building. What would your rights be if it shadowed your solar array?

SHADING AND THE PLANNING PROCESS

It is important that objections raised from shadowing are not pushed aside by planning departments with sweeping statements such as ‘the panels would only be affected in winter’, or ‘the panels are dark so no reflections would occur’. A full quantification of the time, date and extent of shadowing should be the basis for discussion, as there is a large monetary risk at stake for the solar panel investor. With a hindered access to light, the payback time would undoubtedly increase. This could then make the investment in solar panels unviable retrospectively, and a wasted investment.

Image accreditation: “The Shard” by Filip Maljković / CC BY-SA 2.0 / Via Flickr / Resized from original

“Solar Panel” by Marufish / CC BY-SA 2.0 / Via Flickr / Resized from original

REFERENCES

[1] Rics, Right to Light Consumer Guide January 2016

[2] Downing, Emma. Dealing With Nuisance Trees And Hedges. 1st ed. House of Commons Library, 2013. Web. 10 June 2016.



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First name [required]

Ryan

Last name [required]

Davies

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 Zoneing

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

In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello

I am writing today to express my concern regarding the zoning proposition. Although I am for more housing in Calgary I disagree that a blanket zoning is the answer and I believe that engaging and coming up with a plan for each and every community is the better solution. I do realize this is not the easiest solution but it would be more fair and have a more positive outcome as each community will feel heard and also have input. I also understand that communities will have input during development stages if the blanket zoning is approved but this will indeed lead to more traffic and parking issues within the communities where children play. There are communities where there is barely any street parking and traffic is quite busy even on quieter streets and it would be a shame if eventually every community had these traffic issues. I realize that a blanket zoning is the easiest solution to get the Federal funding for housing but I believe each community deserves its own plan. I believe this will make the citizens of Calgary feel as though they have been put before any federal funding that is currently being offered. If this goes through as it stands it appears that this is just an easiest solution to get more housing with federal funding and putting the communities of your city second. Thank you for your time.



Public Submission

CC 968 (R2023-10)

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First name [required]	Peter
Last name [required]	Urban

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 21, 2024

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

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

ATTACHMENT_02_FILENAME
(hidden)

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

I disagree with the re zoning in the community of Millrise. The reasons I give for disagreement are:

1. Landlords arent responsible for parking, therefore there would be absolute chaos for parking everywhere.
2. The general look of the community will be tainted with displeasing structures.
3. Code violations will be broken on various levels due to poor/illegal craftsmanship resulting in potential fires.
4. Landlords arent required to do background checks resulting in increased crime in the community.
5. House values will decrease with crime and overpopulated areas. This is not needed and can be addressed in different options. ie building in new areas.



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First name [required] **Kristy**

Last name [required] **McClellan**

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 **City of Calgary housing strategy**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

While I appreciate the challenges with the housing shortage, I am writing in opposition to the blanket rezoning as it would significantly impact quality of life for those who chose to live outside the downtown core (increased noise, less sun, parking issues). The demand for housing was increased with Alberta's move here campaign without regard for housing, healthcare, etc. please consider alternate ways to increase supply (tiny house village, office conversions, etc)



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First name [required] **Jwan**

Last name [required] **Wali**

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**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I don't agree on this new rezoning suggestion.
The infrastructure regarding everything, water, power, sewer, streets, parking, schools.....
Is designed for the current capacity, and it's already using the maximum of the infrastructure.
If adding any new , more capacity, this will affect the life for everyone.
Moreover, this will bring more problems, less safety, and more loads to police, hospitals, firefighters, all aspects of helping residents, resulting very low quantity and quality of services.
Also Schools, playgrounds.... Already full.
If you think about it in any way, will have and create much more problems, with no benefit to anyone.



Public Submission

CC 968 (R2023-10)

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First name [required] **Douglas**

Last name [required] **Anderson**

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 **Public Hearing Meeting of Council**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning decisions should be made only in concert and approval of the taxpaying voting residents affected by decisions of the city council. Having a public hearing to ram down a set of predetermined decisions made by 14 councillors to a public hearing attended by a couple of hundred interested Calgarians affecting a significant majority of over a million residents is unproductive. The decision for rezoning should be made following a ward by ward plebiscite. My neighbourhood may be older than 1985, as am I, but my home and many others around me have been seriously updated, renovated or rebuilt entirely long after your selected date of 1985. I am against this order but agree to abide by a majority vote of my fellow Ward 11 residents via plebiscite at the next City of Calgary general election. Respectfully submitted by Douglas Anderson, 10732 Maplecrest Rd SE Calgary T2J1X9, telephone 403-455-8850.



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First name [required] Igor

Last name [required] Matveev

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 on Calgary rezoning project

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The decision around blanket Calgary rezoning is undemocratic and does not consider interests of single detached family owners. The decision lacks any substance and hurts the interest of the single detached family owners. These changes deprive detached house owners of their legitimate private space and significantly reduces parking space in the housing communities. This will result in more noise and traffic congestions that will significantly reduce quality of life of single family house owners. For these reasons I, being a detached house owner, strongly oppose the blanket rezoning initiative.



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First name [required] Jeff

Last name [required] Bridges

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am Completely opposed to the rezoning in Cranston S.E. This rezoning will make areas like Cranston and other older areas put extra problems for infrastructure like police,crime,schools,traffic ,parking, safety for children ,playgrounds, etc. I have seen in other cities the buying of older homes torn down and infills of duplexs,side by sides put in so developers can make more money from a single lot and the results were devastating. People have spent good money to have a community that is safe and manageable.



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First name [required] Ian
Last name [required] Hodgson

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 Public Hearing Meeting of Council - Rezoning for Housing

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I live in the community of Douglasdale. While I appreciate the housing challenges facing Calgary, Alberta, and Canada in general, I do not believe a blanket rezoning of all properties is the right way to go about addressing it, and I don't think it is a significant impediment of redevelopment today.

The new zoning for my community allows for a significant change in density (4 units with basement and backyard suites). This is a big change from the single unit detached homes allowed currently. Having a 4-plex pop up right next to your home and not having a chance to challenge the rezoning or submit comments would be unfortunate and disappointing. Many homeowners would be upset at such a significant change, myself included. Not everyone wants to live in dense communities or neighbourhoods.

I believe the City can make the rezoning process simpler, cheaper, and more straightforward if they think that is an issue. This would at least leave it open for public comment which is the most important factor for a significant property redevelopment. This could be done before blanket rezoning.

If the city data point to a blanket rezoning of communities as the only viable option, then I think a less drastic approach could be used. Allowing duplexes alongside single detached homes is an option for immediately allowing some density increase while requiring a more normal rezoning process to be followed for the larger and more significant redevelopments

A better option would be for the city to target specific areas of communities for zoning changes. This would give more evidence that this kind of zoning change would drive redevelopment alone. It would provide a focus point for developers, concentrate construction traffic/noise, and simplify water, sewage, and other utility upgrades into a specific area. The city could use feedback to identify the areas with the most support for local redevelopment and target these areas.

All of that is to say that the City has many options for the rezoning plan. I feel that blanket rezoning ignores the nuances, character, and feeling of communities, or even segments of a community. Other options should be considered or acted upon prior to this drastic, city-wide change.



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First name [required] **Jatinder**

Last name [required] **Khera**

How do you wish to attend?

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

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

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

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

[required] - max 75 characters **Population increased so it must**

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

To avoid increase housetax



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First name [required]

Carol

Last name [required]

Moody

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 31, 2024

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

[required] - max 75 characters

Increasing density in the city by rezoning.

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

In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with rezoning that you are proposing. A better idea is to build more apartments and condos.



Public Submission

CC 968 (R2023-10)

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First name [required] **Steve**

Last name [required] **Portelance**

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: Will rezoning change my property tax rates going forward?**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning: Will rezoning change my property tax rates now or in the future?



Public Submission

CC 968 (R2023-10)

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First name [required] Jeremy

Last name [required] Schwandt

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Wide Land Used Designation

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I completely reject the rezoning density of housing. Any shortage of housing in this city is a result of this and past councils decision and disillusion. Through increased regulations and edicts you have eroded capitalism in marched in the socialist model into this city. Now you are play the price but except the citizens to lower their standard of living.

In a properly managed system developers would start building new home and apartment to meet these needs, but you have increase regulation so much this is no long profitable. Theses increased regulation have also caused the affordability problems that now curse the entire country. This is not confined to Calgary but across the entire country due all 3 levels of government. I do hope this is through misgoverning but I think it has been planned through Calgary and Canada's association with the UN agenda 2030 and WEF. This rezoning to fit your sustainable city agenda is a further drive to socialism and control of the citizens of Calgary. The council is to work for the people of Calgary not against us, which has been the case for many years. I say no to the rezoning, lowering the standard of living and to your Agenda 2030 destructive path.



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First name [required] **Scott**

Last name [required] **Kerby**

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**



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

There are 3 completed LAPs signed off by City Council and 5 more being developed. These were completed and executed through the efforts of volunteer CA members and consultation with the City. Blanket rezoning throws contravenes agreed upon Local Area Plans. This amendment should not move forward, current LAP's should be honoured and the current process maintained..



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

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First name [required] John

Last name [required] Berglund

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 proposed land use designation (zoning) amendment

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Opposed due to increase parking issues and other issues arising from increased population density.



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First name [required] **Gerald (AKA Gerry)**

Last name [required] **Boyer**

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 **Blanket city rezoning, specifically rezoning 47 Hawkhill Way NW**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning should be prioritized rather than taking an oversimplified blanket city wide approach. The order of priorities should be; 1) older parts of the city where reconstruction is necessary and is on going, 2) Where there is capacity for additional parking, 3) where there is generally community acceptance, 4) on large lots and corner lots and 5) close to existing or planned LRT stations.



Public Submission

CC 968 (R2023-10)

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First name [required]

Geoff

Last name [required]

Chapin

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

Land use designation (zoning) amendment

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

In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Re-zoning residential neighbourhoods to allow increased density will completely change entire communities for the worse. Traffic is already extremely congested and the roads cannot manage doubling density or more. Police presence is already stretched to the limit and there will only be increased conflict if more people are living in the same amount of space. This will likely result in more crime and more serious crimes overall. This will devalue current properties which may result in lawsuits against the city. It seems unlikely that wealthy neighbourhoods will be subjected to this re-zoning. Instead it is lower and middle income families that will be mistreated by these proposed changes.



Public Submission

CC 968 (R2023-10)

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First name [required] Louella

Last name [required] Fraser

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 Public hearing of rezoning for housing

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This will destroy the character of beautiful older neighbourhood.
The tree canopy Council wishes to encourage is already existing in older neighbourhood and would be destroyed by building infills on existing home sites.
There is an elementary school at the end of my Close - one road in only - which is already very congested when children are dropped off and collected,, plus there is already a parking restriction because of congestion caused by student parking from E.P. Scarlett high school. This Close cannot take more.
Cost of infills would be beyond the ability of newcomers or young people investing in new homes.
Council does not have the moral right to disrupt the lifestyle and investment choices of those who have lived in these areas and protected them for years.
The utilities in this area are all underground and adding more connections to them would mean road upheaval.
Wildlife,deer, bobcats etc use this area as a sanctuary as we are near Fish Creek.
It would be advisable for council members to walk the areas they suggest rezoning before making this blanket proposal.
Building on the outskirts of a growing city is normal and what most of had to do many years ago.



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First name [required] **MIN-YEN**

Last name [required] **LEE**

How do you wish to attend?

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

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

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

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

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

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello,

I am writing to state my position against the "Rezoning for Housing Project " in my neighborhood, Arbour Lake. I believe the community is not designed for the high population density. The roads are too narrow to accommodate the higher traffic, and there aren't enough green areas for the children. There also are not enough fire hydrants for all the planned rezoning. I believe it is a very bad idea to rezone the neighborhood.



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First name [required] **Gordon**

Last name [required] **McLeod**

How do you wish to attend?

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

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

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

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

[required] - max 75 characters **Land Use Amendment Citywide and Land Use Bylaw Amendments**

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



ATTACHMENT_01_FILENAME
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Submission Against City of Calgary's Blanket Rezoning Proposal.pdf

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(hidden)

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

I oppose the citywide Land Use Designation change from R-1 to R-CG for these reasons:

1. Charter Rights: Rezoning infringes upon landowners' rights under Section 7 of the Canadian Charter. The City of Calgary cannot justify these changes under Section 1 due to insufficient evidence.
 2. Water Restrictions: Increased housing density strains water resources pressured by drought and rapid population growth and increased use upstream in Canmore and Bow Valley Corridor.
 3. Power Grid Capacity: Enmax confirmed the small transformers in a neighbourhood had a limited capacity for larger appliances, like 220V EV charging, stoves, and clothes dryers. Power grid is already stressed, as indicated by power grid alert in 2023.
 4. Infrastructure and Services: Current infrastructure and healthcare is already in crisis.
 5. Preservation of Community Character: Multi-family residences may escalate disputes due to lax bylaws. Many young families now cherish the much renovated neighbourhoods of their childhood.
 6. Affordability Issues: The proposed rezoning will worsen affordability due to high construction and labour costs, and developers' profit goals.
 7. Environmental Impact: Increased housing density could stress local ecosystems and contribute to the urban heat island effect.
 8. Transportation: Rezoning proposal causes more traffic and congestion and does not restrict on-street parking e.g. driveways blocked, in front of home parking used by others, and a lack of consideration given to "seniors" and people with special needs. The costs and timing of infrastructure improvements need to be made public before implementing rezoning.
- The City of Calgary has not pursued alternatives such as suggested below:
- A. Promote High-Density Near LRT Lines: The development of high-density housing in proximity to existing and planned LRT lines leverages existing infrastructure and public transportation.
 - B. Utilize Vacant Lots for Construction: The City could increase housing availability by building on vacant lots, particularly those near amenities like Westbrook shopping mall, Stampede Park, Lindsay Park, and LRT line. The zoning in these areas may not need to be changed.
 - C. Boost High-Paying Jobs: The construction of homes and high-rises is not a sustainable long-term solution without a robust tax base to fund infrastructure and services. It is worth noting that much of Alberta's wealth originating from good paying Oil & Gas jobs have now been supplanted by a carbon tax.



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First name [required] **Sanjay**

Last name [required] **Viswanathan**

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 1, 2024**

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

[required] - max 75 characters **Proposed Rezoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

i do not support the proposed rezoning plan in my community in Visa Heights.



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First name [required] Renee

Last name [required] Davis

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I do not believe our infrastructure or our community schools are equipped to handle the influx of families in our communities that these proposed changes would bring. Not to mention parking and traffic. A lot of people moved to the suburbs for less traffic, good schools, and more space. This feels like a huge setback if it were to go through.



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

The current city wide re-zoning is causing a great deal of upheaval and risks losing the affordable housing battle overall. I personally think much of the anger is misinformed and wonder if there is a smaller step that would cause less frustration. As a first step, Could we instead expand use of the H-GO zoning designation across the entire city along/next to major transit routes and depots? That would serve multiple purposes - if we are hoping for lower cost housing for lower income people, it places the new developments adjacent to transit which the target residents likely use.

Much of the H-GO areas are already restricted parking areas so less anger/concern about not enough parking.

Lastly, actually incentivize H-GO developments. I live in the Heritage LAP and there has been zero/nil/none redevelopment of the new H-GO zones - Likely because the homes in those areas are too expensive to buy just to tear down and rebuild - so use federal incentive money to encourage those developments first.

These alternatives could lower the temperature across the whole city, and still progress better inner city zoning for higher density.

Thank you,
Les Sorenson - Fairview - 7612 Fleetwood Drive SE
403-710-0598



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First name [required] Yvonne

Last name [required] Shearman

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 for housing

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in favour of some rezoning, but I am NOT in favour of creating a 4 unit building on an lot with allowable secondary suites and a backyard suite! This is going too far. I moved to the suburbs to have a quieter, more private space in which to live, not to have a potential of 8 families plus a backyard suite right next to me. I would live in an apartment if I wanted that!

I believe that the City is not taking into account the quality of life of people, especially since we are not a city of parks, pubs and local shops to make this a more feasible plan.

There are definitely underused end lots, corner open spaces and little useless strip malls where mutli-family dwellings could be created (even on top of the shops - there's an idea!). But let's keep them smaller and more character driven than what I currently see out there. Everyone will benefit from that approach and we can all relax that we're not going to become some nameless city that looks like all the others. Also, reactionary behaviour to build, build, build, which takes longer than when the need is present, will create an over abundance of empty houses at some point. Haven't we seen this pattern in the past? Why repeat it, why not learn from it instead?
Y.Shearman



Public Submission

CC 968 (R2023-10)

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First name [required] **Louise**

Last name [required] **Piche**

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 **Public Hearing on Planning Matters**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The reason we bought in our area is that it is single houses. There are no large apartment buildings, duplexes etc. Already we have a house that has had permission to build above their garage. Since then, they have cars, trucks and a trailer parked in the back alley. Makes it tight to get around and increases the opportunity for theft in the area. There is another house down the street, new build, that built a large house for multi family rental and the house is obnoxiously big and does not match the surrounding houses or our area. I am in total opposition of this happening here in Parkland. This is NOT that type of community.



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First name [required]	Nicole
Last name [required]	Furlong

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	Land use designation (zoning) amendment
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am against the rezoning of my parcel/street. I bought in a specific neighborhood and street to have single detached homes. To have a feeling of suburban life. Rezoning will make it feel clustered and like living in the downtown core. Leave established houses alone. If I wanted to live next to townhomes and multi suite homes I would have bought next to them.

You already took what was supposed to be a green space near us and are developing 30+ dwellings on it. Please stop making us feel like we are living in a cement and cold community.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] gordon

Last name [required] miller

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 1, 2024

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

[required] - max 75 characters Public meeting on change in residential zoning in Calgary

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



ATTACHMENT_01_FILENAME
(hidden)

R-CG Zoning comment.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

IN REGARDS TO THE POTENTIAL OF THE ZONING CHANGE FOR RESIDENTIAL DEVELOPMENT IN CALGARY FROM R-1/R-1S TO R-CB-1 HAVE THE FOLLOWING COMMENT. I AM NOT IN FAVOUR OF THIS ZONING CHANGE. AS YOU ARE WELL AWARE THIS IS A VERY CONTENTIOUS TOPIC AND IS IMPORTANT ENOUGH THAT AT A MINIMUM IT SHOULD BE PUT TO A TAX PAYER VOTE. I PURCHASED MY HOME IN URSITY IN 2001 IN AN AREA THAT WAS + STILL IS ZONED R-1 + NOW R-1S AS WELL. I LIVE ~~IN~~ AT THE END OF A CUL-DE-SAC. ALSO AT THE END OF THE SAME CUL-DE-SAC A NEIGHBORS HOUSE IS LISTED FOR SALE. IF A DEVELOPER BUYS THIS HOUSE + PUTS AN 8-PLEX ON THIS SITE I/WE COULD BE DEALING WITH 8 VEHICLES + 24 CARBON EMISSIONS AT THE END OF OUR CUL-DE-SAC. HOW DOES THIS WORK? WHAT WOULD THIS DO TO THE VALUE OF MY HOME WHICH IS ~~THE~~ ^{THE} BIGGEST INVESTMENT THAT I HAVE? THE COUNTRY + THIS CITY HAVE A HUGE PROBLEM OF WHERE TO HOUSE ALL THE NEW CITIZENS THAT HAVE BEEN ENCOURAGED TO COME INTO ~~THE COUNTRY~~ HERE. ~~WHY~~ ^{WHY} MAYBE HOUSING SOLUTIONS SHOULD HAVE BEEN DEALT WITH BEFORE THIS PROBLEM BECAME AN EPIDEMIC + NOT AFTER. WHY NOT ENCOURAGE THESE PEOPLE TO MOVE TO SMALLER CITIES WHERE HOUSING ISNT ~~AS~~ ^{AS} BIG OF A PROBLEM + MUCH MORE AFFORDABLE

IF YOU AS A COUNCIL ARE SO CONVINCED
THAT YOU FOLLOWING THE RIGHT PATH OF
BUSINESS DENSIFICATION IN THE INNER CITY THAT
YOU HAVE NO PROBLEM IN PUTTING THIS
ISSUE TO A PREBISITE VOTE & LET
US TAXPAYERS DECIDE AS WELL. THE
LAST TIME I LOOKED THAT WAS HOW
A DEMOCRACY ~~WAS~~ IS SUPPOSED TO WORK

Sorden Milk

APRIL 1/2024



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First name [required] **Curtis**

Last name [required] **Mayert**

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 **Notice of public hearing on planning matters,regarding Blanket-up Zoning**

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Subject: Opposition to Blanket-Up Zoning Proposal - Public Hearing

Dear City Council Members,

We oppose the blanket-up zoning proposal for residential neighborhoods, including Mount Royal. This approach lacks consideration for each neighborhood's unique characteristics and could undermine their identity. Mount Royal's historical significance and green spaces are at risk.

The proposal fails to address concerns about increased density, traffic congestion, and infrastructure strain. Mount Royal already faces challenges in these areas, and blanket-up zoning could worsen them, reducing residents' quality of life.

Densification does not guarantee affordability. Instead, targeted policies should be implemented to promote affordable housing while preserving neighborhood integrity.

As homeowners, we are concerned about the potential decrease in property values due to oversaturation of multi-family developments.

We urge you to reconsider the proposal and adopt a collaborative approach that considers residents' input and neighborhood characteristics.

Thank you for your consideration.

Sincerely,
Curtis and Jody Kim Mayert



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First name [required] Rob

Last name [required] Hargrave

How do you wish to attend?

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

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

Date of meeting [required] Apr 23, 2024

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

[required] - max 75 characters Rezoning in City

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of rezoning the single residential areas to have multi family dwelling.I live in Sundance and you can see the area has been designed for single dwellings .For example parking would be an issue as well as roads. I sure the other infrastructure such as utility services for gas electricity water and sewers have been based on this density.Increasing the number of dwelling will impact them and likely increase their maintenance needs. Other areas like schools and recreational facilities will be impacted by the increased population.Please vote no to increasing housing densities in existing areas .



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First name [required] **Genevieve**

Last name [required] **Bedard**

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 favour**



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from
providing personal information in
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characters)



Public Submission

CC 968 (R2023-10)

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First name [required] Donald

Last name [required] Kettle

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 15, 2024

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

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

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Zone changes should be done on a zone by zone agreement and not a blanket zone change for the city.
Please address as an election plebiscite.



Public Submission

CC 968 (R2023-10)

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First name [required] **Andrea**

Last name [required] **Katz**

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 9, 2024**

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

[required] - max 75 characters **I oppose the community rezoning. Parking & capacity on neighbourhood roads**

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from
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characters)



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First name [required]	Kristy
Last name [required]	Johnson
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	public hearing meeting for rezoning for housing
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council,

I understand that the City and the rest of Canada is in a housing crisis and there is need for affordable housing, but opening up the doors and painting the rezoning with the same paint brush is not the way. Based on our lot size you're saying there can be 9 dwellings on our 1 lot!! This is not feasible for parking, existing stormwater infrastructure, UF tree canopy, and for drainage issues -how does the City's low impact development plan fit into this equation?

We moved to our house 10 years ago because there wasn't any infill and the neighbourhood wasn't slated for them. Within the last 2 years a 4 plex was built on our street, the first in the neighbourhood. I remember Carra stating that there won't be a parking issue as " you could fit 5 cars on that lot! " He said when it had go in for rezoning. Well, with just one 4 plex we constantly have parking issues as there are 8 vehicles now on a lot that can only house 3 cars (not 5), we have icing issues because the downspouts are less than 1m from the sidewalk and no sun gets on it due to the height of the buildings. The small trees are planted within 1 meter of the houses and they will be removed if they ever get big due to their proximity or will just die do to lack of soil volume. Again, this is just one 4 plex, and our whole neighbourhood can become rows of 4 plexes (or more) based on your proposal.

Has council spoke to the Water/Wastewater and Parks department operations and approval teams before they submitted this proposal? Older developments do not have stormponds, can our aging infrastructure handle increased capacity of waste and grey water by 9x per lot? Parks has a mandate to have 1 tree per house. Can you fit 9 trees into these lots when they are using up most of the footprint of the lot to build these multiplexes? How many City guidelines are you breaking and at what cost to our expensive infrastructure?

Finally, I want to stress that Calgary isn't a "walkable City". People will always have cars and need for parking. Try driving down a side street in Marda Loop just once. Consider road safety for families with small children, think about how an ambulance would fit when it's barely wide enough for a car, how many people would be affected by a fire b/c the houses are so close, look at how bumpy the road is b/c it was ripped up 20x to tie into undersized infrastructure. Then you may reconsider.



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First name [required]	Barry
Last name [required]	Hurtubise
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 plan
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
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(hidden)

Comments - please refrain from
providing personal information in
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characters)

I oppose the blanket rezoning plan



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] **Julia**

Last name [required] **Wowkodaw**

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**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am against rezoning for many reasons. These are some of the main reasons: Firstly this will destroy the feeling of community in established neighborhoods. Secondly the infrastructure will not support the higher demands placed on it. Thirdly this will further diminish our tree canopy and increase the heat island effect.

Council did not make this a campaign issue and has no mandate to pursue this. It is obvious that this public hearing is just going through the motions, since holding a plebiscite has already been rejected. If the majority of people's comments are against rezoning, will council actually follow the will of the people?



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First name [required] patrick

Last name [required] macdonald

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed citywide rezoning to a base residential district,

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



ATTACHMENT_01_FILENAME
(hidden)

Zoning law change comments PM.docx

ATTACHMENT_02_FILENAME
(hidden)

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

I have reviewed the proposed changes to the City of Calgary zoning bylaws. I understand that the changes are intended to help resolve to a largely made in Ottawa “Housing Crisis” by allowing different types of houses to be built in our communities and also by streamlining the approval process for developers. Presumably the result of the proposed changes will be an increase in row houses and small apartment buildings in our communities; over time achieving the stated objective of densifying our neighbourhoods.

My fundamental objection to the proposed zoning changes is that they are a substantive erosion of the property rights of existing owners. When I say “erosion”, I mean not just the economic value of their homes, but also the erosion of the character and spirit of the communities in which the existing property owners have invested and spent their lives. This is wrong and undemocratic.

The zoning law change is effectively a change to the “constitution” of the city of Calgary in that it fundamentally will change the composition and make up of our city. While I understand that our City of Calgary councillors are elected, I do not accept that they have authority to do whatever they want with lip service to the community. At a minimum, such a fundamental change should require a plebiscite. The fact that a plebiscite is not being used in this case for me is suggestive of which way the majority of city of Calgary councillors think this vote would go if had been allowed to proceed. This is unacceptable.

I would ask that we vote against the proposed zoning bylaws, and either to reintroduce a Plebiscite at a later date or ask that this be an issue raised and debated during the next city election.

Regards.

Patrick MacDonald



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Tina

Last name [required] Tse

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 AMENDMENTS TO THE LAND USE BYLAW (1P2007) BYLAW 21P2024

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden) rezoning pic1.jpg

ATTACHMENT_02_FILENAME
(hidden) rezoning pic2.jpg

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

I am in opposition to the rezoning and proposal to redesignate R-C1 zones to R-CG zones. I am currently in a R-C1 zone where it's single homes and the owners are responsible for their homes and sidewalks in front of their homes. There are a few homes that have basement suites and renters in the neighbourhood and we are already finding that the actions of the renters/non-owners are impacting other owners. If the whole area is rezoned and there are more renters and non-owners, it will impact street parking, available street to put out garbage/recycle/compost bins and the owners would have to be expending extra time and energy to clean up after the non-owners. Please see the attached pictures of how a renter in the neighbourhood has parked on the street across from his rental unit and then has brushed all the snow off his vehicle onto the shovelled side walk; with no consequence or liability to him. This is wrong and it would not happen if he was responsible for clearing the sidewalk in front of his home, like the home owner is. I purchased my home, paid the price for it to be a R-C1 area and by rezoning it to a R-CG, it would impact my property value negatively.







Public Submission

CC 968 (R2023-10)

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First name [required] **John**

Last name [required] **Costello**

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 of R-1 to R-CG-this will not address housing affordability**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning of R-1 areas will not address affordability and will destroy older cohesive neighborhoods in Calgary (see published study by Dr. Suzanne Tough (Professor U of C--School of Medicine, etc) stating that blanket rezoning of R-1 areas lacks supporting evidence that the objectives of the rezoning plan will be met. I have lived in Rosedale for almost 50 years and I do not want to see my neighbourhood dramatically changed (for the worse in my opinion). Surely there is room in Calgary for older, established neighbourhoods to retain their character and still address the "housing crisis".



Public Submission

CC 968 (R2023-10)

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First name [required] Ken

Last name [required] Rodych

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 I am strongly opposed to the re-zoning of all communities in Calgary!!!

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the re-zoning of all communities in Calgary!!! I bought my home based on the zoning of single-family homes and to change that after 18 years of living here is irresponsible and totally unfair to the residents. The roads where I live are not built to support higher volumes of traffic and bus service has gotten significantly worse in the time I have lived here. Rejecting a plebiscite on this issue clearly shows that Council does not really want to do what the citizens want and would rather decide for us based on a short public hearing.



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First name [required] Tammy

Last name [required] Turner

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The proposed changes to zoning in my area.

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We currently reside in Hanson Ranch NW and wish to strongly object to any modifications to the existing zoning policies in our locality. This specific part of the city is renowned for its natural surroundings. Within our community, there are green spaces maintained by residents and visitors alike. Our neighborhood already accommodates multigenerational households and cannot manage additional high-density housing or alterations to current community regulations such as backyard housing. The streets are heavily trafficked, parking is congested, and introducing more suites and high-density housing would significantly alter the character of our community. Without back lanes in our area, adding backyard suites would worsen congestion on our streets and limit access to these units. Our community is classified as an estate community, and any modifications to the types of residences here would diminish the value we've cultivated over the past two decades. We are firmly against this proposed change.



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First name [required] Nancy

Last name [required] French

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 favour



ATTACHMENT_01_FILENAME
(hidden)

upzoning comment.docx

ATTACHMENT_02_FILENAME
(hidden)

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

I fully support the proposed zoning changes.

Change is difficult. In my inner city neighbourhood I have seen '50's bungalows replaced by massive single family houses, duplexes and yes, row houses. There have been issues with shading and parking but often these were caused by currently allowed single family homes. But these changes have also brought benefits. Our community has been revitalized with more families, more diversity in ages, increased property values, and more small businesses (who have a population to sustain them).

It's a nice idea that keeping R-1 zoning will keep 50's bungalow communities in place, but those bungalows are already being replaced with single family homes that are two to three times the size. That alone changes the character of a community.

Calgary needs increased density and a greater variety of housing in. I want to be able to age in place in my community. I want there to be adequate, diverse and affordable housing without city sprawl. I believe that the proposed upzoning will be one small step towards achieving that goal. Vote for change.



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First name [required]

Grant

Last name [required]

Kosowan

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 Land Use Designation / Zoning amendment.

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

In opposition



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Historically, too many zoning changes have been implemented by Calgary City Council without due consideration for the concerns and well-being of the residents of our city and there is little to suggest this will change. To most residents, it has become painfully evident that the City Council pursues its own agenda of densification without regard for the wishes or needs of the people it is meant to serve. While it is likely this public hearing is merely another “token” virtue signal when final decisions have arbitrarily been already made, this submission recommends that a plebiscite for each community be taken, thereby letting residents vote directly on factors that significantly impact their lives and community.

For example, the neighborhood Killarney has been devalued and overrun with higher density infills even with substantial evidence that most residents specifically opposed high density (8 plex) infills in the heart of the community. These residents paid significant premiums to locate with R1/R2 communities only to see the introduction of lower-income housing and density. They (we) have been burdened with added congestion, increased crime and strained local resources...all while significant parcels of land remain vacant adjacent to public transit / Westbrook LRT. Rather than “gutting” a once quiet community, these vacant parcels could house thousands (or tens of thousands) of new dwellings. Instead of working collaboratively with developers to utilize these vacant lands for responsible growth, the Council seems intent on cramming more people into already congested communities.

The impact of these decisions is not limited to mere inconvenience; it directly affects the quality of life for residents. Increased population density without corresponding improvements in public transportation, green spaces, and essential services only exacerbates existing problems such as traffic congestion, pollution, and strain on local resources.

Ignoring community input and pushing through changes based on opaque motives undermines trust in local government and fosters a sense of alienation among residents.

It is high time for the City Council to prioritize the interests of the people it represents over narrow, short-sighted agendas. I urge you to reconsider these zoning decisions and engage in meaningful dialogue with residents and developers to find sustainable solutions that benefit everyone.



Public Submission

CC 968 (R2023-10)

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First name [required]	james
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]	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 in Tuxedo Park
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Parking is very busy now and adding 8 unit buildings with 4 single garage parking spots or none at all is going to make it impossible to park. There is also a church around the corner that creates a parking nightmare on Sundays for the local residents.



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First name [required] Michael

Last name [required] Palmer

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 31, 2024

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

[required] - max 75 characters I'm in opposition of the rezoning.

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I believe there are better solutions for multi family housing at more affordable houses. Adding density to well established and traffic jammed neighbourhoods doesn't make sense. Get all of the developers/builders together with the Chair of each community association to find solutions to this huge challenge and problem.



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First name [required] Denise

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 Proposed re-zoning 31ave NW

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

There is not enough parking as is with each multiple units most people have two cars filed I'd fine but any more is too much



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First name [required]	james
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]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 14, 2024

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

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Parking is getting very busy and building 8 unit buildings to accommodate only 4 vehicles or no parking at all is going to put a huge strain on the neighborhood.



Public Submission

CC 968 (R2023-10)

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First name [required] Jennifer

Last name [required] Morin

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 26, 2024

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

[required] - max 75 characters Rezoning for Housing

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Councillors.

I am very much in support of the proposed RCG rezoning for housing. While the majority of submissions will be against the proposed changes, I think they represent a fixed mindset embedded in keeping things the same way.

We only need to look at larger, older and more innovative cities to see that to make our city more sustainable, we need greater housing density and diversity. Please be strong in your will to support these changes.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Deborah

Last name [required] Gomm

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 City of Calgary Housing Strategy; Land Use Designation of Address to R-CG

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We are absolutely against any change to the RC-1 designation of the properties within the community of Hounsview/Briar Hill. We are a decades only inner city community of single family homes with local primary school and parks within them. We have seen the development of inferior multifamily dwellings build on small inner city lots allowing for no set backs, no parking, cramped and dark spaces that are quickly built with dreadful integrity - as if we are building slums of the future.

Calgary has so many unique communities and the integrity of these established communities should be protected and maintained in order for the city to remain a world class city. To build R-CG structures in the middle of such communities will make Calgary a sea of low cost multi family structures, when we should be seeking ways to preserve integrity, uniqueness, community "culture". If we destroy all that has been been, we will have no history, no wonderful homes and buildings - just new quickly built multi-family interspersed EVERYWHERE. In Europe of course, countries have defined rules to preserve communities in older and established areas - and Calgary needs to think the same way.

I have lived in an RC2 community - and loved it. It had been designated RC2 when I moved there and they are continuing to build RC2 homes throughout. Sadly the R-CG buildings are even damaging those areas - corner lots with rows of housing separated by only a narrow drive (impossible for them to even get their car into the single garage) WITH basement suites. Cars are spilling into the streets, children cannot play, rentals abound, many being short term rentals with no community involvement, no upkeep. Investor owned, non resident owned.

Yes we need more housing after decades of neglect building low cost housing. Yes, DO build attractive multi family in NEW areas, along traffic corridors, in areas already designated with higher density zoning. YES, better manage design, lot density, limit short term rentals - build wisely - not cookie cutter in every community in the city! Let our individual communities maintain their uniqueness, the energy of residents in those communities who work hard to build skating rinks for kids and support their neighbours and schools. Support us and build trust with us knowing that you are not going to lower every community in the city into one big parking lot of R-CG structures build in the short term as a quick fix to a problem that took years to create.



Public Submission

CC 968 (R2023-10)

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First name [required] Jennifer

Last name [required] Morin

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 26, 2024

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

[required] - max 75 characters Rezoning for Housing

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Dear Councillors.

I am very much in support of the proposed RCG rezoning for housing. While the majority of submissions will be against the proposed changes, I think they represent a fixed mindset embedded in keeping things the same way.

We only need to look at larger, older and more innovative cities to see that to make our city more sustainable, we need greater housing density and diversity. Please be strong in your will to support these changes.



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First name [required] **Rob**

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 22, 2024**

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

[required] - max 75 characters **Council meeting - proposed rezoning**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I strongly object to the proposed rezoning in my Hawkwood neighborhood. My wife and I bought in this neighborhood 32 years ago to raise our family and retire because it was a quiet single family neighborhood, it was our choice to buy here and want to keep it that way. In discussions with my neighbours, who also said they bought because it was a single family area. If I wanted to live in a mixed housing neighborhood I would have moved to one, again that would have been my choice. My house is a big investment and I want to protect that investment by not changing the zoning designation, not now or in the future. Higher density housing means a decline in the value of my house which I worked hard to save up for. You can say the chance of any rezoning occurring next to me or in the immediate area is slim; that could be true for right now but things could change years from now and if this zoning was in place I would not have a say.....thus stop it right now. I also see parking as a major issue as well. We have a few secondary suites in the neighborhood and street parking is already an issue let alone rezoning to allow .5 stalls/unit. If Calgary needs more supply of housing, build more where people know upfront what they are getting into, ie mixed or single family housing not by changing something that is in place to accommodate that goal. Changing the rezoning is unfair and not right.



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First name [required] **Cori**

Last name [required] **McNicol**

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 **Zoning Change**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

A blanket rezoning of properties will be a disaster. Each community should be accessed individually. Marda Loop is a perfect example of how a good idea of more density has gone incredibly wrong. You can not drive up 33 Ave with out disruption, detours and congestion. Completion of construction will not alleviate the traffic and parking issues. Too many people, no place to park! Consultation at the community level is the only way to proceed as it impacts everyone. I recognize we need more density but it should be done with careful consideration to the neighbourhood and the impacts it will have. One size fits all is not appropriate here!



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First name [required] Steven
Last name [required] Lopushinsky

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my deep concern and opposition with respect to the the city-wide rezoning initiative/proposal. Communities built before 1985 are not built or designed in a way to accommodate significant increases in population, including but not limited to to inadequate schools, traffic, and street parking. Further, such densification will drastically impact the urban canopy and access to green spaces. On top of this, the policy is likely to lead to direct conflict between neighbours, developers or otherwise as it relates to projects impacting property values, views, street traffic or otherwise, particularly when property owners made decisions to purchase / live on the basis of existing rules. The voice of Calgarians should be heard... blanket rezoning is not supported and should otherwise require plebiscite approval.



Public Submission

CC 968 (R2023-10)

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First name [required] **Carole**

Last name [required] **Elliott**

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 **Public hearing April 22, 2024**

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I object to this sweeping change to land development. Many people have purchased their property based on current zoning. While I can support duplexes being built on areas zoned for single family dwellings, or even town houses on corner lots, any more than this on regular city lots in the middle of avenues and streets changes the street scape considerably.

For instance in Wedt Hillhurst there is currently an application for 14 units on a 75x120 foot lot in the middle of a street of single family homes. This development will jut out so much more than the homes with front gardens as it butts almost tot the sidewalk. It will result in an inner 'courtyard' with no sun, so trees will not grow.

This type of development also should not happen where schools cannot be built as it will increase the school population considerably.

At the very least there should be a public referendum on such a huge change. I'm disappointed the council voted against this as ask them to reconsider.



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First name [required] **Cheryl**

Last name [required] **Francis**

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 9, 2024**

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

[required] - max 75 characters **LOC2023-0318/ Bylaw 90D2024**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This proposed development contravenes both the current LAP and proposed redevelopment plan for Hounsfield Heights/Briar Hill. Changing a single-family neighbourhood to one with a high-density mix of apartments and condos is entirely inappropriate and inconsiderate of those of us who have invested in our forever homes here. In addition to the ongoing noise and disruption associated with this proposed development, we have concerns about parking, waste bin storage, congestion at the intersection of 12 Ave and 18A St NW, etc, etc.

It is bad enough that the city is trying to force us to accept high-density housing on 19 St, now we are expected to accept this density creep on 18A St?! Where will it end? Leave us alone! Who's going to live in all these houses, anyway? Canadians are all over-taxed to the point that nobody can afford to buy their own place to live. I don't believe all this rezoning is necessary and it is certainly not desirable. To quote the City's own statement on inclusion (see above): "it is expected that participants will...treat everyone with dignity and respect." The City could start by respecting my rights as a current property owner in Hounsfield Heights.



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First name [required]	Kevin
Last name [required]	Egan
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 re-zoning
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

The writing summary by the city referred to communities developed before 1980's whereas many homes were built here after the 1990's. The neighbourhood has infrastructure such as sewer, water and electricity to handle the current homes and significantly increasing the population would put huge strains on the system. This is a lake community in which the lake and park system was also designed for the existing population density. There is also the legal issues around the Articles of Association for the Lake Association that implicitly states more homes can't be added. Splitting lots will create lots of confusion and could create animosity in a very close knit community. Schools are also designed for the current population density. Many streets have limited parking and a number of streets have no alleys. Why doesn't the city approve a brand new high density community from scratch with all the infrastructure and geographical and socio geographical spacial issues solved up front. Shoehorning this into existing communities will only create confusion. Then at least one new community test case can run as a Guinea pig versus an established neighbourhood.



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First name [required]	Leslie
Last name [required]	Strickland
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	City wide rezoning
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I live in Sundance and I am opposing the City wide rezoning plan. While I understand rezoning within the city may be warranted I think it should be on a case by case basis. I specifically moved out of inner city and into an older neighborhood that had a high population of home owners vs renters to remove myself from the constant tear downs, construction and congestion within the area.



Public Submission

CC 968 (R2023-10)

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First name [required] Marilyn

Last name [required] Shukys

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 19, 2024

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

[required] - max 75 characters WARD BOUNDARY COMMISSION

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

My late husband and I purchased our home in Bonavista in 1978 choosing this home for the back yard, my husband wanted a garage and work shop, I wanted a big vegetable garden and also a large play area for our 2 children. We have had many longtime friendly neighbors. I do not want to see rezoning in this area to allow multifamily structures taking away the large size lots for single family homes. I would have no objection to families building apartments or basement suites to accommodate elderly parents built following city rules. Multifamily buildings would mean street parking also. Thank you for reading.

Thank you



Public Submission

CC 968 (R2023-10)

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

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First name [required] **Sandra**

Last name [required] **Robertson-Bufferett**

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 **Public Meeting - Hearing of Council Rezoning for Housing**

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



ATTACHMENT_01_FILENAME
(hidden)

2024 Apr 22_City Council Rezoning.docx

ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached letter outlining comments and concerns about proposed rezoning for the City of Calgary.

April 1, 2024

Office of the City Clerk,
The City of Calgary,
700 MacLeod Trail SE
P.O. Box 2100, Postal Stn. 'M'
Calgary, AB T2P 2M5

Re: Public Hearing Meeting of Council to be held April 22, 2024, for the purpose of discussions regarding rezoning for housing

Please accept this letter as our strong objection to the proposed rezoning throughout the City of Calgary. While it is understood that our city is experiencing a housing crisis, as are indeed many cities within Canada, blanket rezoning of areas with the hope of creating affordable and more available housing is a seriously flawed concept. Affordable housing is critical but we don't believe that the proposed changes to neighbourhoods will achieve that goal. In fact, we believe they will more than likely create bigger issues in their wake. Our objections are based on the following:

1. R-CG rezoning of pre-1985 neighbourhoods allowing for multiple suites on a single lot will increase the burden to an already aging infrastructure including: sewer, water and the existing electrical grid for these areas. What remediation plans does the city have to address that aging infrastructure before building occurs?
2. What criteria did the city utilize in determining age factors for communities throughout Calgary? Our home is located within Hanson Ranch or technically, Hanson Ranch in Hidden Valley and was built in 2002 as were all of the homes within Hanson Ranch. Yet all of this community has been designated as pre-1985.
3. The total lack of consideration with respect to parking is startling. For example, the areas to be rezoned as R-CG have a requirement of just .5 stalls. What does that mean? Where once there was a single-family home with two vehicles, that same property could well see upwards of eight or more cars each with .5 of a parking stall? Roadways that were designed for one or two car homes will suddenly see an explosion of vehicular traffic as well as parked vehicles on either side. How will emergency vehicles reasonably gain access? What does this say about the City of Calgary's own desire to see neighbourhoods safe and liveable? How will the city's plans regarding improved public transportation keep pace? Public transit as it currently exists does not keep up at all.
4. With increased density in what are currently quieter neighbourhoods, what plans does the city have on the table to increase improved flow of traffic towards major commuter arteries? We currently live on a street that was never designed to manage the number of vehicles that we are seeing on a daily basis as drivers look for the shortest route possible to save mere minutes. It is quite frankly, unsafe. This same issue will become even more prevalent throughout the city with the proposed rezoning scenarios.
5. Have any studies been conducted to determine if schools are ready to handle a proportionately higher number of students?
6. Decreasing property values for those who find themselves living adjacent to newly built rowhouses, etc. Again, affordable housing is an issue; however, trying to solve the problem should not come at the expense of, or on the backs of those who have worked very hard to purchase and maintain a single-family home. For many, their homes are quite literally their retirement. One cannot be given at the expense of the other.

My husband and I, while having strong objections, understand the city's need to both curtail urban sprawl (which is expensive) and incentivize affordable housing. We are not of the mind that yes, it must happen...but not in my neighbourhood. What we are suggesting is that a more considered approach be adopted. Can we leverage other cities' successes and avoid their failures through study and perhaps even emulation? Could civic and provincial governments strategize together and consider a return to subsidized housing with newer and better approaches? Great solutions do not happen overnight. Solving the housing issue deserves a great solution. The tax-paying homeowners of the City of Calgary deserve a great solution. The scenarios presented in the pamphlet that we received appear to be based on reaction rather than consideration.

Respectfully,

Reg Buffett & Sandra Robertson-Buffett
311 Hidden Creek Blvd. NW
Calgary, AB T3A 6L1
sandy.buffett39@gmail.com



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First name [required] **Connie**

Last name [required] **Dahl**

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 **Re-zoning for housing**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I'm sorry, but if we had wanted to live in or by a duplex/multi-plex/whatever, we would have bought one or close to one. We wanted our own home in an older established area, on a piece of property that one was not able to touch both houses when standing in between them. We worked hard to be able to afford this type of home, and do not want to see the neighborhood changed into what we bought to stay away from.



Public Submission

CC 968 (R2023-10)

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First name [required]

kyle

Last name [required]

moss

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

LAND USE DESIGNATION ZONING

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

In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Good day,

It is such a hard decision to make on the rezoning of our land use designation for the purpose of housing. I am only in opposition of this idea because my home, is the only investment that I have. It seems selfish for me to say no, when there are thousands of people looking for a place to live. The rental market is not affordable and the housing market is not much better. I am the only working person in our home of four, where two children are three and younger. My wife primarily speaks Spanish and her english is at a level 5 or 6. I am struggling to survive as a self-employed business owner.

So I say no, only because this will be my retirement fund. I would like the home to be of more value and changing all the zoning so that 4 rental units can go up on my property does not seem like a good ROI.

Kindly,
Kyle Moss



Public Submission

CC 968 (R2023-10)

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First name [required]

Mark

Last name [required]

Skoworodko

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

Public Hearing on Re-Zoning

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

In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the blanket re-zoning that the city is proposing which will have a negative impact on neighbourhoods with single family detached housing (RC-1) zoning for existing property values and neighbourhood character. Use appropriate zoning in a deliberate and methodical way to increase density, but this approach feels heavy handed and a little bit lazy.



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First name [required] **Samantha**

Last name [required] **Welbourn**

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 changes**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against the proposed citywide rezoning. I think that making the biggest change ever in Calgary's housing development history should go to a vote for the people of Calgary to decide. Such a huge change should not be left in the hands of a few counselors, especially when they aren't listening to the people that they are supposed to be representing. Courtney Walcott was aired on TV as saying anyone against this rezoning is just being selfish, I find this a very judgmental comment and that it shows that the residents of Calgary and their opinions are not being taken seriously and that council thinks they know best without listening to the citizens of the city. Older areas like the one I live in are going to be effected the most by this change because there are mostly small bungalows on big lots at a low price, which was ideal for people to get their foot into the housing market and owning a home, but will now be the perfect opportunity for investors to buy up properties and build larger units on them and rent them all out for a profit. The pamphlet says 4 units can be put on one lot and each of those 4 units can have a secondary suite, and a backyard suite...the math on that is that each unit could really be 3 suites and equal a total of 12 suites on a lot that use to have one unit. To think how much that will change an area is frightening. Parking alone for just one lot would take the entire streets parking. Traffic and noise would also increase. Buying a home is the biggest investment in most people's lives and they spend years saving to be able to do it and put a great deal of thought and planning into what area of the city they want to live in and invest in. It isn't fair that the city is going to take that away by allowing significant change in an area that the existing home owner bought in because of it's zoning and demographics. If I wanted to live in an area lined with row homes, I would have bought in an area with row homes . I purposely bought in an area that the lots are big and you can't reach out and touch your neighbour through the window. People should have the right to keep the quality of the community that they bought into .



Public Submission

CC 968 (R2023-10)

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First name [required]	John
Last name [required]	Stones
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	Not in favour of H-GO Grade Oriented Zoning for Killarney
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of H-GO zoning in our neighbourhood. Older inner city infrastructure like Killarney (roads, utilities, water and sewer) were not designed for high density. The narrow streets continue to deteriorate from development excavations, heavy equipment and increased traffic. Townhouse units are being sold at record profits far above affordable housing levels. It seems the City is doing very little to monitor blocking of roads by construction trucks, debris on streets and sidewalks from construction, destruction of mature trees, cracking of sidewalks, collapsing of pavement from poorly repaired excavations and yet they want more density? Substandard developers and contractors are having a heyday with poor quality construction and are being rewarded by inflated pricing at the expense of the neighbourhood and city taxpayers. Street corners and streets are becoming overcrowded with vehicles making pedestrian crossings dangerous. Townhouses encroach on adjacent properties shading yards, take away privacy, as well as kill property value for adjacent property owners. It is not a solution to the housing crisis. City council needs to listen to their constituents to preserve the City neighbourhoods we value and love.



Public Submission

CC 968 (R2023-10)

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First name [required] Jennifer

Last name [required] Berlin

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 Public hearing on re-zoning

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This re-zoning will cause communities like Woodbine to be overwhelmed with traffic and parking issues. I also don't believe the infra-structure will be able to handle it. We have been dealing with the sewer upgrade on Anderson for over a year and are having issues with smells etc with that.

I also don't believe you will create more affordable housing. In neighborhoods like Richmond park and Killarny you had houses torn down and infills put in that cost more than the cost of the house that was torn down. How does that make it more affordable.

Parking is also a problem. You go from having single family houses with garages and driveway parking to a 4 plex or duplex with possibly smaller garages or no garage so now you have all the people trying to park on the street. This will also cause more pedestrian issues where if cars are parked too close to the sidewalk the children trying to walk to school won't be seen and possibly will get hit in a cross walk because parked cars blocked the view.

Will you be increasing the number of lights/controlled intersections in the older neighborhoods? You are increasing the number of vehicles going into these neighborhoods which could make being a pedestrian more dangerous.



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First name [required] **Kristen**

Last name [required] **McLean**

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 Upzoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the blanket upzoning bylaw. I want to share with you my personal story. My husband and I are a young couple with a now 7 month old daughter. It took us 10 extremely stressful months to find a home. We were consistently outbid by international new residents or migrants coming from BC and Ontario. I can fully appreciate the need for housing. However, the rapid and unsustainable population growth of our city is to blame. If we focused on gradual population growth, housing would transition from the older generation to the younger generation at a pace that was manageable and not in crisis. Our government has encouraged the rapid population growth, and then has turned around and said we have a housing crisis! Currently in our community of mostly single detached homes, I want council to consider that there are MANY homes with multiple generations and or renters living in the home already. As an example, there is a family of 5 next door to us and 3 renters in there basement. There are 6 cars already for the 1 home. I can appreciate the need for housing, but continuing to encourage rapid population growth is what needs to come to a pause until the city and catch up and housing can transition and new communities can be built- this bylaw is not the answer.



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First name [required] **Jatinder**

Last name [required] **Saini**

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 **Council -Rezoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We are strongly against the rezoning of the greenspace backing our house



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First name [required]	Lindy
Last name [required]	Weaver

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning areas to have infill housing and row housing will do absolutely nothing to improve the housing crisis, no one can afford a million dollar house. Also these infills and row houses decrease the value of other houses on the street, I know this first hand from the last city I lived in. Why don't you start by making basement suites easier to build and legalize. At least that would provide affordable housing options. Right now I cannot build a basement suite in my bungalow, but even if it was zoned for that the regulations are too ridiculous that couldn't afford to do it anyways as I would have to buy another furnace and have my basement gutted and redone. The city is out of touch. We need affordable places not million dollar infills



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Tom and Carol

Last name [required] Woo

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Home is Here: The City of Calgary's Housing Strategy - Rezoning for Housing

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

There's not enough parking now. Rezoning will only add more cars to streets making parking impossible in certain areas!!



Public Submission

CC 968 (R2023-10)

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First name [required] Vanecea

Last name [required] Greene

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 4, 2024

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

[required] - max 75 characters Calgary planning matters

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I have lived in this neighbourhood for 50 years and do not want to see it filled like marda loop with no parking and sewage back up. NO way do I support the rezoning of my property or my neighborhood. Vanecea Greene



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First name [required] Myrna

Last name [required] Clark

How do you wish to attend?

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

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

Date of meeting [required] Apr 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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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2024 04 01 City of Calgary Rezoning.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

To: City of Calgary Council

Re: Rezoning For Housing

Meeting Date: April 22, 2024

I'm in opposition of the Proposed Rezoning for Housing in our area due to the following concerns:

1. Power Grid
 - a. Already have issues within the City with the power grid.
 - b. Upgrading it prior to considering rezoning any area of the City to ensure all areas have the power required for future growth
2. Infrastructure
 - a. Transit is already an issue within the City for new & old areas
 - i. Need to ensure appropriate transit is available in all areas
 - ii. Should be focusing on getting the Green Line in place prior to pushing more people into the City
3. Parking
 - a. Already have issues with the parking in this area
 - b. Between the Hospital staff & visitors – parking is a premium
 - c. How are you planning to deal with that? What have you considered?
4. Roads
 - a. Need to ensure we have the appropriate roadways that can accommodate growth in all areas, which it can't
5. Water
 - a. Water restrictions consistently in place – why are we looking at more people in the City when we can't accommodate day-to-day water usage with the number of citizens we have already
6. Sewer
 - a. In the older areas, all of the sewer lines should be replaced prior to putting more through them
 - b. Can the sewage plant handle all of the extra people?
7. Safety
 - a. Already have more crime in our City – why do we want to push more into the outlying areas
8. Homelessness
 - a. This is definitely a priority the City should be looking at, get this under control
 - b. Bringing more people into outer areas, also creates more homelessness & crimes
 - c. Empty Condos downtown
 - i. Have a beautiful building with Condos – but it was built in a very unsafe area (beside the Drop In Centre) – hence it is sitting empty
 - ii. Figure out how they can be used to accommodate more people
 - d. One of my neighbours has to move as the rent is too high for them to pay. They have been unable to find another place to rent due to the cost of rent in this City. Congratulations, you have put an elderly couple out of a home due to the taxes &

unreasonable rent. I understand why we have so many homeless in this City. You need to start paying attention. Look after the issue you have created.

9. Suggest this option to other areas of the City
 - a. Edgemont (for example) – big homes that can accommodate more people in them
 - i. Already have 2 furnaces (the majority of them)
 - ii. Can be revamped very quickly & easily
 - b. Currently my home is 900 square feet – big enough for 3 to 4 people that's it
 - i. Why do you want to continue to downgrade the area I live in, you should be focusing on making this area more appealing & upgrading vs continually making it feel more like a slum area
 - ii. My area was beautiful when I moved here, not now, not with what you keep proposing
 - iii. Area is more congested; more homeless people are invading this area; it was safe, not now; main road is consistently congested; continual potholes in one area (fixed every year in the spring)

City Council has a lot more pressing issues vs finding more homes. You have been destroying a City I have loved, it was clean, minimal homelessness & creating more homes, is NOT the answer. The answer is clean it up, if we don't have room, we don't have room. Use what is available downtown, fill those up, put in appropriate Power Grids; Sewer; Water; Infrastructure then start to consider what we can do next. Biggest ticket item, learn to stay within your Budget, if it means not giving in to the rich, oh well!!

And, share all of this wonderful rezoning in the richer parts of this city, quit downgrading the lower to medium income areas – we pay taxes too.



Public Submission

CC 968 (R2023-10)

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First name [required] **Stephen**

Last name [required] **Wittrock**

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 **"Notice of Public Hearing on Planning Matters" letter of: (Why no date)**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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PlanningMatters20240401-Calgary.docx

ATTACHMENT_02_FILENAME
(hidden)

RE: Planning Matters!!
2024-04-01

I am Stephen Wittrock the owner of 264 Kincora Hts., NW in Calgary.
I am VERY CONCERNED by the letter of (why no date on the letter) regarding "Notice of Public Hearing on Planning Matters".

As such I am writing this letter to advise that I am NOT in favor of this plan as it will have the following affect not only on my neighborhood but all of the neighborhoods in Calgary that this rezoning applies to. If this law passes it will result in the following:

- 1) The neighborhoods slowly turning into slums. This may take 10-20 years but it will happen as the new buildings bring in the less desirable low paid or no paid people.
- 2) As more and more neighborhood's turn into slums all of Calgary will end up being looked at like the USA city's of Detroit or Philadelphia, etc. This did not happen overnight but it did happen.
- 3) A reduction in property values. This reduction in property values will result in a smaller tax base for the city. This lower tax base will be an endless cycle of less and less taxes for the city causing the city to provide fewer and fewer services.....
- 4) The above will result in the demise of a once beautiful and prosperous city currently known as "Calgary – The Heart of the West". (we do not want the next tag line to be "Calgary – The BROKEN Heart of the West")
- 5) STOP this "silly-WOKE-plan" NOW!!

If you would like my advice on how to solve the problem I am available for consulting. Please contact me at 403-540-7719 do discuss.

Thank you for your time;
Stephen Wittrock, MBA
Concerned Property Owner

PS: I object to have to click the box for Truth and Reconciliation in order to submit this!!

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

RE: Planning Matters!!

2024-04-01

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- 5) STOP this "silly-WOKE-plan" NOW!!

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Thank you for your time;
Stephen Wittrock, MBA
Concerned Property Owner



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I do Not support a blanket rezoning of housing density in the City of Calgary. Residents have purchased properties based on current zoning and to alter this is undemocratic, in particular after voting against a plebiscite which would have allowed the residents a say. My reasons are a lack of infrastructure such as sewer and water capacity, insufficient road capacity, insufficient parking provided, overcrowding, destruction of a feeling of a neighbourhood, paving over of land increasing runoff, lack of recreational space, over ruling of existing plans and bylaws that specifically laid out density and was based on sound planning practices with public input which is how a democracy works, severely decreasing property values of existing housing and pressure to increase density to a point of unsustainability. Next election this can be used as part part of the various candidates campaigns, do not shove this down our throats.



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First name [required] **Jean**

Last name [required] **Marcotte**

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**



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning for housing decisions should be made by ALL Calgarians, not just our Current Council. It is a BIG issue and Calgarians need to participate in the process to feel included, valued and heard. Yes it is very expensive to take the time and have a vote, also very expensive if a future Council changes the zoning again because the people were not listened to.
Thank you.



Public Submission

CC 968 (R2023-10)

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First name [required] **ZSOLT**

Last name [required] **KLIMAJ**

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 ABOUT REZONING**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I do not want SandStone Valley to be rezoned to R-CG. The area would lose its charming, low density character. The proposed change would result in no parking spaces, congested roads, extra burden on deteriorating infrastructure. I witnessed Toronto and Vancouver totally clogging up while they were keep increasing density and I do not want Calgary ending up the same. We have lots of land around the city, we just need an extra lane on Deerfoot, express busses (dos not stop at every corner), plus LRT lines reaching the city borders with free or very cheap P+R lots.



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First name [required] **Steven**

Last name [required] **Calibo**

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 Rezoning for Housing**

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



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ATTACHMENT_02_FILENAME
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Comments - please refrain from
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Public Submission

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First name [required] **Jamie**

Last name [required] **Hogg**

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 **Planning Matters**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

There has been too much development allowed in University Heights over the last 5 years. There is already congestion and parking issues. We bought in this neighborhood because of the value of the property as SINGLE FAMILY HOMES! This is NOT an area to overdensify and turn into slum housing. We have worked diligently over the years to preserve and respect what is here not just slab up dumpy row housing. This isn't Europe or Asia. We have room. Consider the property owners who have invested here for the very rights you are so callously taking away. Make your changes in new communities not the mature ones who have long time owners who bought here for the size and space between neighbours.!!!



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First name [required] **Arlene**

Last name [required] **Marko**

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 15, 2024**

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

[required] - max 75 characters **Citywide land rezoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The proposed rezoning will destroy the family community that makes McKenzie Lake a sought after community to live in. We moved here to raise our family in a small community in which our children could grow up with the neighbourhood children. Your rezoning will bring in rental units with continual turnover of families and completely ruin the closest that community currently provides. Please leave our family community as is, instead build row housing in the Mayors community!



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] **Kristen**

Last name [required] **McLean**

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] **22/04/2024**

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

[required] - max 75 characters **Blanket Upzoning**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the blanket upzoning bylaw. I'd like to share my personal story. My husband and I are a young couple with a 7 month old daughter. We both grew up in Calgary and have dreamed of owning a home here to remain near family. We almost gave up after 10 months of searching for a home, we were outbid by international new immigrants and migrants from bc and ontario. What I came to realize during this experience is it wasn't a housing issue it is a population issue. Calgary has seen rapid and unsustainable growth. This is due to our local, provincial and federal governments encouraging people to move here without adequate infrastructure. We are seeing the implications of this on our schools, hospitals, housing and roads. Put a pause on the rapid immigration, the old generation will transition homes to the new generation. One month our mayor was stating come to Calgary, we have jobs we have homes, the very next month she proclaimed the city to be in a housing crisis! I wonder if council also fails to recognize how single detached homes already have renters and often multiple generations of families living in them. Our neighbors for example have 6 people in the home plus 2 renters in the basement. They have 6 cars for 1 household. There already is no parking on our block. There are plenty of homes for this generation and the next as the older generation will transition there homes, however, if Calgary continues to promote itself heavily to other provinces and globally we will never have enough housing.



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First name [required] Kristen

Last name [required] McLean

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] 22/04/2024

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

[required] - max 75 characters Blanket upzoning bylaw

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Do not approve this bylaw, backyards serve as essential green space where residents can plant native species to support our environment and keep Calgary green, building row housing removes essential green space and habitat.



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First name [required] **Andrew**

Last name [required] **Mardon**

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 **Notice of Public Hearing on Planning Matters**

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

Public Submission

CC 968 (R2023-10)



ATTACHMENT_01_FILENAME
(hidden)

Andrew and Joy Mardon Council Submission on Land Use Zoning Designation
Amendment.docx

ATTACHMENT_02_FILENAME
(hidden)

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

Please accept and read our personal submission in the attached Microsoft Word document. We do not agree with and we do not support the Land Use Designation Amendment of September 16th, 2023.

Date: April 1, 2024

Andrew and Joy Mardon's submission to Council on the citywide Land Use Designation Amendment that was Approved by City Council September 16th, 2023.

We do not support the citywide Land Use Designation Amendment approved by City Council on September 16th, 2023.

As homeowners in a single family designed residential neighbourhood of Lake Sundance, we believe this community is correctly zoned and successful as a place for families to live. It is not designed to support higher density constructed residences. Every community should not be zoned the same way. Citizens are looking for different aspects for their community. We do not agree with this unilateral City Council decision on this critical aspect of a city design.

The City of Calgary City Council needs to listen to their constituents' voices and direction. For such an important decision and major change in the design and use of land owned by the citizens of The City of Calgary, we request that The City Council issue a mandate to The City Manager to hold a referendum on this Land Use Designation Amendment.

We believe that The City must take proactive actions in the identification of available vacant land lots, unused locations where buildings can be removed and rezone these areas for higher density community designs as part of a complete community plan. Second, for those areas of land already in the process for requesting higher density community development, move these requests forward in an accelerated manner. We are aware of one specific example where The City has delayed this high-density community residence design for over two (2) years.

Third, The City should focus the higher density designs on new communities as they build out mixed residential strategies. Fourth, the higher density strategy should be focused on communities closer to key services and downtown areas as part of redesigning the downtown core and area to be more liveable and affordable. Lastly, the focus needs to be on designing and building affordable housing for those that cannot afford the expensive townhouses and duplexes (in-fills) that will be built in communities if this proposed Land Use Designation Amendment is approved. Create the strategy that addresses the lack of affordable housing for new entrants to the housing market, and people who want to own a residence that their income level can support.

Finally, this unilateral decision if implemented will significantly detract on Calgary's livability and sense of a positive place for people to live. It will also negatively impact our ability to attract people to choose Calgary as a destination for new industry and potential employees for our growing industry segments as we diversify away from the traditional energy industry.



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First name [required]

Dalia

Last name [required]

Wahba

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

I don't support rezoning in my neighborhood at Sage Hill.

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

In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I don't support rezoning in my neighborhood at Sage Hill.



Public Submission

CC 968 (R2023-10)

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First name [required] **Guillermo**

Last name [required] **Sordo**

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 9, 2024**

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

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

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am not against density, but against building dwellings that consider basement suites suitable housing. It is ok to build duplexes, row housing of up to three or four dwellings in a corner lot, so long as they are not basement dwellings for the following reasons:

1. Inhumane: Basement suites that will hardly get any light. As a student I lived in a basement where I had limited access to above ground floor and it was psychologically draining through the year, and very depressing during winters. With all the awareness put into mental health these days, I am surprised that a trained architect would come with this type of dwelling concept for city where most people have to spend most of the time indoors during the winter months. Have you as the city done any research regarding how living in a dwelling with limited natural light may affect mental health? Calgary is not a city where one can spend much time outdoors during winters due to its climate. Plainly inhumane in my opinion and gives me the impression that this a modern version of the 21st century version of the New York tenement home.
2. Lack of parking: 8 dwellings right next to a street where you can park on only one side of the street. There needs to be some consideration for parking, not only for dwellers, but also visitors. This will likely be lower income housing rentals where several people will live under each unit and some may not have jobs during normal working hours. I can assure you, that if there are 8 dwellings in one lot, more than 4 parking stalls will be needed.
3. Some areas not right for densification: Density should be considered for mid-rise buildings like the ones being developed in Marda Loop, Kensington and Inglewood, and high rises on the Belt Line and Downtown, not RC-2 areas . We keep reading about the vacancy rates in the City's downtown and repurposing buildings. The city needs to focus on this first to revitalize the downtown area and make it livable and adhere to preestablish zoning bylaws.
4. "Access to transit": Many areas not close to a c-train station. Bus service is only average at best during rush hour in the morning and evenings. I take the bus to go to work and that's it. This is because the service during evenings and weekends is not sufficient to fulfill normal transport needs: work, recreation, grocery shopping, etc. The idea of "Missing Middle" is simply moot, and developments should consider the dignity of people, not just blanket policies.



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First name [required] **Dianne**

Last name [required] **Cavadini**

How do you wish to attend?

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

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

Date of meeting [required] **Apr 23, 2024**

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

[required] - max 75 characters **Rezoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This proposal to rezone will only cause more problems than it solves. In my neighborhood due to lots of secondary suites both legal and not legal have been having issues for a long while of drugs, stolen cars and guns. With several new people coming and going there has been cases of strange vehicles parked in the neighborhood waiting for drug deals while person waited in their vehicles. Also cases of stolen vehicles parked in the neighborhood. As well as other people coming into my neighborhood and causing sexual assault. Finally just strange vehicles around the neighborhood and person in car randomly picking homes and knocking on doors and looking around while on people property. With the rezoning this will be become a lot worse and the police are busy and may not be able to get into neighborhood like mine to deal with these issues so everyone is safe. Best solution ditch the proposal for rezoning so neighborhood like mine are safe. There are other solutions to house people and maybe lowering rents, rent control or help people who have homes with their bills so they can stay in their homes. With the increase in property tax and other bills it is hard for everyone whether they rent or own to pay their bills so they can have the basics in life. Solution ditch the rezoning proposal for everyone and every community and every neighborhood is safe.



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First name [required] Jan

Last name [required] Corner

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 2, 2024

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

[required] - max 75 characters Rezoning

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning areas in the R1 areas is changing the rules , after the game has begun!
Very disappointed that council is taking federal money for housing, removing all zoning as required! Not providing parking for each unit, I guess no cars? Not many affordable houses going up , unless government subsidies! A plebiscite or a voting issue in the next election! Rey disappointed with this lack of insight!many areas in Calgary are eyesores, use that land! Trailer park removes, sits empty...fill it!



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First name [required] **Tina**

Last name [required] **Thompson**

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 **Public Hearing Planning Blanket Rezoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to oppose the City of Calgary's proposal for blanket rezoning in the community of Highwood, NW.

Rezoning in this matter will not address the housing crisis by providing affordable housing. The costs involved in building new homes are very high and new builds would NOT be affordable homes.

Smarter densification solutions are needed to provide affordable housing, such as increasing density along transit routes, modular construction, communal living options. Creating communities that are less reliant on vehicles, revamping the city centre to be a vibrant, safe, affordable, and desirable place to live instead of parking lots and half empty corporate offices.

If the city wants to encourage the building of affordable housing, we need infrastructure that allows residents to use transit instead of being reliant on a vehicle. Highwood is not accessible by C-train and the bus routes are limited. We need higher density of affordable housing and apartment rentals in neighbourhoods that have access to the C-Train. These communities need to be designed as walkable neighbourhoods with easy access to all amenities without the need for a vehicle.

Increased density will greatly change Highwood and the very reason so many of us chose to live here. Things to consider - increased traffic and congestion, parking issues, safety on our streets, shadowing to the yards in existing homes, and the loss of mature trees. City services are not equipped to deal with the new builds that are currently on the books and have inexperienced workers not familiar with older infrastructure – we have had multiple reports of this from community members.

I know this is not about one person's opinion or thoughts, however I have spoken to many neighbours, many of them seniors that feel as I do. In 2006 I moved to Highwood because of the big trees, quiet street, and the sunny yard, as I love to garden. It is my intention to stay here forever in my small Highwood bungalow until I go to the old folks home or expire! What a shame it would be to have to move from here because my street is not a place I want to be anymore. It scares me, as I would not know where to go where I can have this life and peace. Perhaps I would have to leave Calgary as many others are.

Thank you for considering my concerns.



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First name [required] **Dave**

Last name [required] **Ambedian**

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 **Public meeting on re-zoning for housing**

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



ATTACHMENT_01_FILENAME
(hidden)

Letter to City Council.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

There are two things every great city, vacation spot, or consumable product has in common. Everybody wants it, and eventually they're not cheap.

Great cities have concentrated areas of diversity, arts and culture, sports teams to galvanize their citizens, green spaces, and infrastructure to name a few differentiating factors. These are the things that attract people to the city. Head offices choose to stay or relocate to cities that offer these sorts of opportunities because it makes their companies marketable to employees, in turn making their companies better.

I'm guessing you're going to see a lot of push back on your proposal based on the argument that homogenizing neighborhoods is essentially turning your backs on long established Calgarians. People who have worked hard to build homes in neighborhoods that have characteristics that balance their quality-of-life dreams with their economic circumstances. Although true, the real issues with your proposal are:

- It only works if it undermines your greater mandate of making Calgary great. Affordability issues only go away when people decide to go away. That only happens if our City Council is doing a remarkably poor job
- The tools most effective to address this issue are beyond your jurisdiction. This battle is best fought with policies that only Federal and Provincial governments have the power to impose. This gets solved by facilitating changes in immigration policies and migration patterns. Policies that control population growth and encourage economic development in areas other than our major cities. Policies that create the opportunities for people to choose to live somewhere other than the "big city".
- There are other tools that fit within your mandate that should be considered, such as heavily taxing homes of people deemed "non-residents".

My strong desire would be to have City Council resist their urge to find a way of differentiating yourselves by taking on a leadership role in addressing this issue. You don't have the tools to fight it, nor do you have the mandate. If you adopt this proposal and it succeeds, it's only because you've made Calgary a less desirable place to live.

Thanks

Dave Ambedian



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] **Deirdre**

Last name [required] **Pasztor**

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**



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Calgary does not have the jobs or the available housing for everyone from Vancouver, Toronto and immigrants moving here. That with the high cost of rent makes it ridiculous to destroy single family homes and build ugly 4, 6, 8 etc plexes. There are plenty of empty office buildings downtown in which could be converted easily to apartments. Make use of the empty space you have. Further, it is taking green spaces away from the locals (ie. Former DD Oughton field). The lack of parking these buildings have causes immense issues with other residents trying to park near their houses and traffic issues, which I see everyday with the construction on 34th Street and 12th Avenue. I would never want to live in one of these shoeboxes and as a homeowner, who lives in their house, I feel that the City is trying to force me out of my home and the yard to live in a lifeless prison cell 8plex with no yard for my dog to play in. Please think of the homeowners in these areas that don't want to live near these plexes or to feel squeezed out of the homes they work hard to pay for.



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First name [required] malcolm

Last name [required] harrison

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Council has not considered that the infrastructure(parking, water, sewer , gas, power, distance between dwellings) for existing RC-1 will not support a twofold, threefold or fourfold increase in their use. This alone makes the re-zoning proposal unfeasible and creates an unmanageable problem for the next council.



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First name [required] Elaine

Last name [required] Cossette

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 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



ATTACHMENT_01_FILENAME
(hidden)

RezoningLetterToCityApril2.2024.docx

ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for your consideration.

Elaine Cossette
6019 Bowwater Crescent NW
Calgary, Alberta
T3B 2E5

April 2, 2024

Dear Members of the Calgary City Council,

I am writing to express regarding the proposed rezoning for housing in our community. As a resident of the Bowness area, I am deeply invested in the well-being and future development of our neighborhood. I appreciate the opportunity to provide feedback on this important issue that will have a significant impact on our community's landscape and quality of life.

It is proposed that my zoning of R-C1 be rezoned to a R-CG. This street is already overpopulated with vehicles. The proposed change to allowing up to 4 infills, which will also be allowed to have secondary suites and a separate backyard suite for 50 foot lots, is simply not suitable for the condensed area. I narrowly avoided a potential fender bender because parked vehicles obstructed my view of approaching traffic.

We also have a barricade at the end of the street. Cars must turn around to get back out onto the main road. We do have an alley way. With the extra vehicles this will cause the alley way to become rough with potholes. People will have a need to park in the back because there is no room in the front.

The internet lines that have been known to have tech issues will also have larger demand amongst all the units. I work from home and it's important to have great internet. Another issue we could be dealing with regarding extra units could be an increase in criminal activity due to larger amounts of people.

The proposed rezoning has the potential to disrupt the unique character and charm of our neighborhood. Introducing high-density housing developments may not align with the existing architectural style and scale of our community. Leading to a loss of its distinctive identity and sense of place.

I would propose the city look at other areas, perhaps where the old RB Bennett school was located. Large parcel of land and it could accommodate an underground parking lot. I would also suggest further studies and community input to find better alternatives.

Thank you for considering our community's concerns regarding the proposed rezoning. We trust that our input will be carefully considered in your decision-making process. For any further discussion or clarification, please feel free to contact me @ 403-308-3662 or via email elacos@live.ca. We are hopeful for a collaborative solution that preserves our community's character and benefits all stakeholders.

Sincerely,
Elaine Cossette
Elaine Cossette



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First name [required] Cole

Last name [required] Gordon

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 Strathcona Park

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Strathcona Park specifically original Strathcona park that you have randomly circled on a map, is doing its part already. This neighborhood is already 20 percent Duplex or Row housing? 33 percent are in Subsidized housing! Move along to other neighbourhoods - we don't need more density and parking issues/traffic. We have 2 schools overflowing as it is. Old Strathcona is noted and this is to quote "Investors and developers are going to be plying their trade within those communities for profit and not engaging with those people who they're going to most directly impact"



Public Submission

CC 968 (R2023-10)

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First name [required] Kathy

Last name [required] Tam

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 Notice of Public Hearing on Planning Matters (Land Use Designation - Zoning)

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

With the recent proposal to rezone to R-CG I have a big concern with parking availability. As it stands right now, we have very limited space to park our current vehicles and then it becomes even worse if we have visitors. I can't imagine what it will be like if we start allowing people to build additions to their homes to rent to more people.



Public Submission

CC 968 (R2023-10)

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First name [required] Robin

Last name [required] Waldo

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning of signal hill

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

have never felt so strongly on an issue before. I am opposed to the rezoning. There are so many problems that I believe need to be addressed. 1. property values will decrease. I live on a cul du sac at 33 simcoe mews sw. Building a structure that could look like an apartment building to house 4 sperate residences would aesthetically stick out like a sore thumb. we had architectural controls when we built here and to eliminate those is irresponsible. 2. Parking. suggesting that a .5 space per resident will not suffice. in most circumstances there will be 2 people per resident having a car each for a total of 8 vehicles trying to fit into 2 stalls. there is not enough street parking on this cul du sac to accommodate street parking in any capacity. In speaking with my neighbours this is an unwanted solution to Calgary housing. 3. what guarantee do we have that our greenspace wont be developed. I will not trust your word as I have a difficult time believing in our governing body at this time.

perhaps we could look at short term rentals and deter them through high taxation rates. Many of these those go unreserved for the better part of a month. We should also be looking at hones that have been purchased and sit empty. Perhaps if you are not a Canadian citizen if you commit a crime and are found guilty deport them. This may seem harsh but when my children can not find a place to live and yet our tax money is going to support a criminal that is not a citizen seems like the wrong thing to be doing.

Rezoning the entire city does not make sense. As neighbourhoods change and become aged I understand the need to reassess zoning however this on sweep method seems like the easy way out. Perhaps put in a bit more thought and time before making these types of decisions.



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First name [required] **Brian**

Last name [required] **Linley**

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 rezoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

A home is the largest investment a family will make. Blanket rezoning will negatively affect it's value. Blanket rezoning will destroy the fabric of the community by allowing multi residential developments which have historically been temporary accommodation which people move from as income and family size grows. Parking will add congestion. Amenities to accommodate multi family development are not available in established communities. Calgarians purchased homes in established neighborhoods because of the zoning which protects their investment. They also paid hefty taxes to the city based on this zoning. Rezoning will not alleviate the housing problem. Rezoning many established neighborhoods will not create low income housing. Neighborhoods like Mount Royal, Rideau, Scarborough, etc will not create low income housing. Council should lease land east of Calgary to developers to build a trailer park. This can be done quickly and can help with low income housing IMMEDIATELY. Leave neighborhoods alone.



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First name [required] **Janice**

Last name [required] **Eby**

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 **Land Use Designation (zoning) amendment re: City's Housing Strategy**

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



ATTACHMENT_01_FILENAME
(hidden)

Letter to Council regarding Rezoning.docx

ATTACHMENT_02_FILENAME
(hidden)

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

April 2, 2024

Members of Council

I am writing to you today as a concerned citizen regarding the proposed blanket rezoning that you will be discussing at the Public Hearing Meeting of Council on April 22, 2024.

As the City's Housing Strategy states "One in five Calgary households are unable to afford where they currently live". This is understandable given the shortage of affordable housing and the influx of interprovincial migration from areas of Canada with even higher housing costs. However, City Council has not provided an acceptable answer to how rezoning a large portion of the city will provide the solution to the affordable housing crisis.

Property values throughout the city vary for various reasons – location, lot size, access to amenities, access to green space, access to schools etc. Rezoning to allow for row housing in an area such as Mount Royal or Rideau Park for example (which fall into the category of R-CG) will not provide affordable housing for any of the "84,600 households who are spending more than 30% of their income on housing" as any construction would need to be built to fit into the current "value" of the neighborhood which the households that cannot afford housing now could still not afford. Any new builds which under value the neighborhood would lead to irreparable investment loss for existing residents. This goes for all neighborhoods in the City of Calgary. New housing needs to "fit" with the area that is being built in.

We as hard working, tax paying citizens need to be respected for the choices we have made as to the areas that we live in. We all have different aspects that we value in a home – some want a spacious backyard for our children to play in, some want lots of greenspace, some want easy access to the mountains or downtown, some want low maintenance, etc. We are not all the same and the rezoning of a large part of the city needs to respect the lifestyle and investment choices we have made. This does not make us "selfish" but proud of our homes and the value we have built.

In addition, the proposed blanket rezoning does not consider parking. For example, our street in Cambrian Heights is short, with a house on each corner and a house in the middle. This would mean that under the new R-CG rezoning that row housing could be built on all three properties resulting in upwards of 12 units with the possibility of 12 secondary suites. Parking requirements are only .5 stall per unit. This could mean 24 housing units and only 12 parking stalls. This would leave potentially 12 or more (if households have more than one vehicle) vehicles parked on the street in a 150 foot span (given 50 foot lot sizes). Stating that people will take transit is not an acceptable response to this potential parking nightmare. Calgary is not built to accommodate transit in all situations. The new green line expansion of the C-train only impacts a few neighborhoods. Also, it is not reasonable to expect a family to take transit to get one child to hockey practice or a game at the other end of the city while at the same time trying to get another child to dance or choir. These are real situations that families deal with every

day. Having a vehicle (or two) is a requirement in this City. Also, this proposed parking situation could, and will likely lead to more vehicle vandalism or theft which has become a problem in this City. Just a few weeks ago 4 cars were vandalized on our street.

Let's also consider the current R-2 zoning in several older neighborhoods. What we see, more times than not, when a single-detached home in ours and similar neighborhoods like Mount Pleasant is taken down, a semi-detached or two infill homes replace that single-detached home. The current zoning is achieving the expansion of available housing in a well thought out, common sense approach that is not negatively impacting the integrity and value of the neighborhood. The current model is working!

We as citizens appreciate Council trying to address the housing crisis, but a blanket rezoning across the city is not the answer. Look at areas where multi-family housing makes sense not apply it everywhere. Look to current publicly owned land and build "affordable" housing for those 84,600 households that need it. Look at streets and areas that can accommodate increased densification. Don't look to densify the entire city. We are listed as one of the best places in the world to live. Let's make practical and well thought out housing decisions that keep us on that list rather than applying "easy" blanket solutions that will more likely negatively impact current investments of citizens of this city rather than achieving the intended goal of dealing with the affordable housing crisis.

Back to the drawing board Council!

Janice Eby



Public Submission

CC 968 (R2023-10)

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First name [required]	Glenn
Last name [required]	Dagenais

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	Public Hearing Meeting of Council re: proposed citywide zoning amendment
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Are you in favour or opposition of the issue? [required]	In opposition
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(hidden)

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ATTACHMENT_02_FILENAME
(hidden)

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

We believe that the proposed change to the current zoning requirements should not be made by city council alone. We believe that an item of this magnitude deserves separate consideration under a citywide plebiscite.

02 April 2024

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

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

Calgary, Alberta T2P 2M5

Submitted online: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

Re: Proposed Citywide Land Use Designation (Zoning) Amendment

We are writing to register our opposition to the upcoming Proposed Citywide Land Use Designation (Zoning) Amendment. Such a far reaching and important change to the current zoning requirements should not be made by city council alone. **We believe that an item of this magnitude deserves separate consideration under a citywide plebiscite.**

The current city management and council has demonstrated time and again that it is out of step with the majority of the citizens of Calgary on many issues. Accordingly, it would be arrogant and incredibly wrong on its part to presume to make such a wide sweeping change affecting future development in the City of Calgary. Homeowners have earned and deserve the right to continue to respond to specific development plans within their neighborhoods. We believe that the proposed change unfairly takes this right to be heard away from homeowners and will have many negative consequences, possibly destroying many of the great neighbourhoods within the city. Sometimes the best course of action is to tap the brakes and allow for some sober second thought. This issue is too important to the future of our city to jam through in the manner proposed.

Do the right thing and let the homeowners and citizens of Calgary determine how we will continue the future development of our great city.

Respectfully submitted

A handwritten signature in blue ink, appearing to read "Glenn and Heather Dagenais", with a long horizontal line extending to the left.

Glenn and Heather Dagenais

3 Elveden Place SW

Calgary, Alberta T3H 0L1

Email: gojdagenais@shaw.ca



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Grant

Last name [required] Jackson

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

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I respectfully disagree with plan to rezone my neighborhood. Thank you.



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First name [required] **Beverly**

Last name [required] **Mills**

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 2, 2024**

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

[required] - max 75 characters **The City of Calgary's Housing Policy redesignation**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to object to the city's strategy to redesignate my community. I moved to Calgary 15 years ago and spent considerable time looking for a neighborhood which suited me. I chose Cougar Ridge area because it was a quiet single home community where I was happy to invest a large portion of my finances. It has proven to be a very pleasant place to live and I do not want it to become overpopulated with no where to park and an invitation to more crime. It seems very unfair that city council has decided to change neighborhoods to suit their agenda and squeeze everyone into small areas, to increase their tax revenue. This is a huge disruption to everyone who already lives here and the cost of building infrastructure (water and sewer) to accommodate these huge structures will be significant to the city/tax payer. Better to expand and build areas that are multi family areas, rather than forcing people to live in neighborhoods that they didn't choose.



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First name [required] Gerard

Last name [required] De Freitas

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 Public Hearing Meeting of Council Re: R-G

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We live in an area which is currently designated high density. It is made up of streets having semi-detached homes with single-car garages. Each home can accommodate a car in the garage and a car on the driveway. We have neighboring homes with developed basements. Often there is little to no parking available for residents and visitors. This leads to parking problems with individuals violating parking bylaws. For example, they park in front of fire hydrants and encroach upon other people's driveways. The existing parking bylaws are on a complaint-based enforcement. Most of the neighbors do not report it for fear of reprisal and other unwanted conflicts with the violators. These are issues we currently have. With changes proposed, problems will only be magnified. Respectfully submitted



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First name [required] **Shaban**

Last name [required] **Gashi**

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 **Planning Matters rezoningforhousing I am in favour changing rezoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Planning Matters rezoningforhousing, I am in favour changing rezoning to R-CG my address is 60 Tuscany Ridge place NW T3L 2K7



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First name [required] Louise

Last name [required] Craig

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 Rezoningforhousing

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Our street starts with a playground zone and is local traffic only as there is no other entrance in or out.

We are a street with family size homes (3-5) bedrooms. Some houses currently have a basement suite which already puts more traffic and parked vehicles. (For example the neighbours have a 5 bedroom home and with them and their children they have 7 vehicles which takes up a lot of parking)

I would not want any multi units put on this street as it would cause a parking nightmare and endanger the children trying to use the park.



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First name [required] William

Last name [required] Beaver

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 2, 2024

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

[required] - max 75 characters Calgary rezoning

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



ATTACHMENT_01_FILENAME
(hidden)

Rezoning calgary.docx

ATTACHMENT_02_FILENAME
(hidden)

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

April 2, 2024

City Clerk's Office- Calgary,

I am writing to express my strong opposition to the proposed rezoning of housing in our city and our community. As a long-standing resident of Calgary, the rezoning initiative poses significant risks and challenges that could detrimentally impact our community.

First, the proposed rezoning could fundamentally alter the character and charm of our neighborhood. The existing zoning regulations were set in place to maintain a certain quality of life and aesthetic appeal, and any significant changes to these regulations could disrupt the cohesive nature of our community. My understanding is that should my neighbour decide to sell their home to a developer that the house directly next to my single-family home could become a 2 or 4 plex or infill row housing. We currently have no less than 6 multi unit complexes in our immediate area, including townhome and apartment units both owned and by rental. Approval of such zone changes will negatively impact long term invested homeowners that sacrificed and built our community and city.

Additionally, there are worries about the potential impact on property values. Most residents, myself included, have invested in our homes and in Calgary, with the expectation that the existing zoning regulations would remain in place. Rezoning could lead to uncertainty and a decline in property values, affecting the financial well-being of homeowners.

Furthermore, the potential increase in housing density resulting from rezoning raises concerns about the strain on our already overburdened infrastructure. Our roads, schools, and utilities are already struggling to meet the needs of the current population, and an influx of new residents could exacerbate these challenges.

Moreover, the environmental impact of rezoning cannot be overlooked. Our neighborhood's green spaces and natural habitats are essential for the well-being of both residents and local wildlife. Rezoning could lead to the loss of these valuable natural areas, further diminishing the environmental appeal of our community.

In consideration of these concerns, I urge you to reconsider the rezoning proposal and take into account the well-being and wishes of the residents

who call our Deer Ridge / Deer Run neighborhood and city of Calgary home. I believe that open dialogue and collaboration with the community are essential in making decisions that will shape the future of our neighborhood.

Last, we as Albertans and Calgarians are privileged to have an abundance of open range land as far as the eye can see. Perhaps annexing more of this land to build the required infrastructure to accommodate and help the people in need of support may be an avenue that the city can look at.

Thank you for taking the time to consider my perspective on this important matter. I hope that you will give careful thought to the potential consequences of rezoning and work towards solutions that benefit our community.

Sincerely,

William Beaver



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First name [required] Carolyn

Last name [required] Gunderson

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 for Housing

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against the blanket rezoning that has been proposed. The blanket change does not take into consideration transit, community philosophy or culture that has been created and that people bought into when moving in. It does not take into consideration the vegetation that in older neighborhoods is vast and being cut down as new homes are built - and completely cleared for multi-plex homes. The rezoning does not consider the traffic concerns, ability for schools to take in additional children, or the financial burden that is now levied on the neighbors when they can not longer sell their dream home for the amount they paid for it. Changing the rules of development decreases the value of homes that now have multi-plexes built beside them. I believe there is a place for increased density, but opening for all will only make developers more wealthy and not decrease home prices as the developers will still ensure they are making a profit. Please be considerate of community involvement in the zoning process.



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First name [required] **Stephen**

Last name [required] **Pasztor**

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**



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

As a homeowner it feels that the city is trying for force us out to build these horrible 4, 6, 8 plexes destroying our single family homes and green spaces. With a lack of jobs and affordable housing for the current residents of Calgary, why don't we lower rents or convert empty office buildings to apartments before bringing in new people that demand housing. Working hard all of our life to own our house and now it feels like the city wants us to sell out and end up in one of these plexes with no yard for our dog and having no privacy. Also, the lack of parking these new plexes have is causing issues with parking for existing residents as well as increased traffic on our streets.



Public Submission

CC 968 (R2023-10)

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First name [required]	Gwen
Last name [required]	Nesbitt
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	Residential rezoning.
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I'm concerned about the public parking issues that are going to arise as a result of multi family dwelling being erected in my neighborhood. Because there are secondary suites in duplexes on my block now, there are times that I can't park along side of my house. I believe that the changes that the City is looking at will make that problem MUCH worse.



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First name [required]	IAN
Last name [required]	DAGENAIS
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 and Planning Matters
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning needs to be in new areas that can be built with less expense than tear down and new builds. New areas can accomodate residential parking, and must have direct access to transit which needs to be planned for. This will not work for the majority of established areas as there is no employment for new comers. If the plan still holds for Ctrain access to the Shepard area, that is the direction required for new residential areas and also is close to industrial business areas for employment. NO rezoning without a city wide vote on this matter first.



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First name [required] Dianne

Last name [required] DeLong

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 rezoning

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I strongly disagree with the change in zoning. I pay taxes based on R1 zoning. Leave it alone. Your zoning change is nit what the housing crisis needs.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Paloma

Last name [required] Yrigoyen

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 Agenda is not posted yet/ please add in the appropriate section

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Subject: Opposition to Proposed Rezoning and Land Designation Change
Dear City Planning Department,

I am writing to express my strong opposition to the proposed rezoning and change in land designation for our R-C1, residence located in Millrise. As a longstanding resident and property owner in this community, I am deeply concerned about the potential implications of such changes. Firstly, the current zoning and land designation have been carefully established to maintain the character and integrity of our neighborhood. Any alterations to these regulations risk disrupting the harmony and balance that residents have come to cherish. Secondly, changing the land designation could significantly impact property values and the quality of life for myself and my neighbors. It may lead to increased traffic congestion, noise pollution, and overdevelopment, detracting from the peaceful and desirable environment we currently enjoy. Moreover, I believe that the proposed rezoning fails to adequately consider the long-term interests and needs of the community. It appears to prioritize short-term economic gains over the preservation of our neighborhood's unique identity and livability. In conclusion, I urge the City to carefully reconsider the proposed rezoning and land designation change. It is imperative that any decisions made regarding the future development of our area are made with the utmost consideration for the well-being and wishes of the residents. Thank you for considering my concerns.



Public Submission

CC 968 (R2023-10)

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First name [required] Paul

Last name [required] Gray

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 Calgary Planning Commission

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

While I understand that the city is looking at tackling the housing crisis, this will affect my family's quality of life. We specifically chose our older neighborhood to stay in a low-density area. Allowing this rezoning will result in multiple negative impacts to our community including:

- 1) Overcrowding causing strain local resources such as roads, schools, parks, and emergency services, leading to decreased quality of life for myself and our neighbors.
- 2) Traffic congestion leading to more people living in our neighborhood will lead to increased traffic congestion, longer commute times, and difficulties in finding parking spaces.
- 3) Noise and pollution negatively impacting our health and well-being.
- 4) Loss of community character to accommodate increased population will negatively affect Douglasdale's unique character and charm.
- 5) Strain on public services such as schools, healthcare facilities, and social services leading to longer wait times, and reduced quality of care.
- 6) Loss of Privacy for everyone, as they will have more neighbors and increased foot traffic in the area.

Please take these points into consideration and vote no to lowering our quality of life. There are other solutions to this, and making Calgarians suffer for the mistakes of the federal governments inadequacies and bad policies is not the answer.

Paul Gray
160 Douglas Shore Close



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First name [required] Dustin

Last name [required] Worts

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 Public Hearing Council Meeting - City Wide Re-zoning

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

In general I support the densification of our City and the mixed use of property types to increase tax base, reduce urban sprawl and create a better city. My concern with the re-zoning of the entire City is how each new development will engage the community in which they are proposed to make sure they are enriching the community not just building and leaving. I have lived in the inner City and seen new duplexes and row houses go up with no consideration of parking, speed, children or infrastructure. These are all left to the residents to deal with after the developer leaves. MANY roads are now almost undriveable in the inner city due to parking congestion and utility slots that were installed through the road in the middle of winter and have now sagged. It seems that the only consideration a developer gives is the application to Council and as long as that passes the community must live with what is proposed. I would like a process of meaningful consultation be added to this re-zoning and future application process to ensure parking, density, safety, infrastructure, parks and community building are added to any new development within this re-zoning. The community association should be directly consulted on any new build that is denser than a single family dwelling to help the developer understand what is important to that individual community. If a row house were to be approved in my cul-de-sac without these considerations it could greatly negatively affect the lives of all those who live there. However if done properly, it will add neighbors, taxes and children to an otherwise aging area.



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First name [required] **Kris**

Last name [required] **Allen**

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 **Public Hearing - Rezoning**

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I do not support blanket rezoning.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] **Stephen**

Last name [required] **Suto**

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 Lakeview**

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I would prefer not to see the community of Lakeview rezoned. Perhaps on the reserve section of 37th Street could be different housing.



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First name [required] **Randy**

Last name [required] **Pelletier**

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 **Change to the zoning of my property**

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



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Council submission.docx

ATTACHMENT_02_FILENAME
(hidden)

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

My name is Randy Pelletier.

I have been living in my house in Hawkwood for 42 years. I am a retired Geophysicist. My wife, who is a retired teacher, and I have raised our two boys here. We have had a very vibrant community for years in which I coached soccer, basketball, and hockey. Last August, 2022, the neighbor's house was sold and a new family moved in. The first thing they did was bring in some laborers to build a few new walls and cut out some egress windows in their walk-out basement. Then 4 single men started renting their basement suite. No permitting and no inspections. Six cars are now parked on the street because there is no designated parking for the cars as there are no back lanes. I phoned the city of Calgary permitting and they came and checked it out. The new owners would now have to get a permit for a secondary suite. My neighborhood is R-C1, or single family units only. But they received permission from the Permit Department and got their approval due to the Secondary Suite Amnesty Program, **without a zoning change**. I objected to the permit through proper channels but the permit was approved anyways. This is totally against **Calgary's own existing by-laws**. How can a City of Calgary Inspector just change the zoning for a whole community development area at his will? **And now council wants to do the same thing to the entire city.**

Council is not allowing the building of safe and legal secondary suites. They are allowing the take-over of whole communities by people who do not care about the local community at all. They simply want to make a profit at the expense of the long term residents. If this blanket Land Use Designation passes, you will be forcing people to move out of their long standing communities, because it is not families that will be moving into these suites, it will be transient single men. You will be doing harm to our long standing **safe** communities. Just because Justine Trudeau wants to give us money for his immigration mistakes doesn't mean we should all suffer. Please don't ruin our city.

Randy Pelletier



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First name [required] Karen

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] Apr 22, 2024

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

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

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



ATTACHMENT_01_FILENAME
(hidden)

Blanket Rezoning Submission Letter.docx

ATTACHMENT_02_FILENAME
(hidden)

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

We have lived in Varsity for 30 years and it has taken us 34 years to pay off our mortgage. We are incensed and incredibly disappointed that the proposed Blanket Rezoning was not put to a plebiscite. The proposed Blanket Rezoning will destroy our diverse and inviting community.

The City provided us with information regarding the proposed rezoning and how it will benefit us, however, we do not agree it will be us benefitting from this rezoning change, but rather the City, developers and realtors will benefit.

We understand the City has substantial land in vacant greenfield and grayfield areas that could be developed with higher density dwellings, without changing the current zoning. We also understand Varsity has a higher than average diversity of dwellings already and a higher than average number of rental units, therefore the existing zoning does not need changing.

We implore you to listen to Calgarians and NOT proceed with the Blanket Rezoning.

To our City of Calgary Mayor and Councilors:

My husband and I have lived in Varsity for 30 years, with 24 years in our current home. We have spent the past 34 years paying off our mortgage and improving our home, both inside and out. We raised four sons, all of them attended school in the neighbourhood, played sports, and had paper routes and snow shoveling jobs with neighbours. Our property has six trees, multiple flower beds, a small raised vegetable garden and a raspberry patch. We share flower seeds and plants, vegetables and raspberries with our neighbours. My husband maintains the public access walkway that runs parallel to our property by shoveling the snow and putting down a sand/gravel mix throughout the winter.

We and our sons take our democratic rights very seriously and have always voted municipally, provincially and federally. We were incensed and incredibly disappointed that the proposed Blanket Rezoning was not put to a plebiscite so we and other affected Calgarians could vote on the issue. While the City has a public hearing coming on April 22nd, they have provided minimal time for residents to fully understand the impact this significant change will have on fundamentally reshaping our communities and neighbourhoods as we know them today. We only hope that you are truly willing to listen to Calgarians and reject the proposed Blanket Rezoning.

The City provided us with information regarding the proposed changes to our zoning, including rules to ensure new buildings fit in with the existing homes and it was explained that the proposed rezoning will make the process of changing the type of dwelling on our property faster and less expensive. We do not agree it will be us benefitting from this rezoning change, but rather the City, developers and realtors will benefit from this proposed rezoning. From existing examples of rowhouse-style buildings already completed in the city, it does not appear to us that they "fit in" with the existing single-detached homes nearby. In fact, the four-unit homes with secondary and backyard suites are massive in comparison to the single-detached homes nearby, are all concrete, siding and glass, with no trees or green areas, and they consume nearly the entire property from front to back and side to side!

We have numerous concerns with having the types of dwellings proposed in the rezoning, some of which are as follows:

1. No one can be certain if their neighbour sold their house, the buyer will not be a developer who will then take down the house and build two sets of rowhouses, possibly all with basement suites, such that one neighbour left and 8-16 new neighbours moved in.
2. A single-detached home typically has one fridge, stove, dishwasher, washer, dryer, furnace and one or two bathrooms, whereas the new buildings proposed could have 8-16 of these appliances and bathrooms. The increase in the consumption of energy and water, as well as the additional stress on the sewer and waste water system would be substantial.
3. A single-detached home on a property has one or two parking spaces, whereas the new buildings proposed could have 8-16 units/suites but only four parking spaces. As we live in a city that has at least five months of winter, with many days of extreme cold, it is highly unlikely the people living in the other units/suites will ride a bike, walk or take public transit to get their groceries or take their children to extra-curricular activities, therefore parking will become a significant issue throughout our neighbourhood.

4. The new buildings will not help with making housing more affordable as the significant high cost of construction, not to mention the land value, paid by developers will require the units/suites to be priced in a range still out of reach for average young people or newcomers. The units/suites will most likely be purchased by people with money, who will then rent out the units/suites at a high rent.
5. As the new buildings can be built closer to property lines, front streets and lanes, there is no space for children to play outdoors, no space for trees or flowers for the birds and pollinators, no place for snow to be shoveled, water to run-off or for 24-48 garbage, recycle and compost bins.
6. As the new buildings are not a “condo” with governing bylaws, how will the new rowhouse-style buildings be maintained by separate property owners? If the roof needs to be replaced, who will determine each property owner’s financial responsibility?
7. The new buildings we have seen go up are higher than nearby single-detached homes, resulting in diminished sunlight in the neighboring yard and they are definitely not aesthetical from the view of the single-detached house next door. Obviously, the neighbouring single-detached yard would see any trees, flowers and/or vegetable gardens suffer from lack of sunlight and privacy would be non-existent.
8. The rezoning to RC-G is a baseline which does not prohibit developers from applying for a development permit to relax one or more of the “rules” and, as the City has a record of approving these applications, we could face a much bigger building than what is proposed under the Blanket Rezoning.

It is our understanding the City has substantial land available in vacant greenfield and grayfield areas that could be developed with higher density dwellings, without changing the current zoning in our existing residential neighbourhoods. We also understand Varsity has a higher than average diversity of dwellings already and a higher than average number of rental units, therefore the existing zoning of residential properties does not need changing.

The proposed Blanket Rezoning will destroy our diverse and inviting community so with your consideration of all of the above, as well as other Calgarians’ submissions, we respectfully request that you DO NOT proceed with the Blanket Rezoning.



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First name [required]	Lisa
Last name [required]	Calles
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 - Ruining communities
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

My name is Lisa Calles. I am a Realtor with Century 21 Bamber for over 17 years. My husband and I are owners of Riverside Developments, a small Custom Home Builder in Calgary for over 20 years. We own a single family home in University Heights and own a investment property 4-Plex in Rosscarrock. The 4-Plex we purchased knowing other high density properties were located it for investment purposes and so one of children could have a place to live. The proposed rezoning of land use and parcel redesignation will ruin neighborhoods and ruin Calgary. People's homes are arguably one of the biggest investments of their lives. The ability of a neighboring property to be able to change their designation so that multi-family homes, suites, or even apartments can go right next to a single family home will only negatively affect every property. Property values of all single family and attached homes in Calgary will go down significantly if a multi-family properties/ apartments go in right next door, across the street, behind them, or in any proximity near them. This has always affected real estate values. People work hard, save up and dream of owning their own single family home with the white picket fence in beautiful communities with tree lined streets. This is unfair and just not right to do to the citizens of Calgary. With rezoning, high density in areas it hasn't been, you will be reducing the quality of life of Calgary's citizens, Devaluing their largest asset, reducing their quality of life with Noise Pollution, Traffic Congestion & more. In the tiny neighborhood of University Heights, there is already a lot of high density housing and apartments all located in the SE Quadrant. The City of Calgary recently reduced the limit of vehicles per family household to a maximum of 3 vehicles when it use to be 4. By taking away the 4th vehicle, it has put undue stress and took away a family's ability for multi-generational housing in one household. Not all people can take a bus to work or they need their vehiclces for their job. You want to encourage high density, don't rezone, allow people 4 vehicles again so peoples adult kids, or parents can live with them. When you change designations in R1 or R2 areas to RCG and allow apartments, 4-plexes etc to go in, suites etc this dramatically will change a community for the negative, reduce property values and reduce all peoples quality of life. With rezoning, only big business wins, not the Citizens of Calgary.



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ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the blanket rezoning proposed. I live in an older community with single family homes. Our neighbourhood does have areas of higher density including condos, duplexes and townhomes. The single family homes have become more and more expensive and will soon not be affordable to families at all when a developer can buy a lot for cash, knock down a bungalow and put up a quad-plex. In our neighbourhood the rezoning will not contribute to affordable housing, it will just make everything more expensive, with older houses being torn down. I also fear that families looking for single family homes will be forced to move out of the city into RockyView County. Please reconsider this motion. We value our neighbourhood and chose to live on this street because it is quiet and safe with the limited traffic and space for our kids to play. As a community we also have significant concerns about parking which will put more cars on the street and make it less safe for our children.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Allan

Last name [required] Dagnall

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 Calgary rezoning for housing

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

With respect to on going challenges facing the city of Calgary and the proposed rezoning, i submit the following comments for your consideration.

Increasing the density is many communities impacted by the rezoning initiative has a number of fundamental flaws in the strategy.

1. Many of the newer housing units that could be developed are targeted at new and growing families. The accessibility to schools and daycare spaces is already problematic, as schools are crowded and day spaces are operating at capacity. Many are now operating on a lottery system to gain access to a school that is close to home. By example my 4 year old granddaughter was initially denied access to the school in their neighborhood and offered the option of being bused many miles to school from Evanston Cambrian heights. Dropping a 5 year old at bus stop to there and no available options for after school care is just not acceptable for working families.

2. Street parking - overcrowded on street are already problematic for thing like clear and safe visibility. More campers parked in front of homes, limited street cleaning and snow removal is already an issue in many areas. The goal I assume is that public transit will serve the community, but the reality is something different.

3. What is the long term impact on local infrastructure, like aging sewer systems ability to deal with increased capacity?

4. Architectural standards- Should the re zoning move forward what provisions will be in place to accommodate the control of Architectural standards for a neighborhood?

Most homes that where built in Calgary where governed by strict architectural standards that builders and developers where held to.

5. Standard of care and Neighborhood pride- I am concerned that with increased density and potential lower cost housing in some areas the standard of care and maintenance of certain properties will be a detriment to the overall visual appeal of a community with mixed use properties. Example: The City of Calgary has no standard for fencing on properties that back onto roadways between communities. A community road like Beddington Blvd. in marked by on one broken down fence after another , all different states of repair, materials and color. This is similar to many areas in Calgary in every quadrant. I filed a complaint about a fence built by the City behind a laneway that collapsed over the sidewalk that took nearly 2 years to get repaired after getting our councilor involved.



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First name [required] Anita
 Last name [required] VandenHazel

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 Public Hearing regarding blanket re-zoning

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition of the blanket rezoning.

I am writing to express my strongest opposition to the citywide RC-G blanket up-zoning bylaw that is expected to be brought forward to Council on April 22, 2024. As a resident of Calgary, I believe it is important for Calgarians to have a voice in decisions that will significantly impact our city's urban growth and development.

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has extraordinary implications for all single-family residential property owners in Calgary. Given such a significant and broadly applied zoning change, it is only fair that residents have the opportunity to express their opinions through a vote, especially considering the contentious nature of this issue during its initial stages. In fact it is critical that residents have the democratic right to not only vote on this extraordinary change, but that we also have the right to have input into the type of development in our communities.

I understand that Calgary would receive \$228M from Ottawa (25 percent of the funding up front and 25 percent each year thereafter for three years) and must approve blanket rezoning to meet the terms of the agreement. Having municipal zoning decisions made by the federal government, by people living in Ottawa, is a huge issue. The federal government is determined to advance their ideology, and we must resist this federal interference in our cities at all costs. Other cities in Canada have refused to implement this blanket re-zoning requirement and Calgary must do the same.

I am concerned about the degradation and livability of our community without proper planning. This change has many potential detrimental impacts on our communities including increased traffic on roads, inadequate sanitation, loads on power grids, environmental impacts, sewage and drainage systems, community wellness, asset wealth, and where we raise our families. As such, it is a decision that should and must involve the broader community, not just a decision by 15 people on City Council.



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First name [required] Mitchell

Last name [required] Melnyk

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 for Housing

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to publicly oppose the rezoning for housing proposal in regards to Strathcona and Aspen regions. The area is very prestigious, contains a respected school, and has several green spaces. Further rezoning would jeopardize all of these aspects and significantly depreciate the value and appeal of housing in region. With greater density housing comes lower incomes and increased crime rates. The 69st transit station and aspen higher density additions have already noticeably increased theft in region. We came to the community paying a significant premium specifically for a low density, safe, family friendly location. The goal of increased housing density is affordability, this should be completed in existing relatively low cost neighborhoods. Let supply and demand run it's course elsewhere. No body wants to pay well in excess of a million dollars to relax in their back yard to only gaze upon a solid row of town houses while worrying about if your property and family will be safe that night. Police funding, now that's something I support.



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First name [required] Carlo and Bonnie

Last name [required] Macario

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 for Housing

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

We are against the rezoning that has been proposed for the following reasons - 1. Parking in most areas currently is already overwhelmed and most home owners own 2 or more cars - thus adding more unit buildings will only add more issues. 2. Builders are the only ones who will profit from this and devalue the homes which they will build near . 3. Parking of RV's will become even worse as many condo owners own these type of vehicles and we don't need more in the area. 4. Sewers currently, and especially in older areas, cannot handle any more infrastructure putting strain on already stressed sewers. 5. Many homes are putting on Solar panels as this Cities Hydro bills are so out of reach for many - by putting up units of 8 or 11 units will cast shadow on those homes and thus defeats the purpose of installing solar panels. 6 For structures of 8 or 11 units builders will have to increase the price of the units if they are to build with any sort of quality - this does not make for any affordable housing. Low cost quality will only fall apart in years to come thus making the dwellings in need of repair. 7.Our neighborhood already have numerous complex of lost cost housing and there have been murders and undesirable events that have transpired. - 8. There is land outside of the city that needs to have housing built - build there - 8. Property taxes only go up to ensure additional infrastructure such as roads and lighting- 9. We already have a religious centre in our neighborhood, which the structure of the unit met existing code ,however the number of members that partake in the structure, park anywhere they want on days of worship- - they block driveways, park in the back lanes behind peoples property and park on the street which is across the street from a school - they causes excessive traffic jams when the elementary students are leave school. 9. My understanding is that a multi complex can also have basement suites for rent thus putting more stress on parking etc. 10. Our fire department is already overwhelmed with a fire starting in one home that also takes down the homes on either side of the affected property. Homes in many new areas are built far too close to each other - adding larger units beside homes only increases the odds of more homes being destroyed. 11. Schools class sizes are already too large - adding more units to a area will only make that worse -12. attracting more people to our province will only create more of an issue



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First name [required] **Cindy**

Last name [required] **Barr**

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 in Fairview community**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

No! No! No! I did not purchase a home in this community only to be surrounded by renters. The illegal basement suites and renters currently located in place create parking issues and do not maintain their property properly including snow removal



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First name [required]	David
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]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	The City of Calgary's Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

City Housing Strategy.docx

ATTACHMENT_02_FILENAME
(hidden)

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

March 25, 2024

City Clerk
City of Calgary
700 MacLeod Trail SE
P.O. Box 2100,
Postal Station 'M' Calgary
Alberta, T2P 2M5

Re: Arlene & David White, 196 Edelweiss Dr NW, Calgary T3A 3P9

City Council,

We have received your Notice of Public Hearing on Planning Matters as it relates to overall city rezoning of residential properties. We strenuously object to this proposal.

This city council does not seem to want to listen to residents, nor do they apply any common sense to their decision making processes. If our major concern is about adding more housing in the general Calgary area we should be looking at corridors near or next to public transit. You are also spending several billion of our tax dollars on the new Green Line (which by the way we believe is a serious mistake). Why not concentrate new multi-family housing along these corridors?

We live in a very nice neighbourhood in Edgemont. We bought there because the area was single family homes. We continue to live there and pay very substantial taxes for that privilege. Will the City reduce our taxes by changing this zoning? Will the City guarantee the value of our home?

By rezoning this area to R-CG you are inviting multi family development in the area. There is already well placed multi-family in Edgemont. Why does this council insist on attacking residents, lately with a 7.8% tax increase, and now with this ridiculous zoning proposal.

This is not "The Home is Here" this is the "Home is Gone". Please go back to the drawing board and ask more of your city planning department. Look at all of the planning processes, cut red tape, get developers engaged in building more high rise development in the city core, and adjacent to city transit corridors.

Strenuous objectors to the Home is Here City of Calgary Housing Strategy.

Arlene & David White



Public Submission

CC 968 (R2023-10)

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First name [required] shannon

Last name [required] pfeifer

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Deep down I do not believe out word will be heard and the decision has already been made ...I am against rezoning in already established single family home communities. Are any of you facing this possibility of rezoning for your property? How would the mayor or council feel if row housing went up next to their house. We have paid higher costs to build/taxes to live in these areas and this will bring down our property values that we have worked so hard to achieve, security becomes an issue as more people crammed into an area that was not made for that influx increases security risks, additional housing per lot adds to an already complicated parking issue in areas that can't handle it - in my area which is currently dealing with illegal suites. I would like to see you rezone the areas that are already slated or in progress for development into multi change them from only duplexes/4 plexes to include more apartment bldgs or row housing, if an area is old and deteriorating then assess that area on a one to one basis don't lump us all into one basket.. This is a prime example of govt jumping in with both feet without hearing about the impact it will cause. maybe use your resources to crack down on illegal suites do you can collect your due taxes or better yet cut some taxes to make things more affordable for people struggling - this all boils down to mismanagement out of control taxes which places people in these positions.. rent cannot be controlled if interest rates are so high that the cost have to be passed on.



Public Submission

CC 968 (R2023-10)

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First name [required] R

Last name [required] D

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 2, 2024

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

[required] - max 75 characters Rezoning

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

The idea is good but to blanket this over the city is lazy. Come up with another plan that is acceptable because rezoning is beneficial in select areas of the city but not the entire city. Be proactive with this for the future of Calgary. Don't be lazy with this



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First name [required] Carson

Last name [required] Jassman

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

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my disagreement with the proposed rezoning of our district to R-CG. I reside in the community of Charleswood. I believe this change could have several negative impacts on our community, and I would like to outline my concerns.

Firstly, the proposed development of green space is concerning. Green spaces are vital for the well-being of residents and the wildlife, providing areas for recreation and relaxation, and contributing to the overall quality of life in our neighborhood. The loss of these spaces would be a significant detriment to our community.

Secondly, the rezoning could lead to parking congestion. With the potential increase in housing density, there will not be sufficient parking to accommodate all residents and visitors. This could lead to increased traffic and safety issues in our neighborhood.

Thirdly, there is a risk that the rezoning could lower property values. Many residents, including myself, have invested in our homes with the understanding that the character of the neighborhood would be preserved. The proposed changes could negatively affect the value of our investments.

Lastly, the overall congestion in our neighborhood could increase due to the higher density of housing. This could strain our existing infrastructure and decrease the quality of life for residents.

I urge you to reconsider the proposed rezoning and to engage in a dialogue with residents to find a solution that respects the character of our neighborhood and the interests of its residents.

Thank you for your attention to this matter.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Denis

Last name [required] Mahé

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 15, 2024

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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I want to express my support for this progressive initiative that will help all Calgarians and hopefully those who need it most. Thanks to the councilors and mayor with the vision to create a better Calgary despite the needless abuse that they endure from those that disagree. It's too bad that the negative, the ignorant and the selfish get all the publicity.



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First name [required] Karen

Last name [required] Pegler

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

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



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Housing Strategy.docx

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

To Whom It May Concern:

I am writing to strongly state my **objection to the Rezoning for Housing project** proposed changes.

My reasons are as follows:

- This whole proposal is moving forward very quickly. **Community consultation** has been minimal. Surely a shift such as this merits much more thoughtful and **unbiased research** and an intense and real engagement with Calgarians.
- The proposed rezoning will have a very **negative impact on the value** of my home. I know there are arguments to the contrary but I simply do not believe them. While this drop in personal finances may seem immaterial to government, it is very meaningful to my own financial prospects and those other home owners who will be affected.
- There is already **limited parking** on our street. Increasing density will aggravate this.
- Increasing density in this neighbourhood will strain existing infrastructure and services such as schools, housing, and health care.
- There will be an increase in the **transient population** in the community and potentially increase the crime rate. While it follows that not all renters engage in criminal activity, at the same time it increases the likelihood of such events.
- Our area is just developing a **fledgling sense of community**. Introducing more rental or short-term units will bring people who are passing through and less likely to invest in the community.
- **These neighbourhoods have not been designed for the level of density being proposed**. Undersized sewer and water mains coupled with narrow streets that cannot sustain the increased levels of traffic are examples of the gap between design and practice.
- The belief that increasing supply will make housing more affordable is perhaps an idealistic one at best and is **yet to be proven**. The Bank of Canada tried to control housing prices by raising interest rates to little effect. It is doubtful that rezoning can achieve more affordable housing. Nor has it been proven that rezoning will result in affordable housing.
- How will the new zones be defined? What bylaws are in place that can protect neighbourhoods from unscrupulous developers from putting whatever they wish regardless of the neighbourhood look/feel/heritage. What will happen to **community design covenants**? Shadowing and overlooking of neighbourhoods are just two examples of potential problems.
- Rezoning the city will affect the nature of the city and the **quality of life** that Calgary is known for.
- Higher density will result in more taxes for the city. The city, therefore, has a **conflict of interest** and should not have the final voice.
- This major policy shift is being done with a minimum of public consultation. A dramatic change such as this demands as **plebiscite** so all citizens can have a voice in this extremely important decision. I am certain that most citizens are not even aware that

this has been proposed.

I am aware that the federal government has promised municipalities tens of millions of dollars if they move forward with rezoning. I would urge the City of Calgary to slow down. The unintended consequences of rezoning are indeed troubling.

Wicked problems such as affordable housing or even increasing the number of homes in a community will not have a simple solution. Rezoning is a knee-jerk solution that has never been tested. Once communities have been rezoned, the genie will be out of the bottle. No matter what damage is done to individuals, families, or communities, there will be no going back.

Move forward in knowledge, make decisions based on research, leave ideology out of this very important decision.

Sincerely,
Karen Pegler
52 Sherwood Rise NW, Calgary
kepegler@gmail.com



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First name [required] Donna

Last name [required] Stefura

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 Re-Zoning

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



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Re-Zoning.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

This comment box DOES NOT allow 2500 characters. One more thing that the city
just can't get right!

Please, Please, PLEEEAASE read my submission. I know it's a long one, but there are SOOO many stories like mine. The city administration is in no condition to handle an increase of developments.

This is just one account.

BEWARE CALGARIANS!

Re: City zoning change.

Our block experienced a water service outage in the middle of February 2024. This is a recount of the circumstances surrounding the event. In light of the proposed blanket zoning change I feel it prudent to inform Calgarians of the incompetence of the city services division. This is what happened:

Our new neighbours (first occupants) in a new infill experienced a water issue resulting in their sump pump diverting water from their basement, down their backyard - washing away their landscaping - and creating a river in the back alley that caused a few vehicles to get stuck. There was a significant amount of water. The builder was called as well as a plumber who investigated with a camera up to the city line with no results. Ultimately the city was called to investigate. Four (4) times the city came, each time saying there was no leak on their property.

On February 13 a City Water Services crew arrived, unrequested, and, for some unknown reason, deemed that the leak was coming from our front yard. For reference, our house is an original home constructed in 1955 with the original foundation intact and no disturbed front yardage. One city worker tapped into our water valve and 'heard' something. To my knowledge he was the only one who heard this noise and no consultation to confirm this noise with other workers was performed. He says they need to excavate but to do so they need to chop down our tree. This was a majestic, mature, shade giving, carbon scrubbing, beautiful tree – no small sapling. These trees have been growing in our neighbourhood for over 60 years. They are legacy trees.

Even after asking us and our near neighbours if we had any leaks in our basements or any problems with the tree - we had none - they still went ahead and removed the tree. After excavating, they found NO leak under the tree on our property. They filled the hole, turned on the water for a short time to see if the leak was still happening (as if it would miraculously just go away!). After 5 days without water services, they finally decided to investigate the valve and water line on the property where the leak was reported. They found that the house line was not properly connected to the city services when the house was under construction - work that was done by a bonded city worker. They excavated, no trees fell, and fixed it. All within an afternoon! I talked to most of the workers on site and they were as exasperated as we were as to why they went about the process in this way, but admitted that they could do nothing but follow orders. They, also, divulged that the 'noise' that the worker who gave the order to fell our tree heard was normal, as the water lines in older neighbourhoods are different than in newer ones.

He admitted that there is a 'brain drain' resulting in very few workers having the education, field knowledge or experience to solve these issues in older neighbourhoods. All this resulted in 5 days with no water and a big, beautiful tree taken down unnecessarily.

The questions I ask are:

- Wouldn't it have been logical to start investigating on the property where the leak is actually occurring?
- It is a new build with disturbed soil, more likely water will find its way through disturbed soil easier than the compacted soil on our yard.
- New owners first time using the water services when we, and surrounding houses, had no issues.
- Does this tree really need to come down?

And the biggest question of all...

- Why didn't the city workers ask these same questions!!

Things to think about when considering this new zoning bylaw change:

- City services are woefully inadequate, incompetent and under staffed. They can't deal with the new builds that are currently on the books. With more developers calling upon city service connections, more mistakes are going to happen.
- A house still costs the same to build, materials and labour costs have not come down and continue to rise. This just translates to just more unaffordable housing available.
- Older neighbourhoods have different service system set-ups than newer neighbourhoods needing more experienced/knowledgeable workers to connect them. Apparently the city is lacking these skilled trades people as they've moved to better managed municipalities.
- The city administration is broken and cannot handle what they are proposing. This zoning proposal is short-sighted and not at all thought through. The City needs to get their own house in order first.

And then there is the parking and transportation issue.....

This blanket zoning proposal is putting the cart before the horse. So much needs to be fixed before this can even be considered, if it should be considered at all!



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First name [required]	Sheri
Last name [required]	Zoltenko
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
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

The houses at the end of my block have zero parking in the cul de sac, they have their driveway and that's it. Visitors park around the corner and in front of all of the rest of the houses. We have had a house in this culdesac try to rezone and get a basement suite and it was fought by the community and overturned.

To be clear the city saw the issues and AGREED that their should not be a basement suite in this location.

With this blanket rezoning you are now taking away the community's ability to stop bad designs and densifying in the wrong areas.

Valleyridge is not an easily accessible area we are across all the major highways and this area should not be included be any densification projects.
No area should be above a process that looks at each spot individually and assesses the impacts and dangers of increased population in each block.



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First name [required]	Garry
Last name [required]	Kolodychuk
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	Land Use Designation (zoning)
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The blanket rezoning amendment is fundamentally flawed, wrong, and potentially illegal. I, along with many others in established residential communities made a contract with the developers and the city as to what our community is in terms of zoning classification. This blanket rezoning proposal conflicts and breaches that agreement. Home-owners massive investment into their homes, both at initial purchase and in my case over 30 years of renovations and improvements has put our equity at risk. The city has no right to reclassify what can be built in my neighborhood when that set of controls was put in and I agreed to it by means of the purchase. If the city is so confident that this rezoning is the right and rightful procedure moving forward then put it to a vote with a plebiscite. The fact Mayor Gondek and some of this council chose to not put it to vote, and defend the lack of public input is an affront to our rights, both moral and legal. Applying the high density zoning to new developments and perhaps those of the last ten years is probably necessary, the difference is that those new home buyers know what the community planning is prior to purchase. To retroactively decide what can be done to our homes without our direct approval is so wrong that it cannot even be put into words.



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First name [required] David

Last name [required] Carey

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-CG Blanket Rezoning

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



ATTACHMENT_01_FILENAME
(hidden)

Blanket Upzoning.docx

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

By blanket rezoning the city is abdicating responsibility for deliberate, thoughtful, considered planning and turning that over to developers.

Subject: Proposed Blanket Rezoning

Councillor:

I am writing to express my strong opposition to the proposed blanket rezoning in the city of Calgary. Does anyone really believe that every single property currently zoned for single family development is appropriate for R-CG designation? By proposing a blanket rezoning the city is abdicating responsibility for deliberate, thoughtful planning and turning that decision over to developers. I believe this will have serious negative consequences for existing homeowners and will not achieve the stated goal of making housing more affordable.

Why is the city abdicating responsibility for deliberate, thoughtful planning and turning it over to developers? We've been told it is because that blanket rezoning designation will make the city more affordable. Is there any proof that turning responsibility for planning over to builders and developers will result in more affordable housing? In a recent opinion piece by Ronald Goodfellow (Calgary Herald March 23) he states that the case that upzoning will be the answer to affordable housing came from a New Zealand academic study that has since been dismissed as flawed. I can't comment on his research, but looking specifically at the Calgary real estate market it is very easy to find recently constructed duplexes for sale and compare their prices to the adjacent bungalows.

2008 17th Ave. NW – both sides of this recently built duplex with legal downstairs suites are for sale for \$1,100,000. The affordable bungalow at 2012 17th Ave NW has a 2024 city assessed value of \$638,000

1819 19th Ave NW – both sides of this recently developed duplex are for sale for \$1,034,000. The bungalow next door at 1816 19th Ave NW has a 2024 city assessed value of \$753,000

2011 23rd Ave NW – one side of the duplex is for sale for \$1,069,000. The bungalow next door at 2007 23rd Ave NW has a 2024 city assessed value of \$697,000

These are just 3 examples from Capital Hill / Banf Trail area, but in every case, developers have taken a small bungalow with a value close to average for this city, rezoned the property and replaced it with a duplex valued at greater than \$1,000,000. I don't see how this is making our city more affordable.

By abdicating responsibility, the city is letting developers decide what is the appropriate housing style and density without consideration for:

- Traffic implications for the neighborhood
 - o Increased traffic around playgrounds and schools increasing the safety risks for pedestrians and cyclists
 - o Increased on-street parking potentially leading to an increase in pedestrian and cyclist safety risks
 - o Increased noise from increased traffic
 - o Increased congestion, again leading to safety risks
- Can the local schools handle increased student enrollment?
- Is transit readily available?

- Can the electricity grid handle the increased load, especially as we move to more electric vehicles? There was a recent news report about a person who purchased an EV only to discover that his neighborhood would require a \$12,000 upgrade for him to install a level 2 charger (<https://www.rcinet.ca/eye-on-the-arctic/2024/01/11/electric-truck-driver-in-yellowknife-faces-charger-compatibility-issue-at-home/>). On the back of this I asked an engineer working in Calgary's electrical system whether this was going to become an issue here. His response was "definitely. If you want a charger, you better be one of the first handful in your neighborhood. "
- With only 0.5 parking spots per building, where will the other residents charge their EV's? On-street parking is the proposed parking solution, but this ignores the move towards EV's and the requirement to have somewhere to plug them in.
- Can the water and sewers handle the increased load?

What will the impact be on Calgary's tree canopy? Increasing the allowable developable space from 40% to 60 or 70% (which ignores the space required for walkways) shrinks the area where trees can be planted. I've seen several older homes with lovely trees bulldozed and the trees removed to make way for new duplexes.

A news release from the City, dated 28 July 2023 states "It has been determined The City has adequate land supply within its boundaries for the next 35-49 years, which is sufficient based on current growth rates." Less than nine months later council appears to have decided that this is not the case and that rezoning is required.

This is an incredibly important issue to the citizens of Calgary. One that potentially impacts on the enjoyment of their homes through the loss of privacy in their back yards, as well as potentially having a negative financial impact on what is for most people the largest single investment they will ever make. Something this important should have been put to a plebiscite. In lieu of a plebiscite, council could delay decision on this issue until after the next civic election with all persons running for election clearly stating what their views are on this issue. I urge all of you to thoughtfully consider the concerns and views of your constituents so as to prioritize the long-term well-being of our communities.

Yes, we need more affordable housing, but abdicating responsibility for deliberate, thoughtful planning and turning it over to developers is not the answer. Without financial enticements from governments, developers have consistently shown that they will build what they believe will earn them the highest profit margin. We have a "transit oriented development plan", let's build on that by continuing to increase density around main transit hubs and finding opportunities where governments can partner with developers to build truly affordable housing.

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

Sincerely

David Carey

124 Varsity Green Bay, Calgary



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First name [required] **Barbara**

Last name [required] **Hibberd**

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/Land use designation (zoning) amendment**

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Along with the vast majority of Calgary homeowners, I am opposed to the proposed "densification" rezoning.

While Calgary has never aspired to be grouped with the beautiful cities of the world, there are many areas where the residents have long resisted the pressure to sacrifice the last remnants of natural beauty to human overpopulation. How can we criticize those countries that are rapidly denuding the planet of its rain forests and old-growth forests if we cannot even preserve a little breathing space and a few blades of grass in our own city.

Esthetic concerns aside, any logical person can see that the main argument against this rezoning is the problem of parking. The new R-CG zoning would allow four housing units on a 50-foot lot. Each of these units could add a secondary suite and a backyard suite. This would mean up to 12 families on a lot. At an average of 2 cars per family, this would add 24 cars to the number to be accommodated on the street. Such an influx would overwhelm the little space available on most blocks and certainly leave no room at all for visitor parking or delivery/service vehicles. This would be the result of redeveloping one lot - every additional redevelopment would multiply the problem.

The existing zoning restrictions were a promise made to prospective homeowners in the past. If the current mayor and council renege on that promise, they are not only impugning the integrity of their predecessors, but they are also betraying the trust of all Calgary residents. They will never, and should never, again be trusted to keep a promise. The only reason for council to resist a plebiscite on this issue that affects all Calgarians is the certain knowledge that it would not pass. They are knowingly acting against the wishes of their constituents, so whose wishes are they representing?



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Leila
Last name [required]	Arbuthnot
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	Land Use Designation
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I were among the very first home owners in our community. We watched our home being built and knew we would soon have schools in our community. We worked hard to raise our children and support the community. We chose the area because we wanted a family community to benefit our family. I know refugee families and those who have had to leave their countries due to wars and disasters need a home and I agree. However, they are not going to be able to afford homes in established communities. Other people that have chosen to come to Calgary because they think it would be better - good for them, but they should have made living arrangements before they arrived and not have the expectation that homes will be provided. I do not want row housing with additional suites and duplexes, all with no parking spaces. I enjoy my yard in the summer and do not want the sun blocked by higher buildings next to me. It's strange how a few years ago basement suites were not allowed and now it seems it will be okay and again no parking spaces. Please do not change the current zones in family communities.



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First name [required]	Chris
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	Public Hearing Meeting of Council - Blanket Rezoning of Calgary
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am writing in response to the request by the City of Calgary for comments with regard to the recently proposed rezoning changes, to be addressed at the public hearing on April 22, 2024.

I object to the proposal by City Council to unilaterally change the zoning of my home property at 3116 Underhill Drive NW, T2N 4E6. This major proposed rezoning change warrants a citywide vote rather than a decision by City Council alone.

Thank you for requesting my input.



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

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First name [required]

Leigh

Last name [required]

Stacey

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

Notice of Public Hearing on Planning Matters

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

In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

April 2, 2024

I am a resident of Crescent Heights and an owner of properties affected by the City of Calgary's new Land Use Designation amendment. I am opposed to the rezoning of my parcel(s) to R-CG and I am opposed to the complete re-zoning of all properties in the City of Calgary to the new designations: R-CG, R-G, and H-GO.

The Crescent Heights neighborhood was built prior to 1930. That is 55 years earlier than the RC-G cut-off date of 1985. The infrastructure supporting Crescent Heights was also built prior to 1930. Will the new money you are receiving from the Federal Liberal government be used to replace and upgrade the current infrastructure, sewer, water, electrical and green space, to allow for the preposterous increase in living density the city is proposing by this rezoning initiative?

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

Rezoning old neighborhoods to the Cities proposed levels will diminish beautiful urban forests and over use and tax what little green spaces exist. The increase in vehicle numbers and the resulting street parking chaos will become unmanageable. Increasing lot coverage percentages as allowed by this rezoning initiative will cause increased water run off to the streets and thereby the Bow River.

Older neighborhoods, like Crescent Heights, were originally built with higher-than-average density in mind with the use of smaller lots. To double or triple the current density is irresponsible and is in no way considering the long-term effects and detrimental consequences that will result. To increase my burden as a home owner by forcing me to pay for infrastructure upgrades as a result of this rezoning initiative is unforgivable and extremely offensive.

Again, I am opposed to the complete re-zoning of all properties in the City of Calgary to the new designations: R-CG, R-G, and H-GO.

Leigh Stacey



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First name [required] Dale & Gillian

Last name [required] Crawford

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 Land Use Designation (Zoning) (R-CG)

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



ATTACHMENT_01_FILENAME
(hidden)

Change in Land Use Designation – Zoning R-CG.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

Our comments are all in the attachment.

Change in Land Use Designation - Zoning R-CG

We would like to let it be known that we are in opposition to the proposed re-zoning of areas to allow for more density of homes in the city.

The area that we live in (Richmond) and many others, are mainly single family homes and duplexes and has been a good area to live in. Now this is already changing with the building of row housing (townhouses) and other multi family units on one lot.

Changing the zoning and building more of these units would not only lower single family house prices considerably, it would also affect parking. Many of these row housing units do not have enough garages or parking spaces and have limited street parking for the amount of units built. It is already getting harder to park in front of our own home. It is not even as if these buildings offer affordable housing, certainly not in our area.

Our roads are getting so that they cannot cope with all the extra traffic, yet, you are planning on adding even more to that problem. Calgary used to be such a nice place to live, with lots of good areas, now everywhere is getting so overcrowded that roads, transit and even our water supply will not be able to keep up, so turning this once great city into a very undesirable place to be.



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First name [required] William

Last name [required] Brookes

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

This is not a suitable plan for a community like Silver Springs or Varsity -- especially along the valley. This type of development runs the risk of a developer feeding frenzy (with possible border-line harassment of existing home-owners unwilling to sell). I urge council to consider what a non-strategic application in favor of ease of swapping R1 out for R-CG (e.g. rowhouses) will mean for aesthetics, green space, traffic volume, parking volume, and crime rates. I suspect crime rates and traffic/parking volume will increase with increased density while green space and aesthetics will suffer in many cases. Some communities are already feeling the pressure from losing one of their key traffic lanes to the (apparently underused) bike lanes. These communities were designed the way they were for a reason -- complete with informed volume/usage studies prior to construction. Consider also that, statistically, R-CG developments typically have higher rates of fire-related injuries than R1.



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First name [required]	Lynn
Last name [required]	Hawthorne
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	Community Development Committee
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

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ATTACHMENT_02_FILENAME
(hidden)

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

I am very concerned about the mature trees throughout Montgomery which are being completely removed for development of huge structures which also leave little room for new small trees. The 50, 60 plus year trees create a wonderful character to the community as a whole. This is most definitely being destroyed with buildings covering too great a percentage of the land. Starting with a 'clean slate' to build on may be desirable but not from an environmental or community point of view. Are there no controls at all??? I'm watching one new build after another and it appears not, sadly.



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First name [required]	Susan
Last name [required]	Billington
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	Public Hearing on Planning matters - April 22, 2024 Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Dear City Council. I am opposed to the blanket rezoning proposal to R-CG. I understand that this vote will be taken at a Public Hearing before Council on April 22, 2024. In my view, to re-classify all RC-1 and RC-2 properties, is not the solution to the housing shortage. First, not all areas have the infrastructure in place to support a rezoning to R-CG density. This includes roads, schools, recreation, transit, and other infrastructure. For instance, our neighborhood in East Lakeview, there is only one roadway in and out of our neighborhood. Traffic is often backed-up to get out as there are many non-resident users of our amenities. This is just one example of how the blanket densification proposal will have unintended consequences if adequate infrastructure is not in place. Secondly, blanket rezoning will leave the development decisions to developers, who as we know, are for-profit enterprises and will develop only to make a profit, not to achieve affordable and accessible housing that is so much needed. Thirdly, existing homeowners have purchased their homes with a set of rules in place. They have taken out financing based on these rules and have chosen a certain lifestyle for which they pay property taxes. It is unfair to change the rules so drastically for homeowners. Fourthly, there are a range of alternatives that should be explored and researched more thoroughly by city administration before taking such a drastic solution is implemented. For example, targeted development near transit hubs and busy roadways. For example, my childhood home on a busy roadway in Altadore has been torn down and is being redeveloped with secondary suites below. This makes sense as it is near transit with a bus stop across the street and major roadways close by. Fifthly, there was no mention of blanket rezoning in the last municipal election by any candidate for Mayor or Council. To propose such a drastic change, the Mayor and Council should seek a mandate to do so. In a representative democracy, politicians are elected to reflect the wishes of their constituents and as such, Council should stand for election on this issue. There is undoubtedly a need for housing. I object to this proposed solution because Council is considering only one solution for densification and has not taken the time to task the talented folks in city planning department with developing sustainable and long-term solutions for the benefit of all the citizens of Calgary.



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First name [required] Michael

Last name [required] Luu

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



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ATTACHMENT_02_FILENAME
(hidden)

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

"I am adamantly apposed to the blanket rezoning".



Public Submission

CC 968 (R2023-10)

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First name [required]	Jason
Last name [required]	Kisinger
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	NOTICE OF PUBLIC HEARING ON PLANNING MATTERS
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT_02_FILENAME
(hidden)

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



Public Submission

CC 968 (R2023-10)

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First name [required] **Christine**

Last name [required] **Brenneis**

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 9, 2024**

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

[required] - max 75 characters **City of Calgary Rezoning (Housing Strategy)**

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



ATTACHMENT_01_FILENAME
(hidden)

Letter to City Council Against Rezoning 2024.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

We are AGAINST the proposed housing strategy for blanket rezoning of the communi-
ties within the City of Calgary.

April 2 2024

Re: Rezoning

To: Councillor Jamine Mian (Ward 3) and Mayor Jyoti Gondek

From: Christine & Kim Brenneis
155 MacEwan Ridge Close NW
Calgary Ab
T3K 3J4
ckbrenneis@gmail.com

As home owners and residents of MacEwan Glen, I am writing to council member Jasmine Mian and Mayor Jyoti Gondek on behalf of myself and my husband, to state that we are OPPOSED to the blanket rezoning strategy being brought forth by the City of Calgary Council.

It is our democratic right to vote as to whether we feel this rezoning should be adopted and to utilize the funding that the Federal Government is offering (HAF). We believe it is NOT the best option for the population to fast track the planning of our City just to receive Federal funding and put Calgary in a specific zoning strategy that is not thoughtful or accountable to citizens.

The rezoning Jyoti Gondek and Council propose will make our city into a Vancouver that is beautiful on the outside and ugly on the inside. There is so much housing density that the areas are just populated and not attractive. We lived there so we know. Most importantly “upzoning” did not help the population and affordability problem. See article below.

<https://www.livablecalifornia.org/vancouver-smartest-planner-prof-patrick-condon-calls-california-upzoning-a-costly-mistake-2-6-21/>

There will be no infrastructure built into these Calgary communities to support the density being suggested. The current roads and parking in these communities were designed for residential with some higher density areas within them. With blanket rezoning, there will be more cars to be parked with less parking available. Traffic in each community will become heavier. Bins for garbage, compost and recycling will double to quadruple for prospective new buildings. This is not thoughtful designation of zoning where it’s appropriate to put it. This is the rebuilding of extra housing anywhere it doesn’t really fit. Calgary will become a city that is chaotic and unattractive with beautiful mountains in the distance.

Taking the Federal Grant (HAF) will push housing to be built fast (which often developers will try to do on the cheap). Why did this HAF proposal and approval not really come into the news headlines until January? City Council approved of the HAF offering, in September. Once this is fully launched, the zoning cannot ever change again. We’re all stuck. The whole strategy is rushed.

Zoning can be approached more thoughtfully for each community. Already, any bungalow listed on CREB says: “Calling all Developers!” We purchased our home in a neighbourhood that is family friendly with yards for our children to play and space to enjoy family and friends. We do not want the noise, close proximity of large buildings to be built beside us. We chose our street because it contained detached, residential housing. Where is our right as a home owner to choose? Going forward, we will not have any right to where we live as we won’t know what will be built beside us at any time and to what quality or thoughtful design it will carry with it.

MacEwan Glen has townhouses, attached housing, senior housing built into our community along with regular, detached homes. This was a planned community to contain multi-level housing and was designed to do so. We support legal secondary suites. We are not scared of change but we are scared of thoughtless, unplanned change that doesn’t take each community into account and is using a band aid approach to housing that will be irreversible.

We say No to this rezoning strategy . Council needs to go back to the city planning drawing board.

Respectfully;
Christine and Kim Brenneis



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

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First name [required] Rozanne

Last name [required] Lawn

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 Proposed Rezoning

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The application of Blanket Rezoning proposed by the Council needs to be carried out in a democratic, respectable, and sensible way because it involves Calgary's population and homeowners. The decision of blanket rezoning should be made by Calgary's homeowners because they are the ones who will be directly affected and will incur economic harm with future developments of row houses, duplexes, secondary suites in our respective neighborhoods. Has consideration been given to the parking issues that will arise.

The vote carried out by council, with a majority of 9 counsellors for the proposed by-law, does not represent the vast number of homeowners in Calgary. The taxpaying Citizens of Calgary should not be penalized for the current housing crisis. I am absolutely against this proposed rezoning of property.



Public Submission

CC 968 (R2023-10)

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First name [required] Abraham

Last name [required] Beyene

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 When you planning do you consider for those have secondary suites

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

In 2009 there was legal secondary suite program by city of Calgary, I am one of them developed my basement and rented under the city rental price agreement. One of the city requirement is at the backyard should have amenity space to use by tenants. Therefore how the rezoning for housing works for those who have legal basements.
Thank you
Abraham Beyene
abeyene10@yahoo.ca



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First name [required]

Pichu

Last name [required]

Kalyniuk

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

new zoning bylaw

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

In favour



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello,

I would like to voice my opinions on the new re-zoning bylaw. We believe that the rezoning by-law to upzone current single family dwelling to up to four unit dwellings is urgently needed to prevent the real estate calamities that have befallen other large cities such as Toronto and Vancouver. It is incredibly important for our generation and more importantly our children's to keep housing affordable, accessible and attainable in our community.

Densification is the only solution to combat our current housing needs while avoiding urban sprawl and increasing costs of services.

Changing the by laws to allow up to four units now on all single family lots will not result in all single family lot being turned into fourplexes, and to suggest such is fear-mongering to the miseducated. It simply allows something that may already have happened to happen faster and cheaper. This then allows developers who are planning to create new housing to plan accordingly with densification in mind (and where it makes sense) but not to be burdened with the unnecessary additional costs and timely red tape. When we can build faster and cheaper, we can build more, which will make the cost of housing more affordable. Something we should all be working towards, not against.

Many homes in my own neighbourhood are currently being demolished only to have large mansion-like homes in their place, something all residents seem to be fine with. I hardly think turning some of these into duplexes or triplexes or even fourplexes (where space and parking requirements would be met) would ruin the face of our city.

We are in a housing crisis. If we do not act now with bold actions to cut red tape and accelerate housing, we are telling the next generation that they don't deserve what we all currently have.



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First name [required] **Bruce**

Last name [required] **Paul**

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**



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am completely opposed to the proposed blanket rezoning of Calgary to allow multi-unit buildings be built anywhere in the city in any neighborhood. Such a change would completely change the fabric of the city and could severely reduce property values in many neighbourhoods. And, while I understand the interest in providing more housing and reducing sprawl, it is unfair to established areas to take the ability of citizens to at least comment on possible changes to their neighbourhoods. The current system works fine and provides citizens with that right to voice concerns or request clarifications. Installing a blanket rezoning takes that right away and allows anyone to force multi-unit structures. As for property values, people have worked hard to move up into many neighbourhoods with higher property values due to larger lot sizes, less congestion. This blanket rezoning would harm those property values and, in my opinion, the City should not have the right to cause property owners to incur losses such as this. I urge you to consider retain the current holding approval process and NOT approve a blanket rezoning.



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First name [required] Najratun

Last name [required] Pinky

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 citywide rezoning

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



ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

fully supporting the city wide rezoning initiative. it's a much needed change



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First name [required]	John
Last name [required]	Stueck
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	Calgary rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Hello

I am a City of Calgary resident and taxpayer living in a single detached home in Lake Bonavista on Lake Louise Way SE. My 2023 Property Tax bill was \$27,667.28.

I am a professional engineer and have lived in Calgary for 49 years.

I am strongly opposed to the proposed rezoning for housing application. One size does not fit all! Changing the rules in existing neighborhoods that will adversely affect the property values of City of Calgary residents is just not fair nor right. A person's property is one of the greatest assets that a person has. He has had to save for the down payment, make lifestyles changes in order to pay his mortgage, and maintain his property over the years. I don't want to see a zoning change that could result in a poorly designed cheap multifamily rental property next to mine nor on my block.

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

Calgary has large amounts of developable land surrounding it. Make zoning changes to these new proposed lands before they are developed. In some cases, intercity areas such as Garrison Woods have been completely torn down and rebuilt with new zoning rules. This is fine as the rules are established prior to people committing to their greatest investment, owning a house. The new University District is another great example of new closer in areas that have been built to the newer higher density zoning. Downtown conversion of office space to apartment residential is another great example of what can and should be done. There are so many good options available to help population influx, instead of rezoning existing neighborhoods.

The City Council has an obligation to its citizens; we pay taxes and expect the City to provide reasonable services, cost-effective infrastructure, and consistent policy.

I would be happy to discuss my views further.

Regards



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First name [required]	Ryan
Last name [required]	Finney
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	Calgary re-zoning blanket and why it will not help
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

Process Walkthrough Re-zoning.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

The problem with housing in Canada is not the available space to build homes. It is whom we are granting this house acceleration money to. I have an RC-2 lot that I cannot justify adding additional housing in Canada I went through the builder design process and with the quotes received I would lose money every month for 25 years or until the property was sold. What the government is doing is giving grants to companies who can make a quick profit and turnaround by selling the property ASAP. Why are these companies being given grants to build homes for no long term sustainability, only short term profit gains, when I can provide a better solution but will lose money for the entirety of the project? The problem with the current crisis is whom we re giving the money to and why, not where to build the homes. I cannot receive grants as a long term homeowner in my community which does not make sense. PDF attached has the same sentiment with numbers.

Process Walkthrough / Justification for why zoning is not the current issue in Canada. I tried to build on an approved RC-2 lot and it was not justifiable, the only way to justify providing additional housing was to sell the place as soon as construction was finished.

- Went into the process to start designing and quoting building a garage suite, originally estimated \$275,000
 - Land already paid for as the laneway is on my property should have significantly reduced the cost
 - Would make a modest income monthly, just over \$100/month to help pay for maintenance on the property
 - From an investment standpoint, \$100/month on \$55,000 up front is also a poor investment
- Scoping costs came out to over \$400,000 to build a 2 bedroom suite above a garage
 - If going this route on approved RC-2 land, would have lost over \$600/month in net cash flow by providing additional housing in Canada proving that zoning is not the issue
 - With the current construction cost would require a grant of approximately \$126,000 to break even on monthly cash flows so I am not losing money by providing housing
 - Again this is investing \$85,000 of my own money to make \$0/month for 25 years then sell the home as the only option of making money
- The only way to not lose money by providing additional housing in Canada is to sell the property as fast as possible after the construction is complete, this is where the issue lies
 - **The Government is only granting money to companies who can build and sell in a short period and make a profit**
 - **The Government is not giving money to people in the communities for long term sustainability housing development**
 - **The issue is not “there is no land to build on”, the issue is the business model and to whom the money is being granted to, there is no long term sustainability.**

Non-escalating rental income	Original Assumption	Avg Bid / Scoping Cost	<u>Breakeven / Required Grant</u>	Comments
Cost	\$ 275,000	\$ 425,000	\$ 425,000	
DP	20.0%	20.0%	20.0%	
Capital	\$ 55,000	\$ 85,000	\$ 85,000	Capital investment up front from owner (20%) Capital investment from Gov to break even on loan payments
Grant Required:			\$ 126,500	
Borrow	\$ 220,000	\$ 340,000	\$ 213,500	Borrowing amount required
IR	5.0%	5.0%	5.0%	Assumed HELOC rate. Actuals TBD
Term	25	25	25	Years until mortgage free/laneway paid off
HELOC / Payment	\$1,452	\$2,244	\$1,576	Loan payment
RI Monthly, BTAX	\$2,250	\$2,250	\$2,250	Monthly income BTAX
RI Monthly, ATAX	\$1,575	\$1,575	\$1,575	Monthly income ATAX
Net Income, Monthly	\$123	(\$669)	(\$1)	Lose money monthly w/o a grant
NPV5	\$ 5,822	\$ (48,358)	\$ (11,569)	Current value of the laneway, income only
NPV5 Sale	\$ 84,815	\$ 73,723	\$ 110,513	Current value of the laneway plus resale
RR5	1.07	0.43	0.86	Return on capital, income only
RR5 + Sale	2.00	1.87	2.30	Return on capital, income plus resale



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First name [required] Lisa

Last name [required] Sack

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 Land Use Designation (zoning) amendment

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



ATTACHMENT_01_FILENAME
(hidden)

Calgary City Council ReZoning Letter.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

April 2, 2024

Dear Calgary City Council,

We are writing to express serious concerns regarding the application for the Land Use Designation amendment that City Council is proposing. We have lived in the neighbourhood of Valley Ridge since 2003.

It was with dismay that we learned of Council's decision not to allow this issue to go to a city-wide plebiscite and we ask the question "Who is Calgary City Council actually representing?" It appears to be the developers and not the voices of the citizens of Calgary.

Our concerns stem from the following:

1) There is only one way into and out of our community. This single entrance/egress has already been an issue for emergency vehicles accessing Valley Ridge in the past (as documented in the Valley Breeze newsletter several years ago). Why would the City Council approve blanket re-zoning in a community without ingress/egress options potentially putting those citizens lives at risk in an emergency situation?

2) Valley Ridge has no direct C-Train access (45-minute bus ride to the C-Train station), bus service is limited outside of work commute times and there is no grocery store within walking distance. Residing in Valley Ridge means owning a vehicle is practically a necessity. Adding additional housing will increase the volume of traffic into and out of the community via the one point of egress/ingress which is also shared with the community of Crestmont further compounding emergency access concerns.

3) The Valley Ridge community has Restrictive Covenants on development (see attached). It seems foolish that Calgary City Council would propose blanket re-zoning knowing these Restrictive Covenants exist, but blatantly ignore them because it is easier to do a blanket re-zone than deal with each area individually. The city risks having residents enter into lawsuits under Civil Court. Approving re-zoning on an individual case basis is the only sensible plan.

4) The majority of infill housing and new housing developments in and around Valley Ridge advertise 'luxury' condos and executive infills. If one of the goals is to increase affordable housing in Calgary, how will city council ensure the 'affordability' in this affordable housing blanket re-zoning initiative? How is this affordable to the 115,000 Calgarians (CBC News, October 26, 2023) in this city at risk of becoming homeless? Why is the city not mandating that all new areas of development have a % of low-income housing and net zero for that matter, since we are in a climate emergency?

While we understand the urgency to address the shortage of affordable housing, we believe that the current proposal, despite the promise of federal government money, presents an ill-thought out response that lacks comprehensive planning and practicality by lumping all neighbourhoods together in a "one size fits all approach". If this proposed application is accepted and enacted it will be to the detriment of the well-being of many Calgarians.

We understand that if we complain or voice an opinion different from the vast majority of Calgary city council, we risk being deemed the moneyed-elite etc...however our lives are being turned upside down because of the collective short-sightedness of not only the majority of Calgary city council but the federal government and their strings attached to federal housing money. You need to go back to the drawing board on the proposed amendments to current Land Use Designations or scrap this idea all together as it is a seriously flawed proposal.

Sincerely,

Lisa Sack & Brad Spence



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.

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

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

First name [required] **Rebecca**

Last name [required] **Evans**

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 **Re-zoning**

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



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am concerned with the blanket re-zoning proposed that would allow for construction of row housing in Oakridge cul-de-sac communities that already have limited street side parking available for single residence homes. And how will the already limited child care, schooling, and transit needs be addressed to support the increased housing capacity?



Public Submission

CC 968 (R2023-10)

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First name [required]	Doris
Last name [required]	Kaufmann Woodcock
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	Public Hearing (Rezoning/Home is Here: proposed land designation amendment)
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The proposed amendment will allow for development in my neighbourhood that will negatively impact my property value / investment.