



**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]                      Mary

Last name [required]                      Valentich

How do you wish to attend?

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

Date of meeting [required]                      0024-04-22

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 favour

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I appreciate the importance of greater freedom for all kinds of housing throughout the city, but still think we need ways for citizens to make their views known; and to build in some safeguards into the process, so that a developer or individual cannot do something that is totally not in keeping with neighbourhood character or existing requirements. i know this is difficult. City Council may have to move in a more targeted fashion...focusing on transit areas and other selected ones. I am currently staring at a building to my south and it sticks up like the proverbial sore thumb, amongst lower buildings. I wonder how it got approved as it just doesn't aesthetically fit into the landscape. Voices still need to be heard..and safeguards are necessary to avoid monstrosities. Best wishes.



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First name [required]

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Last name [required]

Unland

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning is NOT the Solution to Calgary's Housing Challenges

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 advise council and the mayor that I openly object to Calgary's Blanket rezoning. The following are facts for your consideration:  
You are negatively impacting the character, cohesion of communities & the health and well-being of citizens given the lack of uncertainty. Rezoning will not make more affordable housing available. Builders expect a 25% profit on all construction & will rapidly build low quality complexes. Rezoning will exemplify the strain on all infrastructure: aging pipes, water shortages, electrical emergencies & roads. Who pays for that? This initiative will have a significant loss of single family homes reducing freedom of choice. Blanket rezoning model unproven & does not respond to local needs. You must listen to the experts. CREB has reported that it would be bad for the city, impacting the housing landscape & impact property values. CREB & Communities are forming a coalition in opposition to blanket rezoning because it is feeling unheard. City Council has a 28% approval rating. How can you in good conscience pursue this lazy solution to housing needs? Meanwhile Council did not campaign on rezoning. One size fits all approach does not work. Blanket rezoning represents a thoughtless shotgun approach. In addition you have completely failed in your communication to the City of Calgary Residents:

- 1) Insufficient way of notice. Postcard notice on January 20, 2024.
- 2) No two way dialogue in the in-person meetings.
- 3) Mayor pushed through a emergency 24 hour meeting on plebiscite. A questionable and dirty tactic.
- 4) Household letter arrives March 18, 2024. 34 days before the April 22 Council meeting providing insufficient notice and public engagement.
- 5) 13% of the population (84,600 household or 15%) are barely hanging on is a challenge and not a crisis
- 6) Council is jamming it down Calgarian throats in the hope that some remain uninformed.
- 7) City omitted pertinent information in the in-city information session such as \$228M from the Feds ending exclusionary single-family zoning.
- 8) This is stripping our democratic right. Stream lining new builds only benefits the builder while the community will have no appeal process. This is an unjust (redistribution of wealth), thoughtless, lazy, impractical solution to the housing challenges. You are unpopular council who only cares about the poorly negotiated \$228M federal grant.

Not everyone can afford a home. History can attest to that. It is a privilege to own a home, it is not a right.



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First name [required]

Patti

Last name [required]

Reed

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 9, 2024

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

[required] - max 75 characters

rezoning of residential

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 understand the need for more housing in the Calgary area. I have no problem with allowing more secondary suites. I have a recognized secondary suite in my own home. My concern with with the blanket rezoning of all residential communities. I personally have had the house directly next to me redeveloped and sold and the house directly across the alley from me redeveloped and sold both within the last 12 months. Another house at the end of my cul de sac was redeveloped and sold in the previous year. Had these homes been demolished and replaced with duplexes, four plexes, some kind of condo development or multi family housing units, there definitely would be and issue with accommodating parking. I feel strongly that multifamily units need to be well planned for the surrounding communities to meet the requirements of all residents. They need to be well planned to maintain community access along with community vibrancy.



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First name [required]

Devin

Last name [required]

Bancroft

How do you wish to attend?

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

Council

Date of meeting [required]

0024-04-22

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 very much in opposition to the blanket re-zoning proposal. After reviewing the proposed re-zoning of my property, it leaves me very concerned of what could happen to our neighbourhood. Part of what brought us to our neighbourhood was the mature trees, minimal traffic, quiet community, privacy to name a few factors and what is proposed presents the opportunity to destroy all of what I love about where I live. I have invested a significant amount of money into this property and wanted this to be our forever home but due to the rezoning proposal I fear that all will be lost. If our property looked like the potential rezoning proposal, I would not have purchased our place. Developers easily could purchase the land and dramatically change the landscape that I love about our home.

All this to say I'm very much against it, I do not like what the potential could be. There must be other solutions to consider in this matter. Residents in their communities should not have to bear this burden of destroying what they love most of their communities they have made their homes.



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First name [required] Pav  
Last name [required] Koluneuf

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing - proposed citywide rezoning.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposed citywide rezoning to a base residential district, or zone, to R-CG, R-G, or H-GO will cause an increased number of people in already previously built communities as per the original design which can bring the following concerns to the citizens: 1) not having safe space for parking personal vehicles; 2) taking space in backyards and affecting the mental health of neighbours; 3) a potential shortage of power / potable water to satisfy the new demand; 4) less room or even no room for kids to play on playgrounds or outside the house; 5) more traffic in a residential area - roads are not designed for the high volume of vehicles driving with speed over the posted limit (up to 80-90 km/h in the 50 zones) - high risk for the public safety. Therefore, my comments on the proposed changes are following:

1. Rezone to a new base residential district (zone), R-CG - against homeowners' interest by significantly affecting and worsening living conditions compared to the time when the property was bought.
2. Rezone to H-GO in approved Local Area Plans where appropriate - doesn't apply at this time to my particular area.
3. Allow both a secondary suite and a backyard suite on the same property - affecting all existing houses and citizens with decreasing privacy and sunlight.
4. Remove parking requirements for backyard suites - it's eliminating safe parking opportunities and bringing all vehicles to the street potentially blocking safe driving and access to houses.
5. Add Contextual Single-Detached Dwelling to R-CG, to ensure development rights are maintained - can be considered as a future option for home builders for new development areas.



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First name [required]	Bevan
Last name [required]	Hill
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Proposed citywide land use designation amendment
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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 **Outbox**  **Bevan Hill**

12:18 PM

To: [calgary.ca/publicsubmissions](https://calgary.ca/publicsubmissions) >

## **Housing Strategy/Proposed Land Use Designation**

We are not in favor of the proposed City wide Rezoning Residential Grade-Orientation Infill (R-CG) amendment.

Those in the effected areas have climbed the property ladder over many decades and have reached the point where we have selected a community that has been and should continue to be zoned for single family dwellings. Council is blind to the fact we live in these communities for quality of life and uniformity after many decades of sacrifice to attain.

The proposal completely disregards the effort and the financial discipline required over the years to reach this level. This policy under mines every home owner's existing effort to be in a single dwelling with privacy to use the backyard and enjoy the quality of life earned.

This proposal given its impact on the City and established communities and quality of life must be stopped. Perhaps given its near term and long lasting implications to its citizens, a plebiscite should be considered. If the majority of home owners are in favor of such a planning change, then it should be added to the next municipal election ballot for a binding vote.

In sum we see this as a poor risk/return for neighbourhoods as





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First name [required]

Pamela

Last name [required]

Knox

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Both my husband and I are vehemently opposed to the blanket rezoning proposed. 1. There is already limited parking on my street, and with many in the neighbourhood being over 65, cramming in multi-units is not practicable as cars will flood the streets and we will be forced to park nearby and carry our groceries unnecessarily far. This already happens when service, maintenance workers, and friends/family visit neighbours. We don't need that many extra people in our neighbourhood. 2. We don't want the feel and vibe of this neighbourhood to be overwhelmed by whatever the developers decide to build. We are in favour of progress, but is this progress? Please build multi-units in more suitable locations.



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First name [required]                      Arthur

Last name [required]                      Tarapaski

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against this proposal! I feel that a change of zoning of this magnitude requires a vote from the citizens of Calgary. This is the only way to hear the voice of all the citizens. Council has no mandate to make changes that will fundamentally change the character of neighborhoods. This proposal will not make housing more affordable. It will just replace an older home that is priced lower with a newer more expensive development. We currently live in an estate area that had restrictive covenants to maintain a certain character of the neighborhood. This is what I sought in purchasing this house and this is what my neighbors want. If you really want to increase housing in Calgary you could start by maintaining the current zoning but reduce the multitude of regulations you place on developers.



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First name [required] Kathy

Last name [required] Makin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council Meeting Public Hearing

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 to the blanket up zoning proposed for the City of Calgary for the reasons stated below:

#1 It does not fit with the existing neighborhood plan, i.e. Willy Nilly development as compared to a new community that is engineered to have high density in one area and not combine it with SFD in another area, refer Mahogany, Calgary.

#2 It destroys existing canopy of which Calgary is sorely lacking, it creates run off because everything is concrete and does not absorb into the ground, exacerbating our drought conditions. Large trees will not be possible on the new developments creating a need for air conditioning. How does this help climate change?

#3 It affects existing neighbors by casting shadows on what can be gardens or windows facing the development, how is that fair?

#4 It brings increased traffic and loss of parking to current residents, why is this acceptable?

#5 None of this is affordable or accessible housing so what is the point, you are just increasing property values by allowing expensive apts and condos.

#6 Transit is inefficient at best, people continue to use their cars to access employment and shopping outside of the Ctrain lines.

We are not a nimby community what we are asking for is thoughtful consideration in creating density and considering the community perspective and how it impacts us.

Thank you for your consideration.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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Comments - please refrain from  
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First name [required]

Adam

Last name [required]

Phillips

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Council Meeting (Agenda not released until April 18, 2024)

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)

See below my list of concerns regarding the City proposal to revise the re-zoning of R-G.

1. The proposal will overcrowd the neighbourhood resulting in too many people in a confined space. This will increase risk of conflict between neighbouring houses.
2. Homeowners could end up with a total of 4 Families living on each - 8 Families in total.
3. This will also drive down the value of houses in affected areas.
4. There is a risk of crime rate going up.
5. Parking will become an issue.

I appreciate there is a housing shortfall but this is not the right solution. The City needs to be focused on developing new housing projects to address this issue and not overloading existing neighbourhoods and ultimately transferring the issue onto Calgary Residents.



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

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First name [required]                      scott

Last name [required]                      matthews

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      housing strategy

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I feel that council has not thought through the parking issues with the proposed housing strategy as now with the basement suites and large families living in one house now . If you add 4 plexs and mother inlaw suites to the mix with no additional parking it will make our neighbourhoods look like Vancouver which are jammed to the eyeballs with cars. My other thought is about sewage , power (with all these E-cars coming on-line) also Fire control (now if 1 house goes up 3 more seem to follow). Thanks.



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

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

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

Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The housing crisis this country is dire, and this rezoning initiative is one positive step towards resolving it.

"A society grows great when old men plant trees whose shade they know they shall never sit in."



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First name [required]

kim

Last name [required]

harper

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 5, 2024

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

[required] - max 75 characters

rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

rezoning needs to go to a plebiscite so the citizens of calgary can vote on it. there are certain council members who have an agenda and want this pushed through and have this shoved down out throats, far to important of an issue for council to decide. nenshi want the olympics, the people did not. we would have been stuck with billions of dollars of debt.



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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]	Chris
Last name [required]	Langham
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Community re-zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Community rezoning should not be a blanket change for all communities within the City. We live in an old, outer suburb for a reason and developers already do a great job of providing all levels of residential in the newer communities





ATTACHMENT\_02\_FILENAME  
(hidden)

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

City Council has decided on a rezoning for housing without input from it's citizens. We live in a neighbourhood that was built before 1985 and do not think R-CG zoning is of any benefit to us.  
Being a senior couple that has lived in a bungalow for 29 years why should we not have peace of mind about living our retired years in a home with a yard and not have to concern ourselves with all the nuisances that go along with demolition major renovations and construction.  
Has City Council truly considered the impact these rezoning changes will have on all the citizens of Calgary?  
Please do not forcibly introduce rezoning. We are a Canadian city and do not need to follow in the footsteps of other cities in other countries.  
Thank you.



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First name [required] Maria Akarasha

Last name [required] Onrubia

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning to redesignate my parcel to the R-CG district

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

If re- zoning allows more land to be used for more housing, then I am in favor of it for as long as it does not undermine the right of the homeowner to the use of their own property and not be forced to sell or build to fit the redesignation. I believe that re- zoning will allow more people to have more options with regards to housing and thus lessen the burden on the common folks as more supply will tighten competition and make finding a place to live easier and more affordable. Again, may I emphasize that re- designating a parcel should not oblige the parcel owner nor have their rights to the land undermined by the council.



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First name [required]                      Celestina

Last name [required]                      Sooting Janong

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning of housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is a proposal that is poorly planned and done in haste. Rezoning will not only put an immense strain on the basic infrastructure requirements related to health, education and public services (schools, hospitals, clinics, registry services, police & law enforcement etc.) leading to deterioration in quality and speed of public services but also have an adverse impact on communities. The existing capacity of infrastructure related to management of utilities, schools, public transport and other basic amenities are not adequate. Any proposal, without a comprehensive plan of how each and every public service and amenity will be developed and enhanced, is half baked and dangerous.



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First name [required] Arindam

Last name [required] Chakraborty

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Feng ling

Last name [required] Liu

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters We are in opposition for re-zoning community

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]	Eric
Last name [required]	M
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 12, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Calgary 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)

Cities evolve naturally to have higher density and lower density areas. Typically the higher density is closer to the core and that gives homeowners a choice of living closer to the core with higher density or farther away but owning a single family home. This is what attracts people to Calgary. If they want to live in highrises exclusively they have lots of options to buy closer to the core.



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First name [required]                      Chris

Last name [required]                      Prusinkiewicz

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Calgary residential re-zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the current rezoning proposal as it stands, though not to the idea of re-zoning itself. I am opposed to being able to build the equivalent of a tetra-plex or greater in all lots in Calgary. I would support a more organized approach such that duplexes can be built on any lot, but tetra-plexes, row housing, and other higher density housing should be limited to bigger, feeder streets in established neighborhoods. Indeed, if you go to new, planned neighbourhoods, this already seems to be the model: higher density housing on bigger streets. I am concerned that the current proposal would essentially result in a free-for-all in the inner city, vastly changing the character of neighbourhoods.



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First name [required] Les

Last name [required] Markiewicz

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Affordability is a huge issue, however, as we have seen in communities like Marda Loop, Altadore, Killarney and my community of Glendale, density has only increased housing prices. On a friend's street an under \$500,000 house was torn down and now they are putting up 4 \$700,000 townhomes. In Killarney these townhomes are closer to a million. A home that was worth \$600,000 only last year is now listed at \$895,000 with a huge sign that reads "Prime Development Lot". Adding density to inner city, and specifically along transit lines, increases the demand, which in turn prices out the people who actually need to use said transit. It is quite the conundrum and one I don't have any faith in this council solving.

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

Secondly, the city has spent the last six years developing Local Area Plans which required a tremendous amount of work by the city, community associations and residents to address housing issues across the city. Three plans have been completed while there are currently five LAPs in process. What was the purpose of such enormous undertakings which no doubt continue to burden taxpayers?

The Federal government has made the funds available through the Home Accelerator Fund dependent on rezoning. The City of Calgary and its representatives should be touting the completion of three Local Area Plans, and the five in the works, when in discussion with Minister Fraser. The incredible work done by the LAP committees over the past six years that strategically increases density while taking into consideration the unique nature of each community's needs should not be tossed away. Ottawa should not be making municipal decisions.

Hope this helps clarify a bit of the issue and where many Calgarians are coming from.





ATTACHMENT\_02\_FILENAME  
(hidden)

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

I've lived in Calgary for most my life, it's really grown. People talk about the influx of people coming here due to war and climate change, and Canada is losing productivity to the housing crisis, this would be a much need step in the right direction. Calgary just isn't this small place anymore, its becoming something new, something bigger. We need to start thinking bigger too. Thanks for your time!



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

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

[required] - max 75 characters	Proposed blanket rezoning R1/R2 to RC-G
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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)

Good day Madame Mayor and Councillor

There is no "quick" and easy solution to Calgary's housing situation.

Blanket rezoning as a solution to the affordability problem, will not necessarily add homes in the price range needed and will most certainly negatively impact the nature of existing neighborhoods. This will put Calgary's reputation as one of the most livable cities in Canada at risk.

The proposed blanket rezoning is ideological politics under the guise of reducing "red tape". Well, "red tape" is put in place for a reason and to eliminate thoughtful review is irresponsible. Existing home owners who are directly impacted by new developments should have a say. Planners should thoughtfully determine where new development will go, this should not be left up to developers and individual citizens. Proper planning is what keeps our city a great place to live.

To require blanket rezoning in order to receive federal funding is a strong-arm tactic by the federal government in a policy area where they have no jurisdiction. The funding proposed is sorely short of what is needed to create the necessary amount of affordable housing. The City of Calgary should not modify its housing policy for this minimal contribution. The federal government has put this offer in place to cover up its irresponsible immigration policy that has been implemented over the past several years and has contributed significantly to increased demand for housing and the resulting affordability issue.

Council needs to be sensitive to how blanket rezoning will impact current residents. With no requirement for community input on new development, residents will have no say on development that impacts them directly. About 60% of Calgarians live in single family homes, hardly a select few. Developments resulting from RC-G zoning will likely negatively impact the use and enjoyment of their properties with reduced privacy and increased shadowing, amongst other issues.

There is a better way

I encourage councilors to broaden their minds and consider other lower risk options to improve the housing situation in our city. An example might be property tax breaks for the revamping/repurposing of existing buildings to provide rental accommodation. A much faster method than new building. Or the implementation of mobile home parks in suitable areas. This would be more cost-effective housing for some.

A thoughtful community forward approach which plans areas for housing options will avoid the

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



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First name [required] Steven

Last name [required] Kelly

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing - Proposed Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) KELLY - Submission on Blanket Rezoning - April 2024.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My spouse and I are strongly opposed to the Blanket Rezoning proposal. Following is a summary of our full submission.

The proposal would:

1. Have significant and irreversible negative impacts on neighbourhood character and cohesion.
2. Not address the housing issues the City claims it is seeking to solve.
3. Increase the strain on city services and infrastructure.
4. Accelerate threats to the environment in inner city neighbourhoods.
5. Reduce certainty as to investment decisions in housing by individuals and families.
6. Expose affected neighbourhoods to an as-yet unproven social experiment.

We urge council to reject the proposed Blanket Rezoning Amendment on April 22, 2024.

Steven and Deborah Kelly, Upper Mount Royal

April 8, 2024

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

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

Dear Sir:

We write as 33-year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents.<sup>1</sup> One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are being widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

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

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

Sincerely,

Steven & Deborah Kelly  
Calgary, Alberta

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<sup>1</sup> We note that it is even more essential to continue these efforts, given the numerous recent examples of shortsighted City decisions to remove *hundreds* of mature trees from public spaces in Eau Claire, Marda Loop, and the Bow River pathways.



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First name [required]	Liela
Last name [required]	Chan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land use designation amendment to R-CG from R-1
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The change from single family to possible 4plexs with added suites could quadruple the density of our neighborhood which would adversely affect the people currently living here. 1. Our area has no alleyways, so access to the added units is an unsolved question, unless parking is provided underground which seems unlikely, therefore parking will be impossible and extremely difficult. The streets become full of residents parked with no room for visitors which degrades the quality of life. 2. The amenities of the neighborhood would be further stretched as many are already at capacity, such as schools further degrading quality of life for everyone. The sense of community in the area has been built over time as neighbours get to know each other and welcome new residents, putting up to 12 mostly unrelated people on one lot and overcrowding could likely decrease sense of belonging and looking out for each other which makes for unresolved problems and increased crime. 3. The seemingly ridiculous bylaw discussion about not cutting down trees on private property begs the question how can you fit large building on current lot size and accommodate the beautiful mature trees that currently shade and provide oxygen for residents, and shelter for current small animals and birds? Is this worth blanket change to density? 4. To present this massive change already approved by Council on September 2023 and only now informing us is gross disrespect for the citizens of Calgary. Very many people spend years planning for their home and it's location and is the centre of life for them; to arbitrarily and immediately change that is at best disruptive to building strong community in our city.



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First name [required] Satnam

Last name [required] Braich

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide Land use Designation amendment

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 supporting zoning change to RC-G in City of Calgary. More lots will be available to build row houses or multi family. Right now these lots are in very tight supply and as a result price of these lots goes up. Higher lots prices are reflected in the higher prices for the built units or higher rents. As a builder and developer I am ready to build more units if there are lots available with higher density zoning.



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First name [required]	Stewart
Last name [required]	Milligan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land Use Designation, Rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This issue must be put to a plebiscite. Established neighborhoods must not be destroyed by short sighted decisions. Homeowners are being financially punished for bad policy and decision making at city council. Housing demand will eventually come full circle into a normal balance. Develop land that can meet high density and provide required services.



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First name [required] **Yue Long**

Last name [required] **Ge**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Calgary Planning Commission Report CPC2024-0213 Calgary Housing Strategy 202**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly against citywide blank upzoning. Please vote NO in this meeting - Calgary Planning Commission Report CPC2024-0213 Calgary Housing Strategy 2024-2030- Land Use Amendment Citywide



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First name [required]                      Kuldeep Kaur

Last name [required]                      Braich

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoing for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am supporting the zoning change to RC-G in the City of Calgary.



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First name [required] Dennis

Last name [required] Budgen

How do you wish to attend?

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

Date of meeting [required] Apr 8, 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 of Calgary

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My family and I are ADAMANTLY opposed to the blanket rezoning of Calgary. This initiative will not solve the root causes of the difficulties in the housing market. If there is the so-called "housing crisis" the root causes are flawed and failed government policies such as out of control inflation, high levels of immigration and bloated bureaucracies.

I suggest that City of Calgary members focus on those problems and not the wholesale rezoning of our neighbourhoods. Blanket rezoning will destroy many beautiful neighbourhoods in Calgary and only serve to fill the coffers of opportunistic developers. R1 areas were established for very good reason. That is why we bought here. We love our area and have worked very hard over past 37 years investing in our Foothills Estates home and community.

Please stop the blanket rezoning of Calgary.



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First name [required]	Mary
Last name [required]	Bishop
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Calgary rezoning for housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission of Mary Bishop to City of Calgary Related to Rezoning.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 8, 2024.

This submission is in support of our Valley Ridge Community Association (VRCA).

*"Valley Ridge, surrounded by nature, provides vibrant and peaceful community living encouraging neighborly pride and caring for residents of all ages."* is VRCA's Vision Statement.

The City's proposed zoning changes would challenge that Vision.

Instead VRCA suggests Area plans be developed for each neighbourhood.

Such Area plans *"would identify specific area/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge."*

The text in *"quotations"* are citations from VRCA documents.

Respectively submitted.

Mary Frances Bishop



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First name [required]	Luise
Last name [required]	Kinsman
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land Use Designation zoning amendment at Public Hearing Meeting of Council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	blanket rezoning 2024-04.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Thank you for considering my comments in the attached. I am opposed to the Land Use Designation zoning amendment, permitting blanket zoning in the City of Calgary.

To: City Council for consideration at the April 22, 2024 meeting regarding **Land Use Designation zoning amendment**

I am opposed to the Land Use Designation Zoning Amendments; the blanket rezoning to R-CG.

Building row housing on a lot that previously held 1 or 2 dwellings has a huge impact on our Bowness neighborhood.

1. One specific near-complete development on our street: where there used to be a single home with garage, there is now a 3-story, 4-home row housing development.
  - There are no garages, which means that there will be statistically 6-8 new vehicles parked on the street. Aside from guests having nowhere to park, winter will potentially add cords hanging all over the sidewalk.
  - This adds 4-8 showers/toilets, 4 washers, 4 dishwashers to replace the 1-2 that previously occupied that space. I can't fully comprehend the impact to the storm/sanitary of quadrupling output, putting strain on our old inner city water systems and processing facilities. From personal experience, when we moved into our home, we had terrific water pressure. As development occurred around us, that pressure drop every year.
  - Electricity requirements increase with 4 times the furnaces, water heaters, AC units, home electricity usage. Our old overground systems already causes problems; will this overload the power grid? Was the old Bowness system built for such an increase?
  - A number of trees were removed to make room for the building. There is virtually no back or front yard for this building; it's all hardscaped.
  - These are 3-story row homes with roof-top patios. Privacy for all neighbors has disappeared.
  - This building occupies far more than 60% of the lot space. I understood there was a 60% limit?
2. The City is concerned about **tree canopy**. The number of trees disappearing to make room for these development in our area alone, is astounding. Another lot near us had over 10 trees cut down in preparation for some sort of rebuild that has not yet started.
3. We were in a recent meeting with the City of Calgary regarding **flooding**. In that meeting, comments were made that the flood fringe was going to be remapped (as higher risk) and that zoning permits would take flooding into consideration. Our home is in that remapped zone and yet the letter I received indicates that our property and those around us were also being rezoned. This is irresponsible for a number of reasons.
  - Hardscaping adds to negative impacts during a flood. Paved surfaces and roofs do not absorb water effectively, so relatively little of it infiltrates into the ground to become groundwater. Instead, most runs off the surface. On these lots, there is no way for rain to infiltrate the ground: it has to run off.
  - These large building cause backup of water during a flood, creating ponding in neighbor yards and restricting movement of the water back to the river.
4. These specific new luxury flats in our area are listed at over \$700,000. This is acceptable in a new area built with for this purpose. How does this improve **affordability/availability** in an older area? In an area not serviced by CTrain? The prospect of selling 4 homes at \$700K on a single lot

will result in replacement of other currently affordable single homes, locking out young, working class families from being able to afford a home. There are already 3 homes in our direct neighborhood for sale: most have been for sale since last summer. They're not selling because these are not the homes people can currently afford.

I support the need to increase the density of our city, but it must be done carefully and thoughtfully. Blanket rezoning is an abdication of thought and care on the part of our mayor and council. Building greenfield neighborhoods with a new zoning plan in mind, where purchasers know what they want and what they're getting is perfectly acceptable. What's not acceptable is to change the rules after we thoughtfully purchased our home based on our needs and desires, then have that yanked out from under our feet with no ability to provide input or protest, even if we are directly impacted personally.

I appreciate your consideration of my words.

Luise

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Luise Kinsman  
403-617-0143  
5907 Bow Crescent NW  
Calgary AB T3B 2B8



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First name [required] Ronald

Last name [required] Zakariasen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) rezoning comments.docx



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ATTACHMENT\_02\_FILENAME  
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Comments - please refrain from  
providing personal information in  
this field (maximum 2500  
characters)

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My comments for consideration at the Public Hearing on Rezoning April 22, 2024

The proposed rezoning bylaw will enable the City of Calgary to meet the zoning required to obtain federal housing accelerator funds and it will reduce the work of city council but neither of these things justify compromising the viability of the existing Calgary neighborhoods. The single family dwelling zoning has been in existence in Calgary longer than the age of most or all of the councilors and if this council eliminates this zoning they are making a decision that is counter to all of the previous councils in the history of Calgary. I learned during my career that it is very easy to lose focus on the bigger picture and make decisions that fix one problem but will ultimately create bigger problems than the one that was solved. There was a purpose for having different zoning areas around the city, it allowed people with similar home ownership goals to live in houses they were proud of and also in a community they were proud of. Neighbors with similar home ownership goals get along better and have a higher quality of life because they are happier. Most of the people that bought houses in an area zoned for single family dwellings did so because that was their ultimate homeownership goal. Many of these people started out as apartment and basement suite renters and when they could afford to do so they purchased starter homes or homes with basement suites they could rent out for income to help with their mortgage and eventually they upgraded to their single family dwelling.

The proposed rezoning bylaw does not contain any restriction on the fraction of the lots in a given area that can be converted to multiple dwelling units. This is shortsighted and will lead to overloading the existing utility infrastructure because the infrastructure in the older areas was designed for a low population density and can't service the needs of even a quarter of the higher population density that is allowed in the proposed rezoning bylaw. There will be sewer backups and traffic congestion as well as shortages of water, power, natural gas, and parking which will pit neighbor against neighbor. I have had a taste of this already as half the houses on my street now have illegal basement suites (no building permits or inspections) with one house having four illegal basement suites. This has resulted in a parking shortage with parking bylaws being broken and the people that get parking tickets verbally harassing and damaging the property of the neighbors they wrongly think reported them.

I do not think the council has the authority to make such an extensive and radical change to the zoning without holding a plebiscite. This rezoning bylaw probably impacts the largest number of people and is the most consequential bylaw change in the history of Calgary. We have had plebiscites about things with a much lower importance. None of the election campaign platforms of existing councilors in last civic election included rezoning the entire city so council does not have a mandate to rezone the entire city. I think council should schedule a rezoning plebiscite immediately if they believe it is that urgent but I think it can wait until the next civic election because I do not think it is the city's responsibility or the responsibility of current Calgary homeowners to solve the housing crisis that was created by the federal government.



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First name [required]                      jo

Last name [required]                      whiteside

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please support the rezoning initiative! I've lived in Calgary for 12 years now, because it was an affordable place to raise a family. Let's make this change so we continue to be an affordable place to live (without exacerbating our urban sprawl). Let's avoid becoming unaffordable, like Vancouver or Toronto! Calgary is too lovely a place to make it hard for all kinds of (socio-economic levels) populations to live freely and happily!





Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We, as residents at 44st SW, are fully against the 45 street SW proposed rezoning to Housing - Grade-Oriented (H-GO) which means max. height of 12 metres (approx. 3 storeys). I concur with my co-residents that this rezoning will not add value to our neighborhood, rather it will bring many concerns including building separation to the 44st SW (the separation between 45st and the alley is only 145 ft), light availability (the max. height will impact afternoon sun, when residents can enjoy leisure time), waste and services (the alley is not designed to support the capacity associated with a higher density) and parking space. Furthermore, as a consequence, houses located in our street will bear a disadvantage in comparison with similar properties in the same vicinity, when we enjoy similar services and pay taxes accordingly. For this, the rezoning of 45st SW between 13 Ave and 15 Ave is unfair for the neighbors and is required to be withdrawn.

Rezoning to:



Housing - Grade Ori  
District



Residential - Grade-C  
CG) District



Residential - Low Den  
Housing (R-G) District

W

4-5 ST SW

44 ST SW

43 ST SW

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1424	1424R	
1428	1428A	
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1432		
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1444B		

1415R	
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First name [required] Dongsheng

Last name [required] Guo

How do you wish to attend?

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

Date of meeting [required] 2024-4-22

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 council meeting

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 the house zone rezoning





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please refer to comments provided in my letter to Council attached in the documents submission.

April 8, 2024

Subject: Opposition to Rezoning Initiative - Concerns Regarding Infrastructure and Parking

Dear City Council Members,

I am writing to express my opposition to the proposed rezoning initiative currently under consideration for Calgary, in particular Nolan Hill. As a resident deeply invested in the well-being and sustainability of our community, I am concerned about the potential adverse impacts this rezoning could have on our infrastructure.

One of the primary issues with the proposed rezoning is the strain it will place on our existing infrastructure. Our roads are already struggling to accommodate the current volume of traffic during peak hours. Introducing higher density zoning without a corresponding improvement in infrastructure will exacerbate traffic congestion, leading to longer commute times, increased wear and tear on roads, and heightened safety risks for bus zones, pedestrians, and cyclists.

Moreover, the rezoning plan appears to overlook the critical issue of parking availability. As it stands, street parking is already limited as a result of the current condition of the neighbourhood (ie: small lots sizes and zero-lot lines). Street parking is currently congested with parkers illegally parking in alleys, on lawns, and encroaching on driveways. Increasing residential density by way of secondary suites without a plan to provide sufficient parking will undoubtedly worsen the situation.

I urge City Council to consider the long-term implications of this rezoning initiative on our community's quality of life. It is essential to prioritize sustainable development that complements our existing infrastructure and addresses the needs of current residents. I encourage the exploration of alternative strategies that promote responsible growth, such as: comprehensive infrastructure upgrades to support increased population density, implementation of effective public transportation options to reduce reliance on personal vehicles, establishment of robust parking management plans to ensure adequate parking for residents and visitors, and collaboration with community stakeholders to develop zoning solutions that strike a balance between growth and preservation of neighborhood character.

In conclusion, I respectfully request that you reconsider the proposed rezoning initiative and engage in a more inclusive and transparent process that takes into account the concerns of residents. Let's work together to build a sustainable and thriving community for all.

Thank you for your attention to this matter.



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First name [required] Edward

Last name [required] Benner

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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 the rezoning of our community (Lake Bonavista) that would enable the subdivision of existing lots and enable the construction of 4-plexes on the same site. This would be quite detrimental to the value of the surrounding lots. An existing land owner that chooses to leave the neighbourhood and sell to a developer would benefit at the expense of those who choose to stay.



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First name [required] LU YANG

Last name [required] SUN

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Municipal building - change low density community to condo/apartment ones

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)

Strongly against changing single house communities to ones with high-rise apartment buildings, which will introduce security/crime risks as well as problems such as traffic congestion and crowdedness. Let's preserve the traditional Canadian communities/environment for our kids; the city should plan new communities for high-rise apartment buildings. Thank you



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First name [required]                      Cameron

Last name [required]                      Semper

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Calgary's first obligation is to Calgarians. Blanket rezoning policy eliminates the voice of existing Calgarians and their agency to impact the communities in which they live.





ATTACHMENT\_02\_FILENAME  
(hidden)

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

Strongly against changing single house communities to ones with high-rise apartment buildings, which will introduce security/crime risks as well as problems such as traffic congestion and crowdedness. Let's preserve the traditional Canadian communities/environment for our kids; the city should plan new communities for high-rise apartment buildings. The you



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First name [required] ge

Last name [required] zhang

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

Dear sir\madam: I am living in Capitol hill community. For most new townhouses built in our community recent years, their garages are not large enough and the residents have to park their vehicles in the street, which make our community very crowded in the street. We have 2 elementary schools in this areas, and it is also not safe for kids as there are too many vehicles in the streets. I disagree to build more townhouses in my community. Calgary has so many lands outside, why not build more houses, condos, schools there? why focus on changing the old communities and make them more crowded?



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First name [required] Hongmei

Last name [required] Chen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please keep our current low density house zoning for the community of Evergreen. Don't change it.



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First name [required] Ben

Last name [required] McKenzie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I think the proposed rezoning is poorly thought out. It does not address noise, traffic, and parking issues related to having up to 12 families living on a 50' lot where there was once only one family there.  
This is a really bad idea and shows a horrendous lack of thinking on City Council's part.



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

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First name [required]	Ryan
Last name [required]	Murphy
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Citywide Land Use Designation Amendment to redesignate R-C1 parcel 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 very disappointed with the City of Calgary's Housing Strategy and the plan to amend the Land Use Designation (zoning) citywide. We are concerned that Calgarians have not been adequately consulted and strongly believe that citizens must have a say on whether zoning changes should be allowed in their communities.

Furthermore, rezoning the entire city will not solve the housing affordability problem, as existing lower cost single family homes in need of upgrades or repairs (today's lower cost entry points) will disappear from the market, as they will be torn down and replaced by new multi-family housing units sold at the same price as the single-family home (as real estate developers price new units to market), leading to greater density without improved affordability. Further downsides to greater citywide density include additional strain on existing schools and infrastructure, parking, and the reduction of the urban canopy.

Many Calgarians have selected their communities for zoning-related reasons, and changing the zoning is completely unfair to those who have purchased their homes under existing zoning regulations.

This City of Calgary citywide land Use Designation amendment should never have been approved as citizens were not consulted. It must be stopped immediately as it will destroy the fabric of many communities, increase conflict, and provide real estate developers too much autonomy and influence over the integrity and functionality of many communities in Calgary.



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First name [required] Shirley

Last name [required] Johnson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket reasoning, proposed land use designation

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Reasons against the rezoning.

- 1 Lots will be over 65% concrete. No where for runoff to go  
Tree canopy will be reduced.
2. Public transportation cannot handle the amount of people when discouraged from driving as parking will be a problem.
3. No one campaigned on this issue in last election.
4. Homes will not solve the housing crisis. They will be expensive and only house 2 or 3 people.



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First name [required]	Kai
Last name [required]	Shan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	2024-4-22
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Council meeting - Public hearing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the rezoning plan of the existing communities which was proposed by the city recently. It will cause too many people crowded in our mutual communities then bring severe social problems such as security, noise, and decrease the life quality of the residents of these communities. The city can develop new communities with high density plan to settle the extra population, but not throw them into existing ones.



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First name [required]                      Raymond

Last name [required]                      Ho

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning increases population density in the rezoned districts. This in turn causes impact on transportation, unexpected increase demand of schools, hospitals, super-markets, gas stations, F&B and other public services. Moreover, the additional housing supply from the rezoned districts might not be affordable to those looking for housing now because the land owners have higher bargaining power than the buyers and thus would not reduce the housing pricing. City of Calgary Council should look for solutions that could increase the development pace of infrastructure of newly developed districts (so that more housing could be built there), explore feasibility of supply of govt-aided housing and rent control.



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First name [required]                      Carrolyn

Last name [required]                      Milligan

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Citywide Land Use Designation Amendment for rezoning from R-C1 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 very disappointed with the City of Calgary's Housing Strategy and the plan to amend the Land Use Designation (zoning) citywide. We are concerned that Calgarians have not been adequately consulted and strongly believe that citizens must have a say on whether zoning changes should be allowed in their communities.

Furthermore, rezoning the entire city will not solve the housing affordability problem, as existing lower cost single family homes in need of upgrades or repairs (today's lower cost entry points) will disappear from the market, as they will be torn down and replaced by new multi-family housing units sold at the same price as the single-family home (as real estate developers price new units to market), leading to greater density without improved affordability. Further downsides to greater citywide density include additional strain on existing schools and infrastructure, parking, and the reduction of the urban canopy.

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First name [required] Michael

Last name [required] Sarich

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Very much in favour for the future health of our city. I strongly believe this will help housing availability and affordability. I want my children to have a chance to at home ownership in Calgary, and this will also help densify services to keep our city flourishing.



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First name [required] Tao

Last name [required] Tao

How do you wish to attend?

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

Date of meeting [required] Apr 7, 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 will bring disaster to the community.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]	Liyun
Last name [required]	Zhang
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Disagree re-zone community
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]

Karla

Last name [required]

Kowalishen

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Council meeting - Public hearing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My husband and I chose to build our house in the community of McKenzie Lake twenty-five years ago. Our selection of McKenzie Lake as a community was based on the types of housing in the community, which includes estate lots (of which we selected). We are long time home owners and property tax payers, and to propose changing the type of community we live in after all our years of loyalty to the community, is unacceptable. We agree that more affordable housing is needed, but do this by defining new developments to meet these needs, not by changing the rules for loyal community members and home owners. We vehemently oppose the proposed rezoning of our community.



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First name [required] Michael

Last name [required] Ma

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Blanket city up-zoning for Varsity

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)

It is lazy and irresponsible to propose a blanket city upzoning. It will bring chaos to the beautiful city we have. It will destroy our city's culture and our community's. Terrible idea!



Public Submission

CC 968 (R2023-10)

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First name [required] Huixiao

Last name [required] Lyu

How do you wish to attend?

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

Date of meeting [required] 2024-4-22

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 : 30AM

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Don't touch my community! Thanks a lot!



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First name [required]

Hua

Last name [required]

Yang

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

2024-4-22

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

[required] - max 75 characters

Reject 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)

Reject the rezoning



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

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my strong opposition to the proposed rezoning from low-density residential to a mixed housing district. This area is known for its serene, mature landscape which contributes significantly to our quality of life. The introduction of multi-family units would disrupt this tranquility, altering the neighborhood's character, increasing traffic, and potentially overburdening local infrastructure.

Our community's charm lies in its peaceful, spacious environment, which could be irrevocably lost to high-density development. Furthermore, this shift risks decreasing property values for longstanding residents who invested in their homes with the expectation of maintaining the area's low-density character.

While I recognize the need for urban development, it is crucial that it respects the established character of existing communities. The proposed rezoning stands in stark contrast to the values and expectations of current residents, threatening the very fabric of our neighborhood.

I urge you to reconsider this proposal, taking into account the potential long-term impacts on our community's character, residents' quality of life, and property values.



Public Submission

CC 968 (R2023-10)

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First name [required] ( Martin ) Zhen Xiao

Last name [required] Zhang

How do you wish to attend?

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

Date of meeting [required] 2024-4-22

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)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I love our quiet ,safe, peaceful community. please keep it and don't touch it. Thanks a lot!



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First name [required]                      Hedy

Last name [required]                      Xu

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Public Hearing Meeting of Council Monday, April 22,2024@9 : 30AM

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)

Oppose rezoning the low-density mixed housing (R-G) district. First, it defeats my original purpose of purchasing my home in a low-density community. Please note that I paid for the house just because of the current Evergreen Community, which has low population density, quiet, high green space coverage, and safe living. My interests have been violated. Second, it must have a negative impact on people living in the community's future quality of life. Education and hospital resources are in shortage already, and more residents means worse resource shortages. Also, it will bring more risk to security. Many older people and children are in the Evergreen community, which will inevitably affect their quality of life and may even cause more safety problems. Finally, developing new communities is more efficient than increasing population density in established subdivisions and has the advantage of sustainable development for the city. In new communities, more residents can be attracted and retained.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I believe rezoning will create more problems than solutions and it should not be done.



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First name [required] XIAOYUN

Last name [required] WU

How do you wish to attend?

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

Date of meeting [required] 2024-4-7

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 : 30AM

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]	Xiaoli
Last name [required]	liu
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	2024-4-22
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Oppose changing the land nature of the Evergreen community, negotiate with the federal and provincial governments to receive additional public funding to build more high density condos or townhouses in un-developed areas.



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First name [required] **DONGDONG**

Last name [required] **LI**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Landuse rezoing for housing project**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not agree with the Rezoing for Housing project in Evergreen Community



Public Submission

CC 968 (R2023-10)

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First name [required]	Yao
Last name [required]	Chen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	2024-4-22
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council ,Monday, April 22, 2024 @ 9:30 AM
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 love our safe, quite, peaceful community. Please keep it and don't touch it. Lands are are more affordable in developing areas than in developed communities. We really don't want our land to be rezoned.



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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]	Linda
Last name [required]	Wagner
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Citywide Residential Re-Zoning from R-C1 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)

I am writing to express my concerns regarding the proposed citywide residential re-zoning strategy, particularly its potential impact on areas like my community of Valley Ridge.

While I understand the need for zoning adjustments to accommodate growth and development, I believe that the proposed changes would be best applied to areas where they can most effectively benefit a community. Valley Ridge, characterized by its lack of direct access to downtown or c-train transportation, may not be the most suitable location for such zoning modifications.

Valley Ridge prides itself on its vibrant and peaceful community living surrounded by nature. Our community lacks the infrastructure to support dense populations. Any significant alterations to the zoning regulations, such as increased density and reduced setbacks, could compromise the unique character and quality of life that residents of Valley Ridge cherish.

I support the idea of area-specific plans, accompanied by robust public engagement, for all neighborhoods across Calgary. These plans should meticulously identify areas and sites suitable for re-zoning to accommodate duplexes, townhouses, or row housing. Given that density is most fitting near LRT stations and closer to the City Core, it's essential to acknowledge that this approach may not be suitable for the Valley Ridge community.

As the City Council prepares to discuss this matter, I urge you to consider the concerns of Valley Ridge residents and carefully evaluate the potential implications of the proposed re-zoning in our community.

Thank you for considering my concerns.

Always in kindness,

Linda Wagner

Valley Ridge resident since 2003





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

negotiate with the federal and provincial governments to receive additional public funding to build more high density condos or townhouses in un-developed areas.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

oppose to re-zoning, strongly, this is lower our life quality. cannot accept.



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

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

[required] - max 75 characters	Proposed Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are strongly opposed to this initiative as it does not represent the wishes of many Calgarians. When considering rezoning, the neighbourhoods within Calgary have varying stances on this matter; to blanket rezone the entire city is an extremely knee-jerk, short-sighted decision. Should Council do this, there will undoubtedly be many negative consequences to, despite what you believe to be, something that is "good for Calgary". Some of the negative consequences that will accompany the poor decision of blanket rezoning is the immediate change of character to many of Calgary's long-standing neighbourhoods, increased traffic through countless residential areas (where many children play outdoors) making the streets more dangerous for pedestrians - especially children, diminishing of property values, reduction of privacy for families in single family homes, the inconvenience of indefinite construction activities in established areas; the list goes on..

We strongly urge Council to vote against the blanket rezoning of one of Canada's largest cities, the thought of this is absurd and should be treated as such. Rezoning should be considered on a much smaller scale and should be much more reliant on the input from Community Associations and local stakeholder groups, on a smaller scale.



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First name [required] Lindsay

Last name [required] Everett

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) City Housing Strategy.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 5, 2024

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

**Re: Lindsay Everett, 136 Woodfield Close SW, Calgary AB, T2W 3V2**

City Council,

I have received your Notice of Public Hearing on Planning Matters as it relates to overall city rezoning of residential properties and I 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 your 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 I believe is a serious mistake). Why not concentrate new multi-family housing along these corridors?

I live in a very nice neighbourhood in Woodbine. I bought there because the area was single family homes and love the "older" overall feel of the area. I continue to live there and pay very substantial taxes for that privilege. Will the City reduce my taxes by changing this zoning? Will the City guarantee the value of my 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 Woodbine. 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.

Lindsay Everett



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First name [required] Terence

Last name [required] Field

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Support for proposed rezoning changes .docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I fully support the proposed R-CG zoning development designation, which will apply to Oakridge where I reside. I additionally support the proposed R-G and H-GO rezoning options. I'll reference Oakridge in listing reasons for my support, but it is a stand-in for a range of plus 50-year-old Calgary communities that ring the city's core.

(1) It is far better for a city to add density and renew housing from the inside out rather than the outside in. The *inside* lot I own would easily support a backyard suite, or semi-detached homes of the type common in communities such as Altadore, adjacent to Marda Loop. The other option is to build high-rise towers on the *outside* edges of existing mature communities. (For example, a series of such towers may soon be built in and around Glenmore Landing shopping mall in the SW, which I do not support). I consider such towers ugly, cold and character-less, and prefer treed streets with multiple housing styles and options.

(2) Climate disruption is a clear near-term threat to us all, and renewing portions of established communities by replacing 50–60-year-old homes with more energy efficient alternative housing options would be a positive step.

(3) Fifty plus year old communities are or will soon need significant infrastructure repair and replacement, and it makes sense to redevelop housing in concert with these needs.

(4) More people living closer to the city's core could expand transit use while reducing car use, lengthy commutes, and pollution.

(5) In my view, Calgary's development history has been a travesty. For far too long councils past have wrongly supported urban sprawl into the flat largely featureless land in the city's northeast, east, and southeast. Apart from a few modest "character" areas, such as Kensington, and some lovely parks, the city is essentially character free.

Those opposed to this badly needed initiative fear their communities will change and they will, albeit slowly and rationally. Under the proposed rezoning backyard or secondary suites will be more easily added to existing properties, while plans to construct new dwellings will require approval from the city's planning apparatus just as they do now. The change will not result in a frenzied, ill-considered construction free-for-all.

In conclusion, the rezoning proposal is no panacea, but it will address past development mistakes; it will help address a serious need for additional housing in our growing city; it will help with the climate struggle; it will make Calgary a better place to call home.



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] Eric and Deborah

Last name [required] Bristow

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Re: Proposal for Calgary Citywide Rezoning to a base residential district,

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

ATTACHMENT\_01\_FILENAME (hidden) Proposed Calgary Citywide Rezoning 2024 04 22 Council Meeting 2nd Bristow Opposition Letter.pdf



**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

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

Attached a second letter from us, providing further points and arguments supporting 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.

April 5, 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**

**This is a supplementary submission, registering 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.

**As a supplement to our earlier submission, the following are some additional reasons for why we are strongly opposed to this proposed change:**

- An underlying basis for the proposed City wide land use re-designation to R-CG, is that it will result in the creation of affordable housing. The basis for this assumption is unclear, and very questionable.
- In fact, the proposed land use re-designation to R-CG will likely spur developers to buy up lower cost more affordable bungalows, both from the resale and rental markets, and then construct much more expensive higher end duplexes and townhomes. Such a development would both reduce affordability and reduce rental accommodations.
- It is impossible to imagine how the lot coverage could be increased to 60%, and in the process not result in reducing the number of trees in our city.
- Increased density will put further pressure on parking, and traffic, as people compete for the limited parking spaces.
- There will be an increased density in established communities, yet the city is not planning new amenities to service these more densely populated communities.

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



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First name [required] **Barbara**

Last name [required] **Gibson**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Land use designation amendment**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

It has been a great initiative to increase density in buildings like office towers that have sat vacant, because infrastructure and transit supports are already in place. In our older community we have recently witnessed sewer backup at our neighbours and water main leaks. This is in an area that may have a few illegal secondary suites, but no densification to the degree allowed with a proposal to an R-CG District. We've seen very large homes built on our block that cast shadows over the neighbouring house, and removal of mature trees to accommodate these newer homes. Council was elected to run the city, not change the city to such a degree that people's most important investments are jeopardized or degraded by blanket rezoning. Older neighborhoods need a case by case consideration for new builds, and newer neighborhoods need a mixture of density and usage that will last long into the future, hopefully.



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First name [required]	Elly
Last name [required]	Lee
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[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 strong opposition to the blanket rezoning of Calgary neighborhoods to R-G. Our streets are currently under R-1N zone, which is already narrower and smaller than other zones such as R-1 and R-2. We are already at a higher capacity in our streets than other neighborhoods and rezoning to R-G will seriously damage the living conditions in our streets.

The main issues with the rezoning are limited parking spaces, children safety, noise complaints and fire spreading risk.

With narrower lots and no back alleys/lanes, there are already limited parking spaces on our streets. Also, with a school only a couple blocks away, there are many young families on our streets. The rezoning will cause safety issues with children playing outside while many cars parked on the streets instead in garages or on driveways. Last but not least, given the narrower lots, houses are already packed and relatively close to each other. By allowing blanket redevelopment in the already packed streets, noise complaints and fire spreading risk are also an important concern I have.

In summary, the decision to rezone from R-1N to R-G will detrimentally impact the current living standards in the neighbourhood. The City of Calgary must take a serious look at what zones are suitable to convert to R-G and NOT a blanket rezoning in all the neighborhoods.



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First name [required] Ruth

Last name [required] Haddon

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) IMG\_1868.jpeg



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My address is ... This residence falls into the Bowness area. Of significant impact to folks in my immediate area are rowhomes with suites proposed at both the east and west corners of 46 Avenue NW.

If we presume 2 vehicles per family in the rowhomes and 2 vehicle per suite we're looking at 16 vehicles. The rowhomes typically have a single car garage, so 12 vehicles. Maybe there's only one car in two of the suites. Because these rowhomes are built on corner lots there will be limited parking in front of their actual unit. So you are effectively approving TEN (10) MORE vehicles to already congested street parking, due to a marked increase of attached and infill home development.

Blanket rezoning is lazy governance. Each development request has its' own specific issues and demands its' own review.

T3B2P5. This residence falls into the Bowness area. Of significant impact to folks in my immediate area are rowhomes with suites proposed at both the east and west corners of 46 Avenue.

If we presume 2 vehicles per family in the rowhomes and 2 vehicle per suite we're looking at 16 vehicles. The rowhomes typically have a single car garage, so 12 vehicles. Maybe there's only one car in two of the suites. Because these rowhomes are built on corner lots there will be limited parking in front of their actual unit. So you are effectively approving TEN (10) MORE vehicles to already congested street parking, due to a marked increase of attached and infill home development.

Blanket rezoning is lazy governance. Each development request has its' own specific issues and demands its' own review.



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First name [required]	Tracey
Last name [required]	Christie
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

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.



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First name [required] Mr.

Last name [required] McNeely

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Planning matters - re-zoning

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)

One easier solution to all of this rezoning would be to do it in 2 parts.

Part 1 : Approve the rezoning to all spaces that are on a major road. Simply, if the road in front of your property has a yellow line in the middle, then you are approved for rezoning. A lot of these houses are rentals which is where developers would likely be interested in.

Part 2 : In 6-10 years if it hasn't reduced the property values or any of the other concerns from citizens, then expand it to the whole city as planned.

After 5-8 years with part 1 would give sufficient data to know if expanding the re-zoning is required. It will also give sufficient time to show residence it works or it doesn't work



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First name [required]

Amelia

Last name [required]

Cracknell

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning proposal

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Good afternoon, I am writing to express my deep concern and displeasure in the rezoning proposal. As a home owner in Sundance, I would be devastated by the ability of developers to come in and purchase older homes and turn them into block houses. Our community density is one that allows safety of our children to play. Our street is currently busy, and I could not imagine the risk of increasing population density on the safety of children. I live by an elementary school and by increasing density, the safety of the students is also at risk. Allowing increased block house development would greatly reduce my property value. A close friend of mine is facing this problem in bridgeland, currently. Her property, a single family house, will now be immediately between two condo buildings. This is something I planned to avoid by living in the suburbs, away from the city centre. A sweeping rezoning policy not only effects safety, but also property value. I hope you will consider mine and other Calgarians concerns. Thank you, Amelia Cracknell



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First name [required]	Cheryl
Last name [required]	Hall
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council - 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 a concerned home owner, living in the community of Highland Park. I think increasing overall density in our city is important BUT should be done with thought and consideration. Increasing density along high traffic roads makes sense to me. There are many lots that I see are not taken care of that could be developed along Center St N for example. I see more developments on 40th Ave NW.

The blanket rezoning concerns me for the following reasons:

- Current zoning rules are that a building cannot exceed 40% of a lot. Under the new rules, buildings can take up to 60% of the lot. This does not account for parking pads or patios. When these are factored in, up to 80% of a lot can be concrete. With that much concrete, there is nowhere for rainwater and snow runoff to go, but into our sewers, putting more strain on our water processing facilities.
- Where there was one kitchen, one hot water heater, one furnace, and maybe one ac unit, there will now be up to 8. The lack of space left for trees in these units will mean the AC unit will also be the only form of climate control for these new builds. For each development that goes in, we more than octuple the drain on our power grid. I don't see plans to increase infrastructure.
- The parking. Each of these units is only planning on 0.5 parking stalls per unit. So on one lot, you can have 2x 3bedroom units, 3x 2bedroom units, and 3x1 bedroom units, and 4 parking stalls. In a city where the average person has 1.7 cars. If we assume 1 car per bedroom, which is a low estimate, for every one of these developments there will be 11 new cars parked on the street. I do not think it's reasonable to make everyone pay for parking in front of their homes and there would not be space.
- Beyond the Green-line, which is still not approved/planned to come this far north, there is no large-scale investment in public transport planned to accommodate the increased population density.
- These are not working-class family homes. Even the most humble will be over 500 grand. That is acceptable for a greenfield new development, but we will be demolishing the aging single family houses that can be amazing houses for middle and lower income families. The prospect of being able to sell 8 properties on each piece of land will mean that the price of these houses will skyrocket, further locking out young, working class families from being able to afford a home.

Please reconsider this blanket rezoning plan.



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First name [required]                      Tamara

Last name [required]                      Good

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Public hearing Meeting of council regarding 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)

Dear Council:

Woodbine Estates is zoned solely for single detached housing and always has been since it was initially developed over 40 years ago. Woodbine Estates should not be re-zoned or up-zoned for any other designation.

Woodbine Estates is one the safest neighborhoods in Calgary, with low crime rates. Our neighborhood enjoys a strong sense of security and is a popular choice for families and individuals seeking peace of mind. Woodbine Estate residents experience a safe, beautiful, family friendly neighborhood where we all feel a strong sense of community with one another. Any re-zoning will call this into question, is unnecessary and will not be helpful.

I have called Woodbine Estates home for 25 years. I raised my family here. I've made many friends here and made lifetime of wonderful memories. I pay my taxes here, obey the law here. Neighborhoods like Woodbine Estates are important to the fabric, culture and mosaic of Calgary. Many law abiding Calgary taxpayers continue to seek out and value communities like Woodbine Estates and will so for generations to come. One tangible example is that when a home is listed for sale in Woodbine Estates it sells within days of being listed and often for above the asking price.

The City of Calgary should value residents who identify with and support the vision of living within neighborhoods solely dedicated to single detached housing like Woodbine Estates.

Finally the primary issue with the housing crisis that requires resolution is to provide a supply of "affordable" housing alternatives. I can assure the City that permitting up-zoning within Woodbine Estates would only create opportunities for developers and cash-buyers who own and flip real estate, to build expensive high-end properties to sell and rent to wealthier taxpayers and to buyers not purchasing their first home.

Up-zoning within neighborhoods like Woodbine Estates, for the reasons I have described in these comments, will not address the crisis at hand. Accordingly I strongly oppose this proposed R-CG redesignation for my Parcel and for all parcels with Woodbine Estates.



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

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First name [required] Mildred

Last name [required] Stephen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Upzoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I believe the Blanket Upzoning proposal would have a very negative impact on our beautiful city. To allow a variety of building, which could allow 8 units on a 50 foot lot, all in the same area creates many problems with parking, unsightly storage of waste containers as well as disturbing or removing trees and landscaping. I urge the planning commission to revisit this proposal and come up with a better solution. We would be known as "The city where you can build whatever you want.."



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First name [required] Sally

Last name [required] Dawson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



**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 concerning to the overload of water and sewer infrastructure. Parking will present a problem as well. The taller buildings will block sunlight. Too many trees will have to be cut down and green space will no longer exist.



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First name [required] Michael

Last name [required] Callahan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning R-C1 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)

Sirs:

Our lot is 50 feet wide and does not have a back lane. Under the proposed rezoning, this lot would be allowed to have up to four dwelling units and four secondary suites. A total of eight residents PLUS. Even if only half have a vehicle, where are four vehicles PLUS going to park? We currently have a neighbor with a front yard secondary suite. We know where the tenants park.....on the street with the favorite parking spot being in front on our house because we have trees. When "311" was called, I was told that the City does not enforce the existing bylaw parking regulations. Parking issues will only get worse.

Increasing density in Brentwood will only increase availability and not affordability. That is unless the overall plan is to "flood" the city with low cost homes that will drive all the values down. Great for newcomers but terrible for us seniors living in existing R-C1 zoned neighborhoods.

Thank You



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First name [required] Robert

Last name [required] Perry

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Redesignation-Grade-Orientated Infill(R-CG) District

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)

Glamorgan presently has an abundance of multiple home housing already in their community. Redesignating all homes older than 1985 in Glamorgan would have a major impact on the community quality of life as well as a major impact on future home values affected by such a re-designation. Glamorgan is in the top 3 desirable communities to live in in Calgary. This would suggested property re-designation would have a dramatic negative affect of it's popularity in the Future. I am very much against such a massive across the board re-designation.



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First name [required]	debbie
Last name [required]	Brandelli
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	rezoning for housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I as a born and raised Calgarian oppose the rezoning for housing. I was raised in the community of Mount Pleasant where my parents still reside and now currently live in Sandstone and have so for over 36 years. I have seen the effects of rezoning in the Mount Pleasant area over the years and how it has affected the look and feel of the community and especially my parents. There are no longer any backyards for children to play in, or gardens to beautify the community as well as trees which are being cut down left and right leaving very few areas for birds and animals to reside. The parking has become obscene with fights occurring between neighbors as so many units are being built on one lot there is at times no garages being built so there is only street parking available. With so many units on each lot people have no place outside their units to sit and visit with their neighbors so people no longer know who their neighbors are. Communities are no longer filled with friendly neighbors, people are stuck inside their houses as lots are covered totally with buildings. These buildings are not affordable units as many still run in the millions to own so putting more units on a lot does not alleviate the housing crisis as most people would not be able to afford the cost of buying these units. I do NOT want this to happen to the area I currently reside in as I enjoy being outside in my yard, parking in front of my house and visiting with neighbors. It is an eye sore when so many units are crammed onto one lot and they are constantly becoming taller and taller blocking out the sunlight for gardens. Do we want to live in a concrete jungle filled with row houses and no birds, animals and flowers or trees? I certainly hope the answer is NO!!!!



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First name [required] Christine

Last name [required] Nielsen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City-wide rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am shocked that the city would even consider this move towards blanket rezoning allowing to 8 families to live next door to me where a one family home currently stands. And no parking needs to be provided either. I recently saw an example of what might happen city-wide - a 4-plex across 2 lots with no parking. Far less density than the city is allowing with this new rezoning. In that instance, the cost per small unit was \$680,000.00 for EACH unit. This rezoning WILL NOT promote affordable housing for Calgarians. The only people that will benefit from this move are the developers.



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First name [required] Elizabeth

Last name [required] Webb

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the planned city wide rezoning because the Mayor and Council have not fully considered the effects of increased density on the roads, water and sewer, schools and parkland. These services and amenities are finite and while small increases in density may be tolerated greatly increased densification will not. That is what will happen if everyone takes advantage of the rezoning? The Mayor and Council do not have a mandate to make this significant change in the neighborhoods without direct approval of home owners. This planned rezoning would have a negative impact on many lifestyles and the value of property. The proposed densification would also result in the loss of many trees



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First name [required] **Chelsea**

Last name [required] **Reid**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Home is Here - Housing Policy**

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

ATTACHMENT\_01\_FILENAME (hidden) **Clty Submission.pdf**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 5, 2024

To Calgary City Council,

I am writing to express my strong opposition to, and concerns with the City of Calgary's proposed "Home is Here" housing policy. I believe that this policy will have a significant negative impact on my community specifically, and on the City more broadly.

I moved to Varsity from the downtown core approximately ten years ago. I had been living in a condo, and felt it was time to have a little bit more space. I carefully researched neighbourhoods and looked for "the perfect house" for almost two years before I bought my current home. During that time I had the opportunity to visit houses for sale in a number of communities, and I ultimately chose Varsity because it was quiet and residential, with mature trees and landscaping, and with a true neighbourhood feel. I know and am close to many of my neighbours, and we look out for each other. We are aware of what cars belong to whom, and children regularly play alone in the park across the street from me, because our road is quiet, and because we all look out for one another, as members of a community should.

A blanket decision to, according to my understanding, allow for up to eight housing units to be placed on a single lot in my community would drastically change the feel of Varsity, and of similarly affected neighbourhoods. Streets in my area were built to accommodate single family homes. I fear they would become congested if potentially eight times the number of people and cars were expected to use them. I would also have concerns about the ability of existing infrastructure such as sewer and power lines to handle the significant increase in load. I cannot imagine how parking would work. Inevitably, such dense development would also lead to the loss of many mature trees, and significant construction related disruption. Overall noise levels would increase, and public spaces such as parks that were built for the needs of our low density community may not be able to adequately accommodate such a large increase in users.

When one buys a property, one has a reasonable expectation of what the community will be like, based on the zoning of the area one buys in. This proposal dramatically alters those reasonable expectations. To put it simply, if I wanted to live in a high density community, I would have bought a house in one. I urge the City to reconsider this proposal. It is a precipitous "solution" that I fear will cause future difficulties. I recognize that Calgary is growing, and I support many aspects of urbanization. I personally choose to be carless because I believe in walkable communities and public transportation. A blanket proposal such as the "Home is Here" policy is, however, not the answer. Growth must be managed in a way that respects the character of existing communities, and is in keeping with the infrastructure available. A more nuanced approach is needed, and I trust that the City will work to find one.

Thank you,  
Chelsea R.



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

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

[required] - max 75 characters	Rezoning for housing
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Are you in favour or opposition of the issue? [required]	Neither
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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)

Rushed and not enough thought or time for feedback. Would vote in support of significant elements and strongly oppose others. Too much opportunity for abuse. Many elements needed but one big blanket is not the answer. City has not presented the cons or how they will be dealt with. Feel this is being railroaded through without thought about the negative consequences. My own job has a saying, "when trying to encourage a change of behavior one has to think like the bad guy". I do not think that has happened.





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

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

[required] - max 75 characters      Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a home owner in Calgary and am wholly in favour of the recommendations made by the Housing and Affordability Task Force, including the recommendations for rezoning. We now face a significant housing crisis that has been decades in the making, and we need significant changes to help all Calgarians. Rezoning is just one step among many, and we will need to do a lot more to ensure both availability and affordability. But this is a first step that allows landowners more choice in what they build on their properties.

Speaking as a homeowner myself, housing is a human right, not a guaranteed investment opportunity. But the voices of current homeowners like myself should not be valued above those of renters and other residents of our city. Ballooning home purchase and rental prices are quickly pushing an entire generation out of the housing market, and decisions made by council on this issue impact all of us, in every neighbourhood and quadrant of the city. We need council to step up and show that we are a city that values the human rights ALL of its people.

I urge council to approve the proposed RC-G rezoning, taking this first step on the road to improved housing availability and affordability.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please find attached my submitted comments on the matter of RCG zoning. In my opinion the councillor who intimated that people who are against this proposition are 'selfish' should be censured. It is not selfish to want to defend what you've built. He is out of line.

While I recognize that recent financial conditions - here and elsewhere - have created an apparent housing shortage, I feel that the City's approach to resolution of the problem is extremely heavy-handed. The plan to change zoning regulations should fail on its merits for several reasons.

1. Changing the zoning will do nothing to help in the short term, which is where the problem lies. People are moving here - now - from Ontario, from B.C., from other places in the world. There is a shortfall - now. But who is to say that there will still be a shortfall in a year, or two, or three, when this zoning change, combined with the natural pace of construction projects, and other factors we don't even know about yet come into play? We know from experience that people come and go. Some of those who are moving here now will quickly decide to move somewhere else instead. What happens then, with the extra capacity your overreach will have created? High vacancy rates will unnaturally depress the real estate market, and the City will actually lose revenues when the properties ultimately wind up empty again. There is nothing as constant as change. Don't assume that today's problem will also be tomorrow's.
2. If you do this, will application of RCG be equal throughout the city? You want to make R1-zoned neighbourhoods more amenable for mixed-housing, but will these standards be applied equally everywhere? If a developer wants to build infills, walk-ups, townhouses, and apartments in neighbourhoods such as Eagle Ridge, Mayfair/Bel-Aire, or Britannia, will this be allowed, or will these neighbourhoods be somehow exempt? Will *all* neighbourhoods be treated the same? If not, what is the parameter? How will those decisions be made? And why, if your aim is to streamline the process, would you even want to entertain the idea of treating one group differently?
3. Densification creates a significant safety hazard for which I am frankly surprised that no municipality has ever paid a price. The risk of fire, and fire spread, when a residence is built six feet from its neighbour, is tremendous. It has been

observed time, and time again, in this city, and everywhere this ridiculous standard exists, that if one home is involved in a conflagration, those around it will likely be destroyed too. This rarely occurs when there is space between the residences. Everyone who lives within ten feet of their neighbour, especially if they have a home clad with vinyl siding, has an excellent chance of falling victim to a fire they didn't even cause. And meanwhile, the City just quietly takes the additional property tax revenues and thinks everything is fine. This RCG and densification process throughout the city will only increase the risk of total-loss house fires everywhere.

4. It is possible that residents who have purchased homes in neighbourhoods currently zoned R-1, chose to do so because they wished to invest in a certain standard of safety, space, and quiet. They paid a higher price for their property, perhaps, than they might have in another neighbourhood, because the neighbourhood itself offered amenities and features which they wanted. Those residents typically pay higher property taxes than the residents in the mixed-use or multi-zoning areas. They do so because that is the standard they wish to adhere to. It is not 'selfish', as one councillor inferred, for these residents to want the peace and quiet, the distance, the space between residences which at one time was the standard. You should not be using the good nature of the citizens against them in this way. They want their lives a certain way, and this RCG plan robs them of the right to organize themselves as they see fit. It takes away rights, if you think about it, which have always been at the root of the idea of betterment - that an individual can aspire to something reasonable, something pleasant, something better, and so improve himself and his lot in life. If your policies make it so that all neighbourhoods are boringly similar, the only way for an individual to improve his own lot - should he feel the need to do so - will be to move to another town or

city, where the rights of personal betterment are not being impinged.

5. When the City's 'miracle cure for everything' of density-density-density finally kicks in, in full, in probably about fifteen years, there will be a great deal of additional traffic for which the current residential roads are not designed. If my neighbour sells his house and your policy allows for three walk-ups to replace it, where do those likely six vehicles park? Where do visitors park? What happens then? Parking permits? Squabbles between neighbours all jockeying for the suddenly limited space? Contrary to your revenue-centric view of the world, density is not the answer to absolutely everything. Blanket zoning will cause more problems than it will solve.

6. The people who live here - the residents, the tax payers, indeed in some cases the very *pioneers* of this city - have worked very hard to make it what they want it to be. Why are you changing all of your policies to assist newcomers who have not put a single erg of energy into this place, and who may or may not have the common sense to arrange for accommodation before they come? Newcomers are welcome - that is not the issue. But they should find accommodation and secure employment before they make their move. That is simple common sense. Rearranging the entire city to accommodate them is not common sense, and it should not be expected by anyone. The City, instead, should be advertising in other locations to discourage people from simply showing up and expecting everything to be handed to them. This is a great place to live, but it won't be anymore if those who built it are forced to give up what they built for those who think they are owed their existence.

7. I question the fundamental need for this change. New projects currently in progress are placing in the stream hundreds or even thousands of residential opportunities for both current residents and newcomers. The City is already taking a heavy-handed approach to such projects as the Towers

at Glenmore Landing. The City clearly wants that, even though the residents of the area do not. There are hundreds of residences in the works there. There are towers and apartments being built everywhere in this city, and yet the City still feels the need to upset the entire process for this short-term problem. Furthermore, there is also the issue of unoccupied and vacant properties. I know of a number of empty residences in my community alone, where the building is owned and the property is taxed, but the buildings are not maintained and they are left totally vacant - in some cases now, for decades. This real-estate value-speculating loophole should be closed first, if the city is serious about solving the alleged housing problem. Those property owners should be obliged by by-law to use their property, or sell it. At least four families could be housed in my neighbourhood alone, if the City would act on the numerous complaints of neighbours about such vacant properties. Instead of impacting everyone, perhaps the City should be chasing those speculators to do their part to improve the housing situation. There, indeed, is an example of 'selfishness' which the City does nothing to correct.

The cons far outweighs the pros. City councillors should take a moment to contemplate the permanency of the effect that they are proposing. The people who built this city, the families, the generations of people who have actually worked to make Calgary what it is, should not be supplanted in support of those who are coming here with unrealistic expectations.

I am most definitively against the idea of re-zoning. As convenient as City workers think it would be to streamline processes and ease the burden of case-by-case decision-making, the residents who have built this place are being asked to bear permanently far too much of the burden that these newcomers are placing on the area.

Do not force the residents of Calgary into a lifestyle they don't want. And don't use their essential good nature against them by deeming them selfish if they don't give you what you want.

Vote NO on RCG.

James S. McDonall



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First name [required]                      Maciej

Last name [required]                      Burzynski

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Opposed, blanked rezoning does not work ie increase congestion, traffic.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Kathleen

Last name [required] Perchaluk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Housing 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 applaud the City with trying to help with the current housing crisis. My family and I experienced it in southern Ontario where we could not afford to buy a home. I do believe something needs to be done however in its current form, I believe the housing strategy needs updating. I have read both viewpoints about blanket rezoning and am currently opposed to it for a few reasons:

- it feels like no consideration is being given to residents (whether homeowners or renters) in a neighborhood. I fear that some renters will be evicted to make way for a property to be torn down and make way for more expensive homes on the same property.
- I have seen bungalows torn down for duplexes to be built and sold for \$600k+. That does not make housing more affordable.
- the ability for a developer to build a max of 12 units on a 50' wide lot with no parking requirements is absurd to me. Even with continual improvements to public transportation people will still have vehicles they will need to park. I do not believe having the strategy of "just park on the road" is effective. It can cause tension in a community and I find effects sightlines when trying to cross a road.
- I've read the tree protection bylaw and I'm unclear if there are any requirements to protect trees of a certain DBH on private property to be retained as part of the overall tree canopy. We chose the community we live in because of the older homes, green space and overall tree canopy in the area. I believe consideration is needed for the tree canopy which benefits urban heat island, surface water quantity and quality and overall community quality.

Thank you for considering my thoughts on this.

Kathy



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First name [required]	Amber
Last name [required]	Chapman
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 11, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning of established communities
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Communities are already struggling to have green space, parking, access in and out of their community. Schools are at capacity and often in a lottery situation. Allowing houses to be suited effects street parking that is already at a minimum when you businesses that are run out of houses parking multiple vehicles all over the streets. Those who specifically purchased homes backing onto parks are now at risk of having their property values affected greatly by having a townhouse squeezed in behind them. The focus needs to be on making the existing available housing more affordable. New secondary suites are being made in homes and rent is not being regulated, so now you have home owners capitalizing on charging ridiculous rent to those that are not in a position to own a home. Making it more accessible to be a home owner should be the city's focus.....not allowing some to purchase a single property lot and then build a multi housing situation beside a person who chose to live on a single family street. This is not acceptable and will continue to diminish all home owners property values, and quality of life just so the city can allow every single green space to be over developed.



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First name [required] Michelle

Last name [required] Burzynski

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Opposed, will impact already congested roads/community, will impact the aesthetic of the neighbourhood. I did not purchase in a multi family area of the community for a reason and we already have secondary suites which has impacted our area of the community with parking issues and increased traffic.



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First name [required]	Antony
Last name [required]	Deakin
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council - Citywide Residential Re-Zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	A Letter from the VRCA President and the Director of Planning - City Wide Re-Zoning V2.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a Member of the Valley Ridge Community Association and endorse the comments submitted in the attached letter.

## **A Letter from the VRCA President and the Director of Planning**

### **Citywide Residential Re-Zoning**

We have attended a number of meetings to try to understand the Citywide Residential Re-Zoning Strategy.

Currently, single-detached homes are designated R-C1. The City is proposing to change this Land Use Designation to Residential – Grade -Oriented Infill District, R-CG.

#### **What does that mean?**

This means that a single-detached home, semi-detached home, townhouses or row houses and two secondary suites can be built on this lot.

- R-CG allows for the lot coverage to increase from 45% to 60%.
- It reduces front setback.
- There is no requirement for side setback.
- R-CG allows for an increase in height from 10 m to 11 m, so the building can be 3 stories.
- Two buildings are allowed on one lot.
- The parking requirements are 0.5 stalls per unit.

In the current zoning process, if the owner of a property designated as a single-detached home wants to build a building other than a single-detached home, the zoning must be changed. A public hearing must be held and affected residents can voice their opinion. In the new process, no re-zoning is necessary and no public hearing is required. Hence, no public input.

#### **My House**

So, let's use my house as an example. My house is a single-detached home which is currently designed as R-C1. If this change is approved and I sold my house to a developer, then a row housing development could occur on my lot. There would be no public engagement. There could be 4 units and 4 secondary suites. My current house occupies 35% of the land. The row housing could occupy 60% of the land, almost doubling the size of the building. There would be no space left for trees. There would be parking for 2 cars. I currently have parking for 4 cars. My front setback is currently 5.5 m. My side setback is 2 m. The side setback would be reduced to 0 m. The new building would be 3 stories, not 2 stories.

## **Neighbourhoods**

Calgary is a city of neighborhoods, each with its own unique character. We are suggesting that Area plans, along with public engagement, be developed for all neighbourhoods in the City of Calgary. Density is appropriate near transportation hubs and closer to the City Core. But less appropriate in areas that lack the infrastructure to support dense populations.

## **The Valley Ridge Vision Statement**

Valley Ridge, surrounded by nature, provides vibrant and peaceful community living encouraging neighborly pride and caring for residents of all ages.

We believe this change would challenge our Valley Ridge Vision Statement.

## **RECOMMENDATIONS**

We are recommending that Area plans, with public engagement, be developed for all neighbourhoods in the City of Calgary. These Area plans would identify specific area/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge.

## **Have Your Say**

City Council will be holding a Public Meeting on Monday April 22.

Have your say by submitting an email to the City Clerk, no later than **Monday April 15** at [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions).

**Dave McCarrel, VRCA President**

**Merl Radke, VRCA Director of Planning**



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

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

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

ATTACHMENT\_01\_FILENAME (hidden) Letter to City of Calgary Re April 22, 2024 hearing on rezoning.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Aaron Viznei

15876 McKenzie Lake Way SE

Calgary, AB T2Z 2P2

[aviznei@gmail.com](mailto:aviznei@gmail.com), [minto.lesley@gmail.com](mailto:minto.lesley@gmail.com)

403-805-3559, 403-560-0937

March 29, 2024

City of Calgary

City Hall

800 Macleod Trail SE

Calgary, AB T2P 2M5

Re: Opposition to Proposals for Rezoning Community Land

Dear City of Calgary,

I am writing to express my strong opposition to the proposals for rezoning community land to allow for more flexible housing types and secondary suites in established neighborhoods. It is evident that bias is present in the framing of the frequently asked questions regarding these proposals and are sourced from a small governing body with firm financial constraints, which leads to a lack of neutrality in the city's position. I firmly believe that a majority of Calgary residents would oppose such proposals, and therefore, it is imperative that a referendum on such topics occurs. I believe the concerns I outline below reflect the sentiments of many residents who cherish the stability and character of our established neighborhoods.

**Increased Risk to Safety:** The introduction of more flexible housing types and secondary suites could potentially increase safety risks within our communities. With more units, there may be a greater chance of overcrowding, leading to fire hazards and difficulties for emergency services to navigate through narrow streets.

**Traffic and Petty Crime:** Additional housing units would exacerbate traffic congestion and increase the likelihood of petty crime in our neighborhoods. Limited parking spaces and increased foot traffic may attract unwanted attention from opportunistic criminals, posing a threat to the safety and security of residents. I already see constant petty crime reported on local social groups and this would surely increase with proposed changes.

**Over-Attendance at Community Lakes:** Our community lakes are precious resources that must be preserved for the enjoyment of all residents. Allowing more units without proper infrastructure upgrades could lead to over-attendance, causing environmental degradation and diminishing the quality of life for those who rely on these amenities.

**Bypassing Retroactive Lake Fees:** Increasing the number of units without addressing retroactive lake fees would be unjust and unfair to those who have diligently paid their dues. It would create an inequitable situation where some residents benefit at the expense of others, undermining the integrity of our community associations.

**Hindrance to Snow Clearing and Garbage Collection Services:** More housing units would place a greater strain on essential services such as snow clearing and garbage collection. Limited resources may result in delayed response times and inadequate maintenance, leading to frustration and inconvenience for residents.

**Line of Sight Pollution and General Clutter:** The addition of more housing units could contribute to line-of-sight pollution and general clutter in our neighborhoods. Unsightly structures and overcrowded streets detract from the aesthetic appeal of our communities, diminishing property values and eroding community pride. The city's website mentions that street parking is for everyone. Anyone driving down Calgary's newer neighborhood streets lined with cars bumper to bumper, barely wide enough to handle two-way traffic notices this as a problem. I actually find it very unappealing and I believe it detracts from potential buyers looking to purchase in quiet and settled neighborhoods. Consideration should also be given to the recent rise in legitimate delivery services such as online shopping vendors that would block traffic with little place to park due to the significant increase in street parking that would occur. These vendors would end up stopping in the middle of the road, causing unnecessary traffic congestion and potential safety issues.

**Increase in Non-Compliances:** If the proposed changes are implemented, we can expect a significant rise in non-compliances related to city bylaws. This would not only strain enforcement resources but also create an environment of impunity where repeat offenders are not swiftly dealt with, undermining the rule of law in our neighborhoods. While fines from non-compliances contribute to city reserves, an unnecessary increase in fines threatens to over-punish residents in good standing. While repeat offenders should always be dealt with promptly and decisively to maintain order and uphold the integrity of our neighborhoods, my position would be to avoid the over-abundance of such incidents and maintain the status-quo.

In conclusion, I reaffirm my position to oppose the proposed changes to rezone community land and urge the City of Calgary to reconsider its stance on this matter. Every resident factors location and style of neighborhood into their housing purchase, and these proposals will over time infringe on everyone's past real estate decisions. Our established neighborhoods deserve to be protected and preserved for what they are today.

Sincerely,

Aaron Viznei with support of Lesley Minto-Viznei.



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First name [required]                      Konstantinos

Last name [required]                      Triantos

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposed rezoning doesn't effectively address challenges that will arise by definition from putting more people in an area that isn't designed for.

1. Parking. In R-CG zones will be required 0.5 stall/unit. None of my neighbours have a 0.5 a car per family. So when putting a fourplex (4 units) in the lot, one should assume 4 families on average 2 cars per family (all my neighbours have more because of teenage kids), total of 8 cars vs 2 currently. All lots currently have a garage which means only one car parks on the street. Visitors, what will be the provisions? In all townhouse complexes we lived before there were designated stalls with bylaws that would allow overnight parking. How do you plan to address these issues?
2. Traffic. Currently the neighborhood streets aren't, designed for two way traffic. That is with the current vehicle amount. How do you plan to address the additional car traffic that will be created in closes, crescents, places that were NOT designed for this type of density. It is cramped enough with families having more than 2 cars.
3. Bylaws. Typically townhouses are run by condo boards that enforce bylaws ((City and their own) to manage tenants relationships and avoid tensions. How this will be managed in an open zone with 4 families in one lot? Garbage for example. Taking up public space for temporary (or permanent use). Dispute resolution. Is the City will be taking on more active role and/or increase the policing or offices for the people to address?
4. Crime. Increased density will translate to increased crime rate. Is the City prepared to address this on a permanent basis?
5. Schools. Older communities the schools are full. Where the additional children attend school?
6. Quality of life. Is the proposed rezoning improving or decreasing quality of life? I (and many other people I discuss with), we aren't convinced that the proposed rezoning improves quality of life, to the contrary. Are the officials that elected to run the City, and the public workers who are paid by taxpayers money responsible for improving or reducing the quality of life of current taxpayers?
7. Public transportation. I have no data, but I assume the public transportation system & the amenities of each community were designed with specific residential numbers in mind. How do you make sure they are enough for the future use?

Therefore I am against the proposed rezoning.  
Thank you.



**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]                      Andrew

Last name [required]                      Mainland

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      REZONING

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Blanket rezoning (to allow for row housing and townhouses) was not an issue in the last election. Given the significant impact of Blanket Rezoning on homeowners, changes should not be legislated until the next election when candidates can identify whether they DO or DO NOT support rezoning. Or, a plebiscite needs to be implemented.

We agree that density in city needs to be increased, but not done with a blanket brush on rezoning. Increasing density is preferred over the vast urban sprawl. However, each district in the city needs to be looked individually to see where best to provide some affordable multi-unit housing. Blanket rezoning is NOT the answer.

It is NOT right that homeowners who bought their homes in quiet single house districts decades ago can now have their streets transformed into row houses and townhouses. Ethically, how can City Council even think this is the best solution to our housing problem?

Row houses and townhouses in quiet neighbourhood will not be affordable. All you have to do is check neighbourhood with infills .... they are definitely not affordable.

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

Affordable housing should be located near transportation and services e.g. strip malls, groceries, drug stores, C-train and busing.

Additional Parking on streets without laneways to allow for townhouses and row houses would make neighbourhoods too congested. And trees should not be taken down to build these row houses and townhouses...since trees are important enough that City Council now requires their approval to take down trees on private property. Or would this now be a different rule to allow for developers to build row houses and townhouses?

Don't do anything about blanket rezoning without either a plebiscite or an election with candidate giving their stands on this issue. Affordable housing will not happen with Blanket Rezoning. You can't just change any neighbourhood in this way when people bought their homes without this knowledge. IT IS WRONG.

We will not support our Councillor Dan McLean or Mayor Gondek in the next election, if this City Council proceeds with Blanket Rezoning. It is wrong and not going to produce needed affordable housing. City Administration needs to spend more time looking for specific locations which would provide affordable housing and not pursue Blanket Rezoning just because it might be the easiest way to go.