



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]	Fee
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)	20240410_174010.jpg



ATTACHMENT_02_FILENAME
(hidden)

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

We need more affordable accessible and safe housing like the one you are building in Rundle (see photo) built in communities across calgary. Please build them. Use old empty buildings to keep the cost down when one is available to use. Renovate all calgary housing buildings so they exceed alberta building code.

Encourage the government of alberta to increase the amount of income people on aish and income support get to the actual cost of living in calgary so they can afford to rent an apartment at market value.





Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We are the original owners of our home, one of the last at the southeast corner of Willow Park, built in 1971. We raised our family in this community and take pride in our home and garden. We are very opposed to blanket re-zoning. We can live with Willow Park being a Heritage Community and the greater density that will eventually create but blanket re-zoning will allow developers to destroy the tree canopy, overload our schools, create street parking chaos, and otherwise destroy the ambiance of the community.

We are aware there is some government funding involved here but it is not enough to justify destroying the beauty of our neighborhood. The allowance for secondary suites and two unit lots will densify an older community quite enough.

We have heavy traffic on our main thoroughfare, Willingdon Blvd, due to the presence of the only Francophone school for Southern Alberta - Notre Dame de la Paix. It has no parking lot or drive through for parents, it operates a daycare, is open only to French speaking students, and hence those students are bussed and driven in from all over the city. Our street is clogged during rush hour in the morning and afternoon with the big yellow busses and parents dropping children off and picking them up. We can hardly safely exit our own driveway during peak times. This area is a prime example of why blanket density is not a good idea.

Developers want carte blanche to go ahead and build but we don't want to find a 3 story apartment building overlooking and shading our trees and large vegetable garden, let alone the loss of privacy.

We realize it is more complicated for developers to have to apply, site by site, for building approval but that is how it should be done for the most part. If the city is contemplating creating a costly bureaucracy for regulating tree removal ON PRIVATE PROPERTY, then it can certainly provide the oversight of densification to ensure it doesn't ruin the appearance and functionality of older neighborhoods. It must already have measures in place for new developments.

Further to the trees, my husband is a long time member of Calgary Horticultural Society and has carefully planned and landscaped our grounds. Over the course of our 53 years here we have had to remove apple trees that had aged their usefulness out, 2 Koster spruce that were in danger of falling and destroying our roof in a windstorm, and 2 Colorado spruce that showed themselves to be bare on the neighbor-facing side when



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First name [required]

Judith

Last name [required]

Lee-Hoffer

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 Rezoning for Multi-plex housing units

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)

Subject: Concerns Regarding Neighborhood Rezoning

Dear Council Members,

I am writing to express my deep concerns regarding the proposal to rezone our neighborhood for multi-plex housing units. While I understand the need for affordable housing and urban development, I firmly believe that this approach is not suitable for our community for several reasons.

First and foremost, rezoning for multi-plex housing units would drastically alter the character of our neighborhood. Our community is comprised of single-family homes, each with its own unique charm and character. Introducing multi-plex units would disrupt the aesthetic appeal of the area and diminish the quality of life for current residents.

Additionally, rezoning for multi-plex housing units may negatively impact the sense of community that we have worked hard to cultivate. Single-family homes foster a strong sense of belonging and neighborly bonds, whereas multi-plex units often lack the same level of cohesion and community spirit. Introducing transient residents could disrupt the social fabric of our neighborhood and erode the trust and camaraderie among neighbors.

Affordable housing is undoubtedly a pressing issue, but it is essential to explore alternative solutions that promote inclusivity without compromising the integrity of existing neighborhoods. Implementing policies that incentivize the development of affordable housing in designated areas, rather than imposing it on established communities, would be a more equitable approach.

In conclusion, I urge you to reconsider the proposal to rezone our neighborhood for multi-plex housing units. Instead, I encourage you to explore alternative strategies for addressing the need for affordable housing while preserving the character, livability, and cohesion of our community.

Thank you for considering my perspective on this matter.

Sincerely,
Judith Lee-Hoffer

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



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

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

[required] - max 75 characters	Blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Today I received a large card advertising Council's favourable position on blanket rezoning. I object to spending public money on a thinly-disguised advertising campaign. I also object to the use of the expression "price points", which is incorrect; it essentially refers to the highest cost the producer of a product can charge while still getting people to buy it. The proper term would be "prices" or "price levels". In any case it isn't true that replacing one \$500,000 house with four \$400,000 houses will increase affordability. To be continued....



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[required] - max 75 characters	Blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Still with regard to the format and content of the advertising card that I received today: Are the photos intended to be deceptive? The first one is of a small, unattractive, tree-less single-detached house with a vehicle in front; the second, of a huge semi-detached house with trees in front but no vehicles; the third, of row houses on a spacious corner with lots of greenery and no vehicles. Cars on the street are going to multiply, not disappear, if there is blanket rezoning. To be continued.....



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[required] - max 75 characters	Blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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With regard to the pamphlet on rezoning that I received previously (was it really necessary for taxpayers to fund two mailouts on the same topic?): The pamphlet featured graphics that were deceptive. The first image had a piece of a house, a bungalow, a duplex, and part of another bungalow, along with two cars and two trees. The second image was the same except that it showed part of the first bungalow, a duplex, all of the second bungalow, and part of another house, with two cars and two trees. In the third image, again offset from the previous one, the first bungalow was replaced by a duplex and the duplex by row houses, while the second bungalow remained intact. Miraculously, there were no cars, but one of the trees had been removed. I am admittedly very literal-minded, but it is hard for me to see the point of rather random drawings. They did, however, illustrate that full-grown trees will be cut down because of rezoning, even though we are supposed to protect our canopy. To be continued.....



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First name [required] Diane

Last name [required] Smith

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden) RezoningLetter.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I am attaching an excellent letter that appeared in the Calgary Herald an with which I fully agree.

<https://calgaryherald.com/opinion/columnists/opinion-council-looks-for-easy-answer-on-complex-issue-of-housing>

Opinion: Council looks for easy answer on complex issue of housing

Author of the article:

[Calgary Herald](#)

Published Mar 23, 2024 • Last updated 11 hours ago • 3 minute read

Coun. Courtney Walcott recently suggested that 350,000 homeowners in Calgary are among “the selfish few.” Or at least, that is what was implied when he scolded Coun. Dan McLean for having the temerity to suggest that a plebiscite on blanket housing would only “benefit the selfish few.”

As no councillors ran on this issue, a plebiscite seemed the next best way for the electorate to communicate with their representatives — should multi-family housing be a “permitted use” next to single-family homes?

The public hearing on April 22 has no hope of achieving that level of input. How many people can afford to take a day off work to sit through such a divisive matter? Or is that why council proponents have chosen to ignore a legitimate democratic process? After all, we are in a housing crisis and something has to be done right now. Council voted 8-6 to reject what some felt was a costly, time-wasting plebiscite. I agree that something has to be done but strongly disagree that “blanket zoning” is the solution, and I don’t believe council has a moral mandate to act on it. Disrupting the lifestyle choices (and investments) of tens of thousands of citizens by eliminating the certainty that came with land-use zoning will not make housing for the poor more affordable. And it is highly unlikely to add significantly to the housing stock.

Randomly tearing down existing single-housing stock to build new multi-family units is expensive and wasteful. After years of artificially depressed interest rates and the pent-up demands of COVID, we are now living in a time of inflation. Material and labour cost more than they ever have and will put an invisible cap on what can be built. The industry is already maxed out, yet our population continues to grow — mainly through immigration — at unprecedented levels.

With something like a million newcomers competing for limited housing supply every year, why would anyone be surprised that there is now a crisis? And now the “selfish few” are being asked to pay the price for government negligence and the incompetence of misguided policy.

Despite successive governments and social agencies divesting themselves of social housing and land banks for decades, there is still enough publicly owned land available to make a good start on solving the problem. Many appropriate areas are conducive to multi-family housing that will have minimal impact on established neighbourhoods. Blanket housing regulations completely disregard any potential for nuance. Some areas and some streets are more able to integrate increased density than others. Use it first.

Council will soon find there is no such thing as “affordable or low-cost housing” for the poor. All housing, and especially new housing, is expensive. Social housing simply has to be supported by the public purse and, in that regard, we have fallen way behind the need.

So fund it, but do it wisely and with consideration.

Desperate to do something, elected officials and bureaucrats looked for fast and easy answers to a complex problem that was long in the making. In this case, they discovered a New Zealand academic who claimed that upzoning and eliminating “exclusionary zoning” was the answer to our affordable housing prayers. More circumspect analysis has since dismissed what was a flawed study, one that cherry-picked data to confirm a predetermined conclusion, but yet it persists.

That problem is not new. English philosopher Lord Francis Bacon in the 1600s wrote that having once adopted an opinion, the advocate is quite willing to consider “all things else to support and agree with it. And though there be a greater number and weight of instances to be found on the other side, yet these it either neglects (or) despises.” It is proof that the more things change, the more they stay the same.

Ronald J. Goodfellow is a retired architect who designed hundreds of social housing projects during a 50-year career. He is a planning adviser to the community of Shaganappi.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

My partner and I own a lot (with a single detached owner-occupied house) in old North Haven that currently has R-C1 zoning. We support rezoning our lot, and others like it across the city, to R-CG. Calgary needs to densify older inner-city neighbourhoods like North Haven and increase the supply of affordable housing options. R-CG zoning will allow infill developers to increase the supply of row houses, semi-detached houses and duplexes in North Haven. R-CG zoning will help to revitalize the neighbourhood -- it will be good not just for prospective home buyers looking for affordable options but also for existing homeowners who will see neighbouring outdated houses gradually replaced by new construction. In addition, the community and the city will reap benefits from densification, as will the environment (since it is easy to travel by bicycle or transit to both downtown and the the U of C from our neighbourhood). My partner and I congratulate the members of city council for taking this bold initiative to rezone Calgary for the 21st century!!



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First name [required]

Kailee

Last name [required]

Kirkland

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 blanket rezoning bylaw

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

To the Office of the City Clerk:

I am writing in opposition of the City of Calgary's proposed citywide Land Use Designation amendment to redesignate my parcel to the Residential – Grade-Oriented Infill District.

Like many Calgarians who are in our 30's and first-time home buyers, we understand the city's need for affordable housing. However, a blanket rezoning does not ensure affordability. As a University Heights resident, comparisons may be made to nearby NW communities such as Capitol Hill and Banff Trail where older, once affordable, single-family homes are demolished by developers and rowhouses or townhomes are built in its place exceeding \$600,000. The result may be more housing, but not more affordable housing. Additionally, this initiative assumes that existing infrastructure can support increased density but there will be impacts on sewer and water infrastructure, schools, parks, and emergency services. The required infrastructure upgrades will only further put a strain on Calgary taxpayers struggling with rising living costs and housing affordability. Furthermore, higher density will lead to a reduction in green space, trees and permeable surfaces, limit biodiversity through loss of habitat and increasing peak discharge of storm water and its associated impacts.

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

When we purchased our single-family home in University Heights in 2021, we did so with the intention of raising a family and living in this community for the rest of our lives. Our home is the largest investment we will ever make, and we chose to invest in University Heights so our children can grow up on a quiet street, have a yard to play in, and we can enjoy the mature trees and privacy that our established community provides. Blanket upzoning eliminates public involvement and ignores community context, thereby risking re-development not occurring in a thoughtful, well-planned manner. Thus, changing the community we love and negatively impacting our preferred living experience – a key determinant in our home buying process as well as our decision to live and work in Calgary. As University Heights has had a Restrictive Covenant since it's established in 1965, we thought we had certainty of this.

Thank you for your time in considering our concerns.

Sincerely,

Kailee Kirkland and Pierce Anderson
3139 Upper PI NW
Calgary, AB, T2N 4H2
kirklandkailee@gmail.com



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First name [required] Keenan

Last name [required] Ferguson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

In favour of rezoning.



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First name [required]

Cindy

Last name [required]

Leung

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

Calgary rezong

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)

Blanket rezoning is not acceptable, there is no infrastructure to support the increased density in existing residential neighborhoods. There's a shortage of skilled labour for the construction trades which will lead to increased costs for regular home construction that is not subsidized. There is no school availability as many schools have been closed and are designated for demolition. Why can't the city use areas that are not in established communities? Developers keep building new communities in undeveloped areas, why can't these areas be used instead?



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First name [required]

Last name [required]

How do you wish to attend?

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

Date of meeting [required]

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

[required] - max 75 characters

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning will put extra load on all utilities. Our electrical grid had 2 alerts in one week, just a week ago! So if we can't even stay stable enough with current usage how will it be able to provide a supply to new developments let alone keep up with existing homes and demand. There are some businesses that simply cannot be without power when a sudden strain happens and rolling black outs occur. Now you want to add extra homes and push the use of EV all of which are going to add extra demand in the future on the current load. Then there's water: Let alone the demand already on city sewers and being asked for residence to cut back. With a possible drought or not enough water for current residential let alone additional residents. Do you think adding more homes and more people to the communities is not going to put a strain on more water use? More schools will have to be built to accommodate extra people. The schools will require more power and water to even run! Not sure how this plan is designed with keeping in mind the need to look after our resources and sustain us into the future. Maybe just stop building and be happy with the size of our city the way it is and use funds to keep it strong and support what we have. What we currently have in older communities needs to be updated. Extra homes/ units means extra people; means extra use; means extra supply on demand; means wear and tear on infrastructure already in place - roads; sewer system; water treatment. More traffic in our communities which are already being strained. Like my community of Lakeview with the Grey Eagle casino construction. All the traffic that will come into there; extra strain on supply and traffic. Can we not find a way to not destroy the spaces we have now?? We have very treasured green space in Lakeview and other areas. They are there for us to enjoy and find calm in the days that we work hard to support this City. How about an idea that the City supports residents and communities the way they are now. Our taxes are already too high and keep getting increased. I don't see any better service being provided to us for what we pay. I can only imagine what the increases will be once the communities need upgrading. There really is so much to say against rezoning in existing communities. Some properties don't have alleys. More homes/ units means more cars to park/ less room. It will be so congested! What about snow zones for plowing, where do the cars go? **DO NOT BLANKET REZONE**



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First name [required] Ryan

Last name [required] Danyluk

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 I am opposed to the blanket rezoning of the residences in Calgary.

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Peter Demong, I am writing to express my opposition to the proposed rezoning of my community of Lake Bonavista permitting properties to have multiple dwellings. As a long time resident and homeowner in this community, I am deeply concerned about the potential negative impact this rezoning will have on property values, community congestion and the long term effects from an over crowded community. First and foremost, I would like to emphasize the importance of preserving the character and integrity of our neighborhood. Our community has long been defined by its single-family homes, and introducing multiple dwellings would fundamentally alter the fabric of our neighborhood. It is disheartening to see the city consider such drastic changes. Furthermore, allowing for multiple dwellings on properties diminishes the value of existing single-family homes. As a homeowner, I have invested significant time and resources into maintaining and improving my property, with the expectation that its value would appreciate over time. However, the proposed rezoning threatens to undermine this investment and jeopardize the financial security of myself and my family, particularly in our retirement years. I am strongly opposed to the changes which city hall is proposing and I will not stand for it. It is irresponsible and is in direct opposition to what our community wants. I urge you to reconsider the proposed rezoning bylaws and instead focus on alternative solutions that prioritize the interests and well-being of the current residents. Any decision regarding zoning changes should be made with careful consideration of the long-term consequences and in consultation with the community members who will be directly affected. I hope that you will act in the best interests of our community and work towards a solution that respects the wishes of the residents and preserves the value of our properties.



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First name [required]

Alex

Last name [required]

Elrick

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 RCG rezoning

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Daryl

Last name [required] Scheerer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re zoning 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)

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First name [required] **Frank**

Last name [required] **Giugovaz**

How do you wish to attend?

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

Date of meeting [required] **Apr 15, 2024**

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to this change in use.

It's not the solution to housing crisis and does nothing to insure more housing at reasonable prices.

Communities were built based on Development requirements from the city attracting life styles and needs for those who purchased in those communities. The infrastructure has not been closely reviewed and the parking congestion likely created will create a whole other issue in communities.

I implore City Councillors to vote against this proposed change it's not the answer and tax payers need more information and the opportunity to vote in such an important issue.



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First name [required]	Carmen
Last name [required]	Aguilera
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 Meeting at Council, on Planning Matter, 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)

Building Basement or yard Suites does not guarantee more housing. It is up to the owner of the house, to place a rent amount and if the owner had to invest money in the suite, it will not be affordable. Who is going to control this. This matter should be up to all the citizens living in Calgary and should be dealt with in a Referendum. What about parking, it will only make the problem worse. The City of Calgary has allowed development to the entirety of its land. This rezoning will make the city look ugly, just like a socialist communist country, unless that is one of the objectives, to make people live in more crowded spaces. The City does not have the right to tell me how or where to live if I am already an owner who purchased the house I live in with certain conditions, and that means I paid the price to live in a residential area, which by the way is becoming more expensive to keep, due to the increase of property taxes every year, with no justification at all. The uncontrolled immigration has brought us up to this point. The quality of life in Calgary has deteriorated very much, I see many people unhappy, with aggressive public demeanor, extremely bad drivers, increase of cars on the road, public services not only housing have suffered because of uncontrolled immigration, including health services, which the Province is trying to catch up with but with such a large number of influx of people, no magic can fix this. Another factor in uncontrolled immigration is the raise in crime, and how insecure the riding of buses and the LRT have become more dangerous. I was not born here, I am now a Canadian citizen, and upon my arrival I thought Canada and Calgary where the most beautiful places to live; not any more. It is expensive and expenses will increase and the quality of life is decreasing. I have a neighbor with a so called basement suite, that does not have light to go down the stairs, it floods with rain and when the snow melts, the same flooding. Nobody lasts there, and the conditions of the basement suite seem very unappropriate; so who controls this, a fire can breakdown there with poor living conditions and a basement suite made with the cheapest material. I think that making people live this way is cruel and will only call for problems between neighbors who now will not be able to have privacy, not hearing loud music or cars idling or baly parked. In sumary, I do not beleave in re-zoning



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First name [required] **Frank**

Last name [required] **Giugovaz**

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

Date of meeting [required] **Apr 15, 2024**

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

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

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)

Developers create communities based on and controlled by a city's master plan adding nuances to create an atmosphere and understanding that when buyers are buying they know what they are getting. If it's single family, row housing, semi detached or across from a retail development or school which is basically buyer beware but what some of city council is saying to the city's population, developers and populations everywhere master plans don't mean anything and it's open game to multifamily where it was once not permitted and that the unique and diverse differences created when communities were first developed is mute.



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First name [required]	AL
Last name [required]	KORMOS
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Council hearing on Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission-Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please distribute this document to all of City Council prior to the meeting

**SUBMISSION TO CALGARY CITY COUNCIL
FOR THE BLANKET RE-ZONING POLICY HEARING
TO BE HELD ON APRIL 22, 2024**

I STRONGLY OPPOSE THE BLANKET RE-ZONING POLICY ON THE FOLLOWING GROUNDS;

AFFORDABILITY

1. This policy will not improve affordability for the following reasons;
 - a) Developers are purchasing older homes on 50-foot lots, then demolishing the existing home.
 - b) The developer replaces the existing home with two in-fill homes and sells each one for the same price paid for the existing home. The only one who benefits is the Developer and the City who will collect double the taxes on the same property.
2. This example is common in the Charleswood Community, which results in profits for the Developer but does not add any affordability.

RESPONSIBLE DEVELOPMENT

1. The Blanket Re-zoning Policy is an abdication by City Council of their responsibility to manage the way developments happen, particularly in residential communities.
2. Profit driven Developers will be allowed to build whatever is the most profitable, not necessarily what is best for the community or its residents.
3. Previous policy was based on Transit Oriented Development as a means of reducing traffic, encouraging the use of public transit, which is a good policy. Blanket Re-zoning ignores this policy.
4. Demolishing existing homes and replacing them with in-fill housing leaves no room for green space or trees, both of which offset climate change. The Blanket re-zoning policy contradicts the mayor's recent environmental policy goals.

REDUCED QUALITY OF LIFE

1. Residents in low density communities paid for the privilege of living in a low-density community. We paid more for our properties and have paid more in taxes for many years.
2. This is where we live; unconditional development that is not approved on a site-by-site basis can have a negative impact on the quality of life for residents.
3. Taking responsibility for the flavor and quality of our communities out of the hands of elected officials and putting it in the hands of profit driven developers will result in diminished quality of life across the city, with residents having no recourse but to leave the city to live elsewhere.

COUNCIL HAS NO MANDATE TO IMPLEMENT THIS POLICY

1. None of the current City Council campaigned on this policy, therefore Council has no mandate to enact this policy. To do so without a mandate flies in the face of Democratic principles. We do not give elected officials uncontrolled power to do as they wish when we elect them.
2. It is reasonable for residents to expect City Council to follow established policies on re-zoning, which have been addressed and discussed many times in the past. We have a right to expect our elected officials to act responsibly and be transparent and predictable, especially on an issue as far reaching as blanket re-zoning.
3. City Council voted against holding a referendum on the re-zoning policy, citing unacceptable delays as the reason. Enacting this policy will have far more negative **and irreversible consequences** to residents than the negative impact of delaying implementing the policy by holding a referendum on the issue. Clearly, the correct decision would have been to choose the option with the least harm.

WHAT RECOURSE DO CITIZENS HAVE?

1. We will elect a council in the next civic election that understands that this city belongs to the residents, not to City Administration or City Council.
2. We can elect a council in the next election who will over-turn this policy and restore responsible development controlled by elected officials, not profit driven corporations.

ALL OF WHICH IS RESPECTFULLY SUBMITTED

KOR



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First name [required] Joanne

Last name [required] Lennon

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As with the USA's 'Target', 'Nordstrom' and now Timothy Keane's 'Blanket rezoning' policy for Cdn cities/Calgary, not all American business plans work in Canada. Before we totally destroy a city that needs tweaking not blowing up, I think we step back and implement a strategy that will work for Calgary. ex: Does Boise, ID have 14 beautiful Lk communities? As a city, we do have work to do, but I do think his walking lifestyle for Calgary in -30c is unreasonable for starters. Even buses have trouble getting around, never mind bikes, wheelchairs, walking challenged. Unfortunately we do need our cars, a more efficient transit system and more dense housing in appropriate locations. Not a blanket city wide rezoning.



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First name [required]	Sandy
Last name [required]	Elrick
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: The City of Calgary's Housing Strategy
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I believe that this strategy is systemically biased and does not address the underlying need for affordable housing. More engagement and alternate strategies around density need to be understood and sent to a plebiscite.



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First name [required]

Larry

Last name [required]

Rodine

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

1. We purchased our current property as "single family zoning" and wish it to remain so.
2. Increasing the density will only add to additional parking requirements which at times are already an issue.
3. I would expect there may be an overload on the utilities (sewer, water, electrical, etc.).
4. Does rezoning increase the property value and thus increase the taxes (which are already very high).
5. As long as we own and live on this property our preference would be that zoning remain as is.
6. It's a definite NO to rezoning as a blanket ruling by council.



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First name [required]	Marnie
Last name [required]	Darroch
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket rezoning proposal
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	City Re-zoning Letter April 11, 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please provide more public consultation with particular communities that have private facilities that would be impacted by this policy change. While I support of greater rezoning efforts, not all communities in Calgary have private facilities that could be overrun with higher densities not accounted for in their original development. Greater strategic developments should be considered as well as allowing HOAs to have more say over how to handle divisions of single parcels into multi-unit dwellings to avoid overcrowding and safety concerns in these areas that were a big consideration of homeowners when buying in the community.



Lake Bonavista Homeowners Association

To whom it may concern

The Lake Bonavista Homeowners Association Ltd. is the not-for-profit corporation that exists to manage the lake and park in the Lake Bonavista neighbourhood in SE Calgary. We are not the community association which represents the broader community of Lake Bonavista.

With more than 3000 dues paying property owners we are one of the largest and most utilized lake communities in Calgary. In any given year, in excess of 200,000 discrete visits by members and guests will occur – a busy weekend in the summer will see up to two-thousand people use the facility per day. Our membership is diverse across socio-economic backgrounds, but we all share the same desire – to protect, preserve and share the unique community we live in.

As an older community (established in 1968), we would be subject to and impacted by the City's current blanket rezoning proposal that would move Lake Bonavista to R-CG.

After extensive board discussion on this matter, a meeting with our Councillor Peter Demong, consultation with similar associations and abundant feedback from our members we feel that we need to express our concern about this proposal.

Specifically, we do not feel enough consideration has been given to what impacts this type of rezoning would have on unique properties and/or associations in Calgary that provide recreational facilities such as our lake, particularly with respect to membership levels, traffic and safety. From where we sit, engagement on all these matters with affected organizations similar to ours from the City has been lacking. We find it puzzling that such an important change in by-laws would not seek out input from all stakeholders.

We would ask therefore that City Council defer a decision on this blanket rezoning change until such time as a broader and more encompassing consultation with all affected stakeholders can occur.

Regards

The Board of Directors
Lake Bonavista Homeowners Association

cc. Peter Demong, Calgary City Councillor Ward 14 – via email.



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First name [required]

Allan

Last name [required]

Ripplinger

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

land use designation

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 cannot believe calgary city council believes they have the power to rezone areas? You will totally destroy the quality of life for hundreds of thousands of people. We have followed the rules for 20,30. 40 years and dutifully paid our taxes. When you allow row housing or 4-plexes, etc. the noise, the traffic, the parking, disrespect by renters, goes up exponentially. If you put a 4-plex beside a single family home that home drops at least 20 to 30% in value, and will take a long time to sell. Is the city going to cover that lost equity in that home. Of course not.

Is the city going to cover medical costs that it brings to all seniors because there quality of life has gone from a 8 or 9 to a 1 or 2. Are you going to refund all the city taxes we have paid because you want to change the rules and totally disrespect homeowners. This should be elegal and is wrong in every aspect. If you're going to change neighbourhoods it should be voted upon by all current residents and you need at least 80% approval. Then there should be at least a 5 year waiting period before anything is done so people have a reasonable amount to time to move if they don't want to stay. If you want more housing maybe the city and province needs to stop spending billions on hockey stadiums, LRT tunnels, etc. Build new neighbourhoods and takeover old neighbourhoods only after the whole community agrees to it. Leave people who want to live in peace(not fighting with neighbours), and have earned this right by working hard and paying there taxes for this right. I get extremely mad and depressed just thinking about this!

CITY COUNCIL THIS IS NOT RIGHT AND YOU SHOULD BE ASHAMED OF YOUR-SELFS. THIS SHOULD BE DECIDED IN COURT OR AT LEAST A PLEBISCITE.



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First name [required]

Jack

Last name [required]

Zingel

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 - 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)

On November 14, 2023 it was announced that Calgary will be the beneficiary of \$228 million in funding through the Housing Accelerator Fund (HAF) after the federal government supported the city's recently approved housing strategy.

The announcement stated that Calgary has already been provided an initial \$57 million and will receive an additional \$57 million each year for the next three years.

One part of this housing strategy includes citywide rezoning to a base residential district, or zone.

Last night I attended a community Open House on the rezoning issue and I estimate there were 250-300 other residents there. While speaking one of the residents asked for a show of hands "who supports the rezoning"? Nobody raised their hands. When asked who "opposed the rezoning" everyone raised their hands.

A common reason for opposing the rezoning was "we bought in this community (up to 35-40 years ago) because we wanted to live in a Lake community that was zoned as RC-1". We do not want all of the problems increased density will create, one of them being increased crime.

Parking issues were also addressed as well as infrastructure concerns for electrical, water, sewer, etc. If the push for ONLY electric vehicles to be available for purchase is successful we will require a HUGE upgrade to the electrical system and probably upgrades to a lot of the electrical systems in individual houses. You will also see a lot of extension cords from houses to the street, where cars are being charged!

Why can't the city zone only all NEW community developments as R-CG? By doing so anyone purchasing a home in that area would be aware of what they are buying into.



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First name [required]	Alison
Last name [required]	Trollope
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing - Council Meeting - Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	041224_ BR submission.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Members of Calgary City Council:

This submission outlines why we are firmly opposed to the proposed “Blanket Rezoning” of Calgary.

This comes from a perspective of having lived in very large, very congested cities, including New York, San Francisco, and San Diego. We agree that densification is important, given increasing population and the amount of sprawl that has been allowed in Calgary to date.

That said, each city and community is unique, and to move forward with a “blanket” approach does not allow for individual circumstances to be considered, including (1):

- **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighborhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighborhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment. This also represents a “bait-and-switch” to community residents, for whom their home is likely their most expensive lifetime investment.
- **Environmental, Climate Change and Green Space Concerns:** The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. **Reduction of the urban tree canopy runs directly counter to the City’s stated climate change goals.**
- **Infrastructure Strain:** Rapid development resulting from blanket rezoning can put strain on existing infrastructure such as roads, schools, and utilities. Without adequate planning and investment, this can lead to congestion, overcrowding, and service deficiencies.

Further, while blanket rezoning will make developers happy, there is no evidence to support that it makes housing more affordable. While adding more housing units is intended to improve affordability through increased supply, there’s no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units that are out of reach for many, particularly in desirable neighborhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.

Given that blanket rezoning will not address affordability, it is difficult to see how this is not either (a) folding to the Federal government’s wishes and/or (b) an effort to become even cozier with developers, who far and beyond stand to gain the most from this initiative.

As previously noted, we do understand the need for densification – as long as it is done with a common-sense approach. We support the Community Land Trust approach outlined by Communities Matter in “The Unassailable Case Against Blanket Rezoning” (<https://www.communitiesmatter.info/issues>).

Regards,

Alison Trollope & Edward Jones
24 Bow Village Crescent NW

- 1) Contents of this letter adapted from information on communitiesmatter.com, given their excellent articulation of issues and proffering of a potential solution.



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First name [required] Brenda

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 R-CG Blanket rezoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I respectfully request that the Calgary City Council abandon the Blanket rezoning initiative/bylaw in favour of Comprehensive Neighbourhood Plans (Local Area Plans) that identify specific areas/sites to be rezoned for duplex, townhouse and multiplex structures along with multi-family uses, including four and five storey, mid-rise and hi-rise buildings. I suggest that the Council re-focus its efforts so it can deliver below market rate housing in both ownership and rental tenure in a variety of structural types. I work with low-income families and see the need for this. Not meaning to be disrespectful of the professional planners in the city, a blanket rezoning appears to be a broad-brush easy approach to a complex problem. It solves nothing and creates multiple problems we didn't have before. Others will likely outline the many dangers of following a blanket "unzoning", but the dangers to the environment and citizen's mental well-being should be enough to stop this approach. Please act responsibly and abandon the proposal, rather than create worse problems that are hard to reverse. Respectfully, I am against this disastrous policy.



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

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

[required] - max 75 characters	Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Please stop this insane proposal! Address the root cause of the affordability issue and do not penalize the homeowner and taxpayer. I've worked hard to be in the geographic and demographic location I am and now you want to undermine my life's work because of the incompetence of Federal, Provincial and Municipal government? I strategically purchased in this location for its tangible and intangible attributes. Where is my compensation proposal? How will I be reimbursed for the reduction of my property value? Who will pay me for the lost time due to congestion and increased traffic in my neighbourhood? This ridiculous motion needs to be stopped immediately. It represents the destruction of the Canadian dream! We live in the 2nd largest country in the world. Vacant land is one of our biggest assets. Build the infrastructure. Implement responsible immigrant quotas. Limit high density areas to specific areas and the urban core. Leverage the provincial oil and gas reserves to curtail inflation. Stop profit gouging by large corporations. Keep international refugee numbers in check. This short-sighted "solution" is a band-aid fix at best and will take decades to make any sort of impact. Back to drawing board now.



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First name [required]	Euan
Last name [required]	Forbes
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Notice of public hearing on planning matters. Monday 22 April 2024
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	CalgaryApr11.docx



ATTACHMENT_02_FILENAME
(hidden)

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

11 April 2024

540, 25 AV NW

Calgary

Alberta. T2M 2A8

Dear City Clerk,

With regards to Land Use Designation amendment to Residential – Grade-Oriented Infill (R-CG) District, public hearing meeting of council on Monday April 22, 2024.

“Calgarians have made it clear that a city with vibrant, healthy natural spaces and strong environment performance is a top priority.” Removing green spaces will damage the ecosystem, reducing the diversity of insect and bird species. If this continues again and again, a biodiversity desert will be the resulting outcome. Green spaces are scientifically and medically proven to enhance well-being and reduce stress.

Over the past 20 years the population of Calgary has grown at less than 2% annually. As has become clearly evident with this rezoning there are developments that are increasing the density by 500%. This is not in line with the actual growth rate. If this continues there are resulting consequences which I wonder if the city has thought about.

The pamphlet that was sent out states that this district has rules to ensure new buildings fit in with existing homes. This is clearly not happening as some of these developments stand out like a sore thumb and are quite an eyesore in the community.

My concerns and questions are:

1. These developments will not have adequate parking facilities. This will mean more cars parked on the street. As a car is stolen every 6 minutes in Canada this will no doubt increase the probability of crime. Has the city taken this into account by allocating more police to keep crime under control?
2. More cars parked on the street because of basement suites right next to a school will decrease the safety of the school children. Has the city a plan to ensure the safety of the school children is not affected?
3. There has been a significant increase in traffic along 5th street. Most do not abide by the 30km per hour speed limit of the school zone. This is a safety issue. Has the city a plan to stop this problem by installing traffic calming features?
4. Electricity supply has become an issue recently. Has the city a plan to guarantee a continuous delivery of electricity to every home?
5. Water restrictions have been in the news lately. Has the city a plan to guarantee a continuous supply of fresh clean drinking water to every home?
6. Is there a plan in place to upgrade the sewerage system to accommodate all the new developments?
7. The destruction of green spaces by removing gardens and cutting down so many trees will increase surface run off during storms. Has the city a plan to upgrade the drainage system so we are not exposed to overland flooding?
8. Is there a plan in place for more fire stations and hydrants to ensure there is adequate coverage due to this densification?
9. Has the city a plan in place to increase the frequency of public transit?

10. Radon gas is an issue in Calgary. Will there be strict building codes in place to ensure that the residents of all these basement suites are not exposed to this?
11. There is so much empty office space downtown. Will this densification create too many houses that could lie empty in the future? Sustainability must be a priority.
12. If people in basement suites own an electric vehicle, how are they going to charge their vehicle. Are we going to be tripping over the power cables on the sidewalk.
13. Storage of wheelie bins is already an issue with some of these row house developments. Has the city a plan in place so that these developments provide adequate space for the bins, so they are stored out of sight in a secure location?

There are a lot more issues concerning this rezoning that this list could go on and on, but I will give the opportunity to other people to view their concerns.

All the above concerns and questions lead up to my final question. Will Mount Pleasant and Calgary be a nice place to live in in the future?

Hopefully we still live in a world of sensibility and accountability.

Regards,

Euan Forbes

Email: scotbefree@gmail.com



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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First name [required]	Laura
Last name [required]	Antony
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 Council Hearing on Up-Zoning (Densification)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Public Hearing on Planning Matters (Proposed Land Use Designation Amendment) Opposition.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 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 3-year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

1. **Have significant and irreversible negative impacts on our neighborhood’s character and cohesion.** Neighborhoods 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 neighborhoods 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. Three years ago, our family sought to move from our semi-attached home. We looked at moving outside of the city in the Priddis/Millarville area; but ultimately decided we needed to live inner city for proximity to relatives and our jobs. It was imperative to us though that we find a neighborhood that did not feel like we were living in a congested concrete jungle. 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 neighborhoods. 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 neighborhoods.** Citizens of many Calgary neighborhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which 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. It certainly has been our families. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councilors, the present system that preserves R-C1 zoning in inner-city neighborhoods 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 neighborhoods 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 neighborhoods 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 councilors 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,

Laura Antony

1105 Premier Way SW Calgary, AB T2T 1L7

587-228-2633

Upper Mount Royal



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

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First name [required]	Cathy
Last name [required]	Doyle
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)	



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 not a solution to the problem - it is a very poor bandaid. It is a Federal Problem that is being passed on to Municipalities.
I bought my home in 1992 based on it's residential zoning and think it is VERY wrong to change that and use my investment and money to make up for Federal Governments ineptness.
Parking is already a problem in most communities and I don't trust that there will be any thought put into it.



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First name [required] Richard

Last name [required] Lyster

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I DO NOT support the proposed blanket rezoning for housing in the City of Calgary. I live in Oakridge, a mature community. We have a large canopy of mature trees, large lots, nice parks and many beautiful homes and yard. Oakridge is only one of many communities in the city like this. The last thing I want to see is a beautiful single family home, on a large lot, being removed, along with the trees and landscaping only to be replaced with a large three story building consisting of four to six suites. The price of infills elsewhere in the city would tend to indicate building infills does not create more affordable housing. Developers are replacing six to eight hundred thousand dollar homes with two or more units at 1.2 million each. This is not creating affordable housing. The city has many areas, especially along the C train lines, where larger apartment buildings could be located. This would create many more affordable places for citizens to live. Please do not go ahead with the blanket rezoning plan.



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First name [required] Jacquie

Last name [required] Halpen

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, 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)

Builders, owners and developers should have to continue to apply for rezoning, then the development permit for increasing density of residences. I am opposed to a city-wide rezoning for housing.



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First name [required]

Kim

Last name [required]

Twiss

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I object to the proposed blanket zoning change. As a resident, traffic is already challenging with the number of cars parked on the street. When you add the number of green, blue and black bins into the mix, it is difficult for services to come and pick them up. Imagine now that you're adding 20+ bins every two weeks on a certain small site that doesn't have sufficient parking. You will not be able to balance the parking and the bins on the street at these locations. In addition, densification in communities that are not planned for the densification will lead to higher costs overall to improve transit, traffic, water, sewer rather than proper planning in the 30+ year inventory of new communities that can be properly planned for the required infrastructure. This would be a net overall cost against any funding supplements from other branches of government,



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First name [required]	Jane
Last name [required]	Shearer
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 - The City of Calgary Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	CITY JS Calgary Rezoning Letter.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

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

April 11, 2024

To Calgary City Council,

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

One issue you may have not considered thus far. We are in a bungalow in Varsity. We are considering installing solar panels on our home. A development next door (2-3 stories) would make such panels obsolete, blocking the sun. How would this be handled by the city? Are there any regulations in place to handle such a conflict?

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

Existing infrastructure such as main roads and electricity lines in Calgary are already often at capacity. Varsity Drive, for example, is already congested every day during school drop off and pick up, and vehicles on Shaganappi Drive is bumper to bumper at key times of day. Streets in my area were built to accommodate the volume associated with single family homes, and I cannot envision how much worse the traffic could become if potentially eight times the amount of people and cars were expected to use them. Parking is already difficult at times, and the proposed rezoning offers no solutions for where additional cars could be accommodated. I am

similarly concerned with the impact rezoning would have on existing utilities such as sewer, water, and power lines, which were installed with the needs of single family homes in mind. The recent rolling power outages in the Northeast illustrate the very real risks that can occur when demand for services exceeds supply. The proposed rezoning could also tax the capacity of parks and other recreation services in neighbourhoods that were not built with higher density developments in mind.

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

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



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First name [required] RON

Last name [required] MILLER

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing

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

ATTACHMENT_01_FILENAME (hidden) Housing Submission_20240411_0001.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024
711 33 ST NW
Calgary, AB
T2N 2W7

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

RE: REZONING FOR HOUSING PUBLIC HEARING APRIL 22,2024

Dear Mayor Gondek and Councilors:

The Citywide Land Use Designation proposed by this council is perhaps one of the most substantial changes to be undertaken by the City in its history. As such it is important that there is buy in from the citizens of Calgary. This is extremely important, as housing was not a campaign issue during the last election. There are many possible solutions.

It is common knowledge that this City Council has struggled to gain public support and trust on many issues. Recent polling confirms this sentiment, so it is vital that the City ensure council recognizes the difference between obtaining the legal requirement of support to pass this proposal and the moral license from the citizens of Calgary. This public hearing on April 22, 2024, will not provide the moral authority for citywide rezoning. Council has already voted down a motion for a plebiscite. Should council decide to push forward this proposal because they have enough ideologically aligned support, it is likely within a year, a new leadership will reverse this decision due to the fact citizens do not believe the City acted with a mandate from the voters.

We do not support the Citywide Land Use Designation and believe it is a panicked reaction. The solution will not be achieved by wide open unplanned upzoning. The answer lies in tackling both the supply and demand for housing. House building must recognize many factors other than supply wherever and

-2-

as fast as it can be built. We must maintain the fabric of livability without labeling those that want a more planned approach as NIMBYs, selfish or privileged. There is absolutely nothing wrong with planned communities that allow for the traditional family life of a home and a yard. There is also room for areas of higher density near major corridors and transit. Mixing them all together in a pot is not a plan.

We would propose the Rezoning for Housing initiative be embarked in two phases:

1. Phase One

The City should concentrate its efforts on increasing density near major through fares and public transportation areas in coordination with the affected communities. There are many development opportunities which would likely keep all planners, developers, and builders busy until the next election.

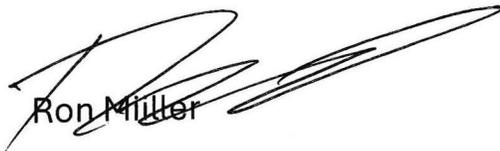
2. Phase Two:

Within a year we will be having a general election. This will be an excellent opportunity for candidates to put forward policies to address this issue and for Calgary citizens to be truly heard as to whom best represents their interests.

We believe the above is a pragmatic approach to the current housing situation.

We can be reached at the address above or email at ron.miiller@gmail.com

Sincerely,


Ron Miller


Elise Miiller

.cc Terry Wong



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] Rosanna

Last name [required] Smith

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Rezoning2.docx

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

Dear Councillors,

I am writing to express my apprehensions regarding the proposal for blanket rezoning and densifying communities in our city. While the aim to accommodate growth and foster urban development is commendable, I am deeply concerned about the potential negative consequences, particularly in terms of parking issues, fire hazards, and strain on electrical grids. I also oppose the blanket rezoning agenda taking place in our city of Calgary.

First and foremost, the rapid densification of neighborhoods without adequate consideration for parking infrastructure poses a significant challenge. Limited parking availability not only inconveniences residents but also poses safety risks as it may lead to congested streets and hinder emergency vehicle access in case of fire or medical emergencies.

Additionally, the increased density could exacerbate fire hazards. Higher population density means more buildings in proximity, increasing the likelihood of fire spread and making it more difficult for firefighters to navigate through densely packed areas during emergencies. Without proper mitigation measures and infrastructure upgrades, the risk of fire-related incidents could escalate drastically. We would need a bigger budget for more firefighters and equipment.

Furthermore, the strain on electrical grids resulting from increased demand in densely populated areas is a pressing concern. Older infrastructure may struggle to handle the heightened electricity consumption, leading to power outages, voltage fluctuations, and potential safety hazards such as overloaded circuits and electrical fires. We already have more level 3 alerts than ever before.

Considering these potential challenges, I urge you to reconsider the blanket rezoning and densification approach and instead prioritize comprehensive planning that addresses these critical issues. Collaborative efforts involving urban planners, city officials, and community stakeholders are essential to ensure sustainable development that enhances rather than compromises the safety and well-being of our neighborhoods.

Sincerely,

Rosanna



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First name [required]

Romit

Last name [required]

Chakrabarty

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing in Calgary

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Hi, I believe the citywide rezoning issue will impact home owners in Calgary living in low density residential areas. The best way in my opinion is to have a plebiscite. I am happy to see the city council is willing to hear from Calgarians. But bottom line is, this should be put to vote and Calgary home owners should make this decision. Lastly, for many Calgarians, living in low density areas was by choice and paid the required money for buying those properties. Thanks,



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First name [required] Yvonne

Last name [required] Oliver

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 for 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)

While some communities may be able to accommodate rezoning, a blanket rezoning is just laziness on the city's part! If the correct research is done and provides which communities can accommodate r2 zoning then move forward with that community. In my neighborhood, Dover, there is no parking currently as is, much less increasing population density. This "solution" of blanket rezoning is just a quick "fix" to make it look like council is doing something (anything?) towards the problem.



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First name [required] Everett Wayne

Last name [required] Sudds

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 by-law

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We live in the Sundance community and STRONGLY object to the rezoning by-law. I have emailed the mayor who blew off my concerns and refuses to listen to us. We invested in, believe in and live in these neighborhoods because they are quiet, low density, green and family friendly. Immediately across the street from us a young family last summer bought a single family home and invested ~\$150k in renovations. I don't think they would appreciate if I put in a four or eightplex.



Public Submission

CC 968 (R2023-10)

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First name [required] Alvin

Last name [required] Bruce

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 Council Rezoning Alvin Bruce.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Office of the City Clerk

April 12, 2024

City of Calgary

Rezoning for Housing/engagecalgary.ca

Cc: dan.mclean@calgary.ca

Issue: Citywide zoning change proposed by Calgary City Council

Further to the letter submitted on behalf of the Bridle Estates Board of Directors; I am submitting my own objection to the blanket rezoning as proposed by City Council.

Bridel Estates is an established, architecturally controlled, 55 plus community of 175 attached bungalow villas, located in southwest Calgary.

We have recently been advised by the City of Calgary that zoning will change in our community in accordance with the proposed new bylaw. The proposed changes could fundamentally alter the experience of seniors who bought in Bridle Estates and significantly affect the value of our homes. The Board of Directors Bridle Estates Homeowners' Association and I individually are opposed to this zoning bylaw change.

We object to Calgary City Council bringing this issue forward currently. Rezoning was not an initiative that was a part of Councillor or Mayoral campaigns for the 2021 election. Council has voted against a plebiscite and determined that one day of public hearings will be held to provide feedback. All Calgarians will be affected directly or indirectly by the proposed bylaw change. Consideration must be given to the opinions of Calgarians. We are thankful that our Ward 13 Councillor Dan McLean and several additional councillors have expressed their opposition to a bylaw change without adequate input from electors.

We understand that affordable housing is in short supply and increasing supply is a laudable goal. Implementing blanket city-wide zoning in established communities will risk affecting the character of neighbourhoods. Homeowners will not be protected by the bylaws that were in place when they purchased their properties. The affordable housing supply problem must not be solved at the expense of changing the character of established neighborhoods in the City of Calgary.

City Council does not have a mandate to proceed with a zoning change. Calgarians are entitled to a vote!

Alvin Bruce 85 Bridle Estates Road SW Calgary Alberta T2Y 5A7

alvin.bruce@shaw.ca



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First name [required] Jacqueline

Last name [required] Holmes

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 CPC report CPC2024-0213 Housing Strategy2024-2030-Land use amendment citywi

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 agreement that there is a critical need for more affordable housing. However, the blanket rezoning initiative as proposed by the City of Calgary will not create more affordable housing. To keep the character of Calgary's communities and to create additional affordable housing, a more thoughtful and considered approach should be taken by the City of Calgary. It is clear to everyone this is being driven by Federal Government money being promised for housing, but it comes with strings attached. This is not the way an affordable housing strategy plan should be imposed on Calgarians.



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First name [required]	Judi
Last name [required]	Mailey
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)	Letter to City Council Rezoning Judi Mailey.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Office of the City Clerk

April 12, 2024

City of Calgary

Rezoning for Housing/engagecalgary.ca

Cc: dan.mclean@calgary.ca

Issue: Citywide zoning change proposed by Calgary City Council

Further to the letter submitted on behalf of the Bridle Estates Board of Directors; I am submitting my own objection to the blanket rezoning as proposed by City Council.

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City Council does not have a mandate to proceed with a zoning change. Calgarians are entitled to a vote!

Judi Mailey 49 Bridle Estates Road SW Calgary Alberta T2Y 5A7 judi.mailey@shaw.ca



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First name [required]

Brian

Last name [required]

Potter

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

This is an awful idea, people can live here.

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This is an attempt by our failing mayor who represents the Liberal party to deploy a smoke screen on how Calgary can "be more affordable". Rezoning is not the issue. The issue is the Liberal government printing and injecting cash into the economy. Their entire group has no idea how basic supply and demand works. Mayor Gondek and her Liberal party have singlehandedly made it hard for hard working people to afford their basic needs. Mortgages and rent have not been impacted because of our strong economy and desire to live here. It's because their questionable and borderline corrupt tactics have led Calgarians and Canadians into trenches, taking grenades. Rezoning rips apart the fabrics of neighbourhoods, communities, to just put people under a roof. A community is much more than that and this Federal government has managed to harm both. Gondek and the great Liberal party areas have This panic and fear has been created by the Liberals and their Totalitarianism methods. Sean Fraser, Jyoti Gondek, Freeland and Trudeau are completely out to lunch when it comes to running and economy. Canada, espiecially, Calgary has always been if you come and work hard you can afford the lifestyle, home, and area you wanted to live in. Now under their leadership that's impossible. I say NO to rezoning specifically. Stop with the smoke screens Gondek -you're not helping anyone in Calgary.



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First name [required]	William
Last name [required]	Bunn
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	City of Calgary Housing Strategy 2024-2030: 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)

Though I support the increased density of dwellings in Calgary, I'm against this particular approach as it is fundamentally undemocratic, and does not involve the citizens who ARE the city. This is another example of "government knows best" types of policies that are passed against the wishes of citizens. I own a home in Calgary's SW and the development along the 37th Street corridor is already proceeding at an incredible pace. I can only imagine what a blanket rezone would do for the pace again.

I'd also say that this huge influx of new people is a problem created by our Federal Government's lack of oversight in a couple of key areas, combined with a historic lack of interest rate/housing issues. So to say that "Calgary needs more homes" is to suggest that the government's poor planning and oversight are now something that Calgarians must accommodate.

This is a HUGE policy decision. It should not be carried by city council alone. It should be a shared decision by ALL Calgarians. Please respect democracy. If you can't talk Calgarians into this idea, then it shouldn't be done.



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First name [required] Catherine

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 R-CG Blanket funding

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

ATTACHMENT_01_FILENAME (hidden) RCGblanketzoingcouncilletter.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

TO:

Mayor Gondek

April 12, 2024

Calgary City Council

Mr. Rick McIvor – Provincial Minister of Municipal Affairs

BLANKET REZONING IN CALGARY

Blanket zoning will not improve affordability, it will not increase housing supply for Calgarians with low to moderate incomes.

What has happened to moderation, planning, listening to and respecting your constituents, sensibility and Democracy?? Blanket rezoning is very simply the definition of NO PLANNING and a council who believes they are a legend in their own minds.

Almost every community association whose geographic area will be impacted by blanket zoning has written and signed a petition against this ill thought out strategy.

I am a tax payer and a home owner and I am gravely concerned with the lack of long term planning, expertise, community input and DIVISENESS that this has brought to our city. The end goal appears to be increase density as much as possible, increase the tax base in the city's smallest areas with as little as possible city investment.

For a mayor whose first mandate was to call a CLIMATE EMERGENCY, I would like to know what her comments are regarding the environmental and social issues in the established neighborhoods that will be primarily affected.

What about:

The new rules for this zoning would allow for up to 80% total space of a lot being built on to be concrete – council tell us 60% - up from the current 40% but their 60% does not include parking pads or patios.

What happens to rainwater, snow melt - Where there was one kitchen, one hot water heater, one furnace, and maybe one ac unit, there will now be 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. Council has not deemed it necessary to upgrade these services. Developers will be building on top of city infrastructure that was designed for a single home.

What about the parking. Each of these units is only planning on 0.5 parking stalls per unit. So on one lot, you can have 2× 3bedroom units, 3× 2bedroom units, and 3×1 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. Council's plan to address this is to charge more for street parking, further inconveniencing those affected.

There is no large-scale investment in public transport planned to accommodate the increased population density, beyond the green line Ctrain. How do we plan to get people to the ctrain? Contrary to the ridiculous notion that people will ride a bike, walk and not need vehicles – we live in Canada. It is winter here for 7 months a year. Families need to get groceries, get to work, get to appointments, utilize the mountains – many of the areas being targeted for multi housing units are not MAIN STREET locations despite the developers rhetoric.

Finally, we come to the price tag these high density houses will come with. These are not working-class family homes. I laugh at the comment that they will be \$600,000.00 not \$900,000.00. Seriously, that is an absurd justification of this haphazard strategy and this is NOT addressing the issue of affordable housing and not addressing the demographic needing housing.

I am concerned about the fact that there is significant city land available for development without attacking single family home owners and council does not address this. Why not buy up vacant land and offer to the developers (who are the only winners in the blanket zoning strategy) at attractive prices and build AFFORDABLE 4 plexes, row housing, condos etc where there are not single family homes – let people make choices as to where they want to live. This strategy would also allow for a much quicker time frame of actually achieving what the council repeatedly states – LOTS MORE AFORDABLE HOUSING IN A MUCH SHORTER TIME FRAME. Again ,the end goal appears to be increase density as much as possible, increase the tax base in the city's smallest areas with as little as possible city investment.

Calgary's inner city communities are already full of many types of housing – duplex, town houses, 4 plexes, apartment buildings –there is construction everywhere now - they have accepted that change , urban renewal and density need to happen and if you would actually go to these inner city neighborhoods , you would see that there is a mix of housing. **Single family lots ARE part of a mix of housing.** Eliminating the public hearing and limiting opportunities for community feedback to the development permit stage DOES NOT ensure good design within the local context or consultation with neighbors and the community.

I am outraged that as a long term humble tax payng home owner in the inner city who has renovated, paid taxes, become part of my community for over 30 years, that this arrogant city council believes that I do not have any rights. I find it more than a coincidence that the councilors who voted against a plebiscite were all elected by a MINORITY of their voters and I absolutely question their right to put forth a mandate to make such a massive, ill thought, divisive change in zoning in this city.

There are more creative, expedient ways to help solve the housing shortage in this city – do not let this NO PLANNING BLANKET REZONING mandate pass. Get the expertise, input and stop being a sledgehammer to your constituents - show some respect, intelligence, integrity and democracy.

Catherine and Douglas Good

cathy@goodinnovations.ca

403-510-5751



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First name [required]

Cam

Last name [required]

Snyder

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Let Calgaryans vote on the House Re-zoning matter. Re-zoning impacts house owners massively. For most Canadians their home is their #1 financial asset. If you change the zoning you're impacting the value of their homes. Significantly impacting their cost of living and retirement. This in my opinion is a breach of contract. If you want to solve the housing crisis then you have to address/speak out on Canada's immigration diasaster. Canada has uncontrolled unmanaged immigration. One million people in 9 months!



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First name [required] Marilyn

Last name [required] Houghton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are OPPOSED to the city's proposed blanket rezoning. Rezoning should continue to be assessed on an individual basis, not city wide. When we purchased our home 30 years ago we chose to live in a quiet community with single family housing, not beside a 4 plex's and duplexes with no parking and the added congestion. This issue will impact everyone in our city, and blanket rezoning should be decided by the citizens, not pushed through by a small majority of councillors and the mayor.



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First name [required] Satnam

Last name [required] Thandi

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning will diminish green spaces in Calgary. We never asked for Rezoning, so i strongly oppose it.



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First name [required]

Sheri

Last name [required]

Bruneau

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 - 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)

Has anyone thought through this proposal of Land Use Designation the impact on communities? Parking is just one issue as we all know people in Calgary drive. The other issue is the impact on the community itself. Many people chose to live outside the downtown core to a suburb. The draw to the suburb was less people, nice sized lots, and a community atmosphere. We also pay a price to live in a suburb by having to commute to work. That is the choice we made. Having a multi-unit property overlooking and shadowing single family homes is a horrible idea. If people who live in a suburb wanted high-rises as their neighbour, they would have moved to the downtown area. Everyone preaches work-live balance and part of balance is peace and calm. Multi level units, doubling the people around you does nothing to attract a work-life balance.

For once, I would like to see council put some real thought to the negatives this would result in. With every decision, there are always positives and negatives. Please consider all of the negatives and reject this.



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First name [required]

Tina

Last name [required]

Fisher

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

The agenda isn't published until April 18??

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)

Please please please take this to a plebiscite vote so that citizens can have a voice in a decision that will impact our community, community values, daily life choices, property values. Taking this to a plebiscite vote will disengage council from chasing the federal government and developers deep pockets and let the citizens of this city determine their future. We purchased our homes in an R1 community for a reason. We should be consulted before making a change that impacts us so monumentally. If a plebiscite vote is no longer an option, put a moratorium on this decision until a proper method of obtaining community feedback is implemented, with reasonable timelines as this is rushed and ineffective. This mayor and city council has become the least trusted in our city's history. You can change that by doing the right thing for the citizens with this rezoning fiasco. Please hear my voice.



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First name [required] paul
Last name [required] pellicano

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 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)

Blanket rezoning does not equal, or even contribute to, so-called affordable housing and should be spoken of in the same discussions. Such a change will be chaotic for all communities, spawning lawsuits and conflict with the only beneficiaries being lawyers, developers and selected councillors' 'reelection' funds. For such a contentious change, council (and administration) should have the courage to hold a public vote on the matter and not hide behind their platitudes. Council does NOT know what is best for Calgarians and does NOT speak for the populous.



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First name [required] Kody

Last name [required] Shiels

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I support getting govt red tape out of the way and increasing housing. But BLANKET re-zoning is NOT the answer. There are so many issues that will arise with the vast different neighbourhoods within Calgary!



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First name [required]

Cindy

Last name [required]

Whale

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 11, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to blanket rezoning in Calgary



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First name [required] Penny

Last name [required] Taylor

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) Letter to City of Calgary RE rezoning_for_housing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

To: Councillor Evan Spencer

And: Calgary City Council

Re: City wide rezoning

From: Penny T., resident, Ward 12, McKenzie Towne

I am writing because I feel I must object to the proposed city-wide re-zoning coming before Council on April 22, 2024. This is based on the unclear information provided, and the lack of a fully thought-out strategy to address various outcomes associated with the idea.

I support initiatives to encourage more variety of housing types and more affordable housing throughout Calgary. However, I don't feel that this initiative will achieve these goals in an equitable way.

Furthermore, the information provided by the City is both convoluted and oversimplified at the same time – it is a complex issue, and the information is presented in a minimal way that creates more questions than answers. A much better job should be done to present the rationale for this change as well as the specific changes that are coming in order for people to make an informed opinion. This process seems designed to prevent a clear understanding of the implications.

My concerns are as follows.

First: Affordability. [Note: I am not using the term “affordable housing” as a euphemism for social/subsidized/public housing but referring to older or modest housing of any type that is affordable to lower income residents.]

It is my strong opinion that blanket city-wide re-zoning will not meet “*Outcome 1: Increase the supply of housing to meet demand and increase affordability*”, as outlined in the “*Home is Here*” housing strategy. It is possible that allowing higher density everywhere will result in new, smaller units being constructed as part of redevelopment. However, evidence throughout the city has clearly demonstrated that new builds are usually much higher priced than what they replace and are counter productive to creating affordability. More so, this approach stands to negatively impact affordability throughout the city, while also adding to the strain on existing infrastructure.

Along with intensification there should be policies and programs to protect (and refurbish, if necessary) existing lower cost housing – aging cooperatives, older rental houses, and apartments, and so on. Otherwise, we will lose whatever affordable housing there is and see it replaced with upscale condos for the rich. Lower income households will be displaced. The City should look at the policy examples that Vancouver is using to protect rental and other lower-cost housing in areas undergoing redevelopment and bring in a strategy that would do the same here.

Second: Lack of clarity in the information presented.

On the “fact sheet” for R-CG the top paragraph states that various housing forms will be allowed “such as single-detached, semi-detached, secondary suites and rowhouses.” But at the bottom of the page

where the allowable uses are listed, fourplexes are included; fourplexes are also not depicted in the diagrams on the sheet. Why omit them from the descriptions, other than to obfuscate?

The top paragraph goes on to state that a 50' lot could have a maximum of 4 units – each with a secondary suite. Does this mean that each unit in a fourplex could also have a secondary suite? This would make it an 8-plex. The information is confusing and appears to be deliberately misleading.

The fact sheet for R-G does not allow for easy comparison. The density in R-CG is 75 units per hectare; the density in R-G is stated as a minimum parcel area of 150 m². Again, the intent here seems to be to obfuscate and prevent the general public from understanding the differences. As noted earlier, there is also no rationale given as to why the rules and densities should be different between existing and new communities.

In addition to the above, my limited understanding of one of the actions required to implement the Housing strategy is the Housing Accelerator Fund Action Plan. Again, due to the lack of information provided and clarity, the HAF is mentioned only once in the Housing Strategy, and with no further information. It is my understanding that in order for the City to access this federal funding, it needs to allow for zoning for affordable housing – hence the blanket re-zoning. However, as per my previous paragraphs, blanket rezoning as it is currently proposed will not guarantee opportunities for affordable housing or affordability within the market.

Third: Why a distinction between R-CG and R-G?

It would be fairer if every community, whether existing or developing, had the same rules. R-G should allow fourplexes anywhere on a block, same as R-CG. There is no reason to continue the schism between existing and new communities. In fact, new communities should require the same or higher densities, since they are the most unsustainable part of the urban landscape and increasing density would alleviate some of that.

The capital spending, along with permanent operating spending required to serve new suburbs (roads, water and sewer, transit, fire, etc.) necessitate that as many people as possible should be accommodated there to justify the expenditures. At present the operating costs of suburbs are inordinately borne by established communities, where property taxes are higher; this should not continue.

Fourth: Inequity.

Similar to the developing suburbs not having the same density specs as established areas, it is vexing to note that certain areas of Calgary are excluded from this exercise because they are upscale. For example, Mount Royal is excluded, when in fact there is much greater potential to intensify there because of the large lot sizes.

Fifth: Parks.

The statements about zoning of parks raise a red flag. The FAQs state:

Many city open spaces and parks have a residential zoning going back decades. ... While parks are being proposed for rezoning (i.e. shifting from R-C1 to R-CG), this does not mean they are being proposed for development.

This statement is of no comfort, and disingenuous. There is no reason for parks to be zoned residential, other than to allow for future redevelopment. If the intensification of neighbourhoods that is sought actually occurs, park spaces become even more critical to livability since higher density housing has far less outdoor space associated with it.

In conjunction with the city-wide zoning of residential properties, there should be a city-wide rezoning of all park spaces to a district specifically protecting them as parks in perpetuity. Create a new district (as has been done with residential properties) that would protect all parks and open space as such. It is irrelevant to citizens whether the parks and open spaces were created pursuant to the Reserve processes established in the Municipal Government Act. What is important is ensuring healthy open spaces remain available in all neighbourhoods to ensure that communities are livable.

Sixth: Parking

While many developers push Council and Administration for parking relaxations professing they are building in walkable areas or they are building in mixed-use areas and people will 'live, work and play' in their area and therefore not require vehicles, the reality is Calgary covers an extensive geographical areas and is not transit friendly. As a result, most homes / housing units have two vehicles associated with it, if not more. The back lane community planning which was intended to "push" vehicles to the back of the house has also failed. All one needs to do is drive through any of these communities with back lanes to see this has not been effective.

My fear is blanket re-zoning that does not address parking, what currently is a property zoned for a single-family home turning into a property with 4 units, will now have to also accommodate 8 vehicles in an area that can not accommodate that. Unfortunately, for my community McKenzie Towne, transit is not an effective form of transportation if someone wants to be able to move about freely within the city.

To summarize, I am opposed to the proposal as presented. Rather, the city-wide rezoning should:

- Apply to all low-density areas;
- Make the baseline density and allowable forms in new (developing) suburbs at least the same if not higher than that in established communities;
- Create a parallel city-wide rezoning process to protect parks and open space, and remove zoning that allows residential use in parks in the future;
- Not proceed unless there are strategies (with funding) to protect and refurbish existing older affordable housing stock.

If the purpose of the Housing Strategy Outcomes is to properly address affordability, blanket re-zoning is not the answer as it is currently presented. It is my opinion that it could be counterproductive. More needs to be done to properly address the issue of affordability and increasing density as it is presented will only drive the cost of housing up.

Thank you for considering my concerns.

Sincerely,

Penny T



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

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First name [required] Cameron

Last name [required] Twiss

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in strong opposition for the proposed blanket zoning across the city of Calgary. Blanket zoning will not provide densification in areas where it is needed or can be supported by power, transit, traffic, water, wastewater and other required infrastructure. Rather it will enable developers and landowners to circumvent good community design for the sake of profitability. Communities will be disrupted for years upon years as construction staggers from individual house to house. Even looking at the Auckland model, there is no evidence that upzoning created an increase in construction, rather a displacement of construction from well designed areas to a hodge podge of units disrupting community flow and leading to a decrease in adjacent property values. In addition, I consider the current zoning to be a contract that I have entered with the City of Calgary that my property and those around me are a certain zoning type. Changing my zoning or that of my neighbour without public consultation should be considered a breach of this contract.



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First name [required]

Deb

Last name [required]

Esayenko

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 12, 2024

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

[required] - max 75 characters

I am opposed to RE zoning/densifying inner city

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] SHERRY

Last name [required] TRUPP

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 raise concerns that our sundance lake community was built for a limited number of people. When supply is added to our community it has the potential to raise the demand beyond what the lake can handle under the developers initial vision. I urge a consideration to be placed on all lake communities to have a cap placed on rezoning to prevent a free for all build without limitations. These areas are limited, special and need to be recognized as such so a blanket rezoning does not take into consideration our unique development in our community.



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First name [required] William

Last name [required] Dymond

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)

This item should be decided by a plebiscite so that ALL Calgary voters have input into the decision. This item is too important to be decided by a vote in council alone. The mayor and council appear not to be representing the wishes of the majority of Calgary voters on this particular item.



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First name [required]	Kelly
Last name [required]	Shaw
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	Council meeting-Public hearing
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)

How in the City is this a good idea for people who have made the commitment and sacrifices to buy their single detached home and then have a blanket rezoning that changes the dynamics of their property and established neighbourhood that was a major consideration in the purchase of that home? This program is not building affordable homes, developers build for profit and if all the homes contracted to be built are built then the GC.bribe amounts to around a \$6000 per home. Let's get back to common sense and drop the Woke agendas



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First name [required] Cheryl

Last name [required] Durkee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not want blanket rezoning in the city of Calgary. Specifically, we paid more money to have a single dwelling and we continue to pay more money to maintain this as a single dwelling. The infrastructure has not been built here to support this kind of building rezoning in our neighbourhood. I can understand if you want to do that going forward but we have had a contract with you for many years on our house and you want to break it without holding a plebiscite. This is also wrong!



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First name [required] Sherryll

Last name [required] Coyne-Galbraith

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)

NOT holding a referendum is only a benefit to property developers. They must be overcome with joy at the great financial windfall to have not restrictions or input from property tax payers.



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First name [required] Gordon

Last name [required] Butcher

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 rezoning bylaw

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are totally opposed to this new rezoning law. This is a dictatorship that the mayor is running and we have never protested before but will be this time. In Midnapore at the meeting last night there was only 1 person out of a 200 people that were in favor of this rezoning. My wife and I bought a house in Midnapore in 1979 so we could raised our 2 boys on a quiet safe street that we close to an elementary school. We continue to live in this same house and have seen many new young people buying on our street to raise their children here for the same reasons. We are totally opposed to this new blanket rezoning bylaw that the mayor and a slim margin of councilors are shoving down our throats without proper democratic consultation. And what is the big panic that this has to happen within weeks? We all know Trudeau is holding \$228 million in front of your noses with this rezoning requirements attached. You are certainly not doing this for political gain but you are being bought off by the feds and possibly some get rich developers. Possibly an investigation should be started into whether certain councillors pockets are being lined by developers. It is our opinion that it will be the sleazy landlords that will buy up one single dwelling lot and build a 4plex that has 8 suites and a backyard suite and rents all 9 units out with no parking and does not keep it up- in 10 years you have a slum where no one wants to leave near.



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First name [required] Martin

Last name [required] Scanlon

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)

The material produced by the City in this matter seems to be poorly conceived, inaccurate and deliberately biased to create the illusion of a "housing crisis" which does not exist to the extent that rezoning is needed.

You have conflated affordability and availability, and exaggerated the issue in your graphic showing one in five houses as unaffordable, while the text states "almost one in five". The graphic is therefore false and misleading. Conversely, one could argue that almost 90% of homes are affordable.

To focus on affordability first, it is not clear how this is defined, but it depends on many factors beyond zoning, and in particular, interest rates. Your figure for average house price is exaggerated. At wowa.ca the most recent average figure for a detached home is \$801K. However, a quick search on MLS reveals that there are currently 161 listings for detached houses below \$575K, 134 properties below \$400K, and 314 row/townhouses below \$500K. There are clearly many options for potential home buyers in Calgary at various price points under the existing zoning.

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

Wowa.ca predicts 2035 Calgary population of 1.8M, versus 1.6M today, but the rate of growth is predicted to slow drastically by 2035. Your figures are greater than these, but both are merely estimates.

New housing starts achieved a record high in 2022, 100 fewer than needed, but no attempt was made to consider retired empty-nester couples who leave Calgary, and whose homes thereafter accommodate 4 persons.

In summary I do not believe the housing situation justifies the blanket re-zoning you are proposing. Existing zoning regulations have been effective in increasing density in areas such as Bankview, where almost every 150' lot that used to have a 1000 sqft bungalow now has one or two huge homes.

In my neighbourhood, home owners have chosen a community with lots of space, and large single family homes on large lots. We have worked hard to be able to afford these homes, and have paid the property taxes commensurate with their value. We do not want to be rezoned and have the character of our community altered by having other housing types forced into the neighbourhood. Your other two plans (using city land to build, or providing incentives to developers) should be implemented instead of rezoning. I am surprised that members of council would want to risk their political careers by attempting to force through such a misguided and unpopular plan.



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First name [required]	Eric
Last name [required]	Bennett
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 16, 2024

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

[required] - max 75 characters	proposed rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Pootman/council. I am expressing strong opposition to the proposed rezoning in our neighborhood. I have lived in Calgary all my life, and this blanket densification will permanently change the nature and culture of our communities. Densification can be done in a measured way, as Mayor Nenshi had set forth prior. The majority of kids attending our neighborhood schools are bussed in from deep North East communities.. Communities that have already been through incredibly densification with local services (schools, etc..) unable to handle that pressure. There's a right way to deal with the housing issue, and this will not solve anything, other than to lose the character and culture of pre-existing communities and allow for uncontrolled rampant development of any structures in any community without taking to consideration the people that live there. This is a mistake.



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First name [required]	Lindsay
Last name [required]	Harrison
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

I do not believe enough thought has been put into this motion. It would greatly affect congestion (ie: street parking, especially in areas that are not walkable/ do not have many city transportation options) in communities and rezoning of lots should continue to be looked at on a case by case basis to consider congestion in schools, parking in the area (are there already a number of re-zoned lots in that area) etc. I do not see this motion having a positive effect on affordable housing in many areas as builders would be constructing new homes for a profit- not to assist in affordability.



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] Gary

Last name [required] Galbraith

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The city is fortunate to own an abundance of land for housing development. Blanket zoning will significantly alter the characteristics of neighbourhoods that homeowners bought into and will have minimal results for solving the housing challenges. This is a windfall for the developers. Council does not have a mandate to make changes to the zoning bylaws sine no one campaigned for these changes. A decision of this magnitude should be through a referendum where all Calgarians have an opportunity to weigh in - or wait until the next election and candidates can campaign for these changes.



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First name [required] Alexander

Last name [required] Leonov

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)



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First name [required] Joshua

Last name [required] Willems

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

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)

Calgary must follow the bold steps Edmonton has taken to solve the housing crisis by voting in favour of rezoning, which will increase opportunities for affordable housing developments, promote higher-density communities, and combat urban sprawl. We must face the reality that Calgary must adapt rapidly as people are being affected now and further delay will worsen the effects of the housing crisis.



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First name [required] Heather

Last name [required] Hetherington

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 Zoning 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)

Blanket rezoning doesn't take into consideration adjacent or nearby properties and this is already evident in near communities. The added fact that the zoning change does not require the provision of on site parking to accommodate the density of units is an unfortunate precedent for our City. The building examples in the brochure provided are nice but not what is being built in this area. An admired Councillor, Sue Higgins, once said you can't control what is being built if within approved zoning. Enough said.



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First name [required]

Mark

Last name [required]

Sasges

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

April 22 2024 Blanket Rezoning

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly think that Coincil, in its leadership position, should support this rezoning, for the following rationale:

1. Calgary needs more housing units. We are in a crisis.
2. Existing communities have public roads, utilities, community parks, and schools which are under-utilized due to declining or aging household population: new housing in existing neighbourhoods will allow new population and a better utilisation of our communities. (And may spread the property tax burden, as well).
3. Younger households could afford such housing as a starter purchase. Older households could afford such housing, for various scenarios, and may make way for single detached houses to be freed up for the market of younger households.
4. New Semi(s), Rowhouse, and Townhouses will not be developed on every lot(s), everywhere, all at once. Rezoning will lead to organic redevelopment over time, as is already occurring in the inner city neighborhoods, with no upheaval of anyone's way of life or property values.
5. Rezoning represents a scenario whereby an mature household can downsize from a house and a yard, to a smaller more suitable dwelling, and retain the benefits-scape of remaining in a well known neighbourhood where they have built their lives with long term social, business, banking and medical supports.

Thankyou for reading this submission.

Please exercise your leadership and support this innovative and yes, even overdue zoning change.

Mark Sasges
Calgary Citizen/Resident/Homeowner



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First name [required] Sheldon

Last name [required] Walker

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I respectfully suggest that the existing zoning policy remain unchanged.



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First name [required]	Ian
Last name [required]	Gray
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 - 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 proposed blanket rezoning. While I understand the desire for development and density, I firmly believe that such a sweeping measure would have significant detrimental effects on communities and as such it should be voted down by Council.

Blanket re-zoning lacks the nuance and specificity required to address the unique characteristics and needs of different neighborhoods and will have a significant impact on the social fabric that could potentially see significant and immediate changes to their neighbourhoods. By applying a one-size-fits all approach, there is a notable risk of erasing the distinct identities, culture and heritage of all of Calgary's communities.

Additionally, the environmental impact of blanket re-zoning must be considered and has not fully addressed by this proposal. Rapid urbanization without sufficient planning will lead to increased congestion, pollution and strain on natural resources. Blanket re-zoning does not provide the safeguards needed to ensure that re-zoning is approached with the environment in mind.

Instead of blanket re-zoning I urge city official to prioritize a more balance, thoughtful and inclusive approach to urban planning. This should involve community engagement, comprehensive impact assessments, and targeted interventions to ensure that vulnerable and marginalized communities can also participate. Blanket re-zoning is the antithesis of building strong and inclusive communities and will undermine the social fabric, exacerbate inequality and will compromise the environmental sustainability of our city.

I strongly urge decision makers to reconsider this proposal, or at very least make it an election issue that the citizens of Calgary can then exercise their democratic rights to either support or oppose. It was not on the ballot last election and should be for the next with candidates identifying their position on blanket re-zoning so that voters can make an informed choice on how to cast their votes.



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

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

[required] - max 75 characters	Blanket Re-Zoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Calgary rezoning letter.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning is...	Rezoning is not...
Making it easier to build different types of homes in our communities.	Preventing owners from replacing existing homes with new, single-detached homes, nor is it removing existing single-detached homes.
Making it more affordable for Calgarians to find the housing they need in the community they want to live in.	Going to eliminate single-family homes or only support rowhouse development.
Going to allow community builders to respond to housing demand more organically, without the need to rezone.	Removing the development permit process. Landowners still need to apply for (re)development and building permits to ensure the proposed new home(s) remain compatible with the surrounding community.
Helping to revitalize our maturing communities, especially when existing infrastructure capacity exists to handle more types of housing.	Going to reduce the property value of you or your neighbours.
Helping Calgarians stay in the same community close to friends, family, and the things we enjoy, as housing needs change over your lifetime.	

The above information is copied from the Calgary.ca website. I would like to address these statements:

Regarding your assertion that Rezoning is...

I do not support “making it easier to build different types of homes” in my community.

I do not support devaluing existing communities to make it more affordable for Calgarians to find the housing they need in every single community in Calgary. I chose to live in an R1 community and I paid more for my house than I would have if I had chosen to live in a community that has more density. I do not support changing all communities into similar densities. Diversity is one of the great features of living in Calgary!

I do not support allowing builders to satisfy demand for lower cost housing at the expense of changing the lifestyles of Calgarians living in existing R1 communities today.

Our mature communities are already vital! Not every house is occupied at capacity but this is normal and expected. When I bought my house I bought from the original owners whose family had grown and they wanted to downsize. We moved with our children onto a street with many young families and some original owners. Today, our children have moved out and we choose to continue to live in the same house. Many of the neighbouring houses have changed hands in the last few years and new young families have moved in. I am sure our house will have a new family in it in the future too. This ebb and flow of residential density is normal and will not be affected by re-zoning. The goal of having every home fully occupied forever is unrealistic – no matter how many homes are in the community. The only way to do that would be to expect every family to move whenever a member moves out. This is just silly!

Staying in the same community and expecting a different housing experience is not realistic unless every community is the same. Again, diversity is a good thing! When my housing needs change, I will move to another community that offers what I want.

Regarding your assertion that Rezoning is not...

While it may not restrict construction of new single detached homes it will allow removal of them for replacement with new higher density ones.

Possibly the only statement that I can accept is that it will not eliminate single family homes or only support rowhouse development.

While permits will still need to be applied for, the ability for a neighbor to object will be removed.

I disagree that the value of a single family detached home in an R1 community is not higher than the same home built next door to a 4 plex with eight units in it. This will clearly reduce the value of existing neighbourhoods.

Generally, I find that these statements from your website are unbelievable. **DO NOT REZONE EVERY RESIDENTIAL NEIGHBOURHOOD IN CALGARY (EXCEPT MOUNT ROYAL OF COURSE).**

Respectfully submitted,

Ian Lawson



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First name [required] Michael

Last name [required] Pellicci

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to "blanket" citywide rezoning to allow higher density residential development. Higher density zoning should be allowed when a neighbourhood / area is originally planned for development. Higher density rezoning in existing neighbourhoods should only be allowed on a case-by-case basis when neighbours and concerned community groups have an opportunity to hear and challenge any rezoning proposals.

Michael Pellicci
Calgary, Alberta
CANADA
2024-04-12



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First name [required]

John

Last name [required]

Schaart

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 Proposal

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a resident of the Dalhousie community and I am in opposition to the blanket rezoning proposal. In my opinion there isn't a land shortage in calgary like there is, for example, the lower mainland BC. This is going to ruin the single detached home market and make Calgary suburbs enclosed micro cities. No one likes urban expansion, but I sure don't want a 3 story multi row house complex beside my bungalow. Before you call me a NIMBY, I bought into a neighbourhood that didn't allow this type of development. Am I supposed to fork out even more money to go purchase an acreage? Thank you.



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First name [required] Michelle

Last name [required] James

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 - Citywide Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Women's Centre Submission for Rezoning - April 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024

Mayor Dr. Jyoti Gondek and Calgary City Council
The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Re: Letter of support for citywide re-zoning proposal

Dear Mayor Gondek and City Council,

Both in Calgary and nationally, women have shouldered disproportionate burden from compounding housing and affordability crises, underscored by the slow-to-recover gendered impacts of the COVID-19 pandemic. At the Women's Centre of Calgary, we have seen an unprecedented increase in women who are accessing our Centre and seeking supports for housing-related issues. In our 2023 annual outcomes survey, 50% of women in our community reported experiencing one or more housing issue; we served 8900 individual women in 2023.

We know from our community that:

- Women are staying in or returning to abusive relationships because of a lack of housing;
- Women are discriminated from accessing rentals based on their gender, marital status and parental status;
- When single women are evicted or priced out of their rental units, there exists very few gender-specific, non-domestic violence, emergency shelter spaces
- Women often turn to couch surfing, sleeping in vehicles, and other forms of hidden homelessness as a last resort.

These community experiences support the call for a rapid increase in housing supply. **The Women's Centre of Calgary supports the full implementation of the Home is Here: City of Calgary Housing Strategy, including the proposed city-wide rezoning to R-CG, R-G and H-GO.**

The Women's Centre of Calgary is a safe space for all women to get assistance, connect with others, and work for change. Our mission is to be every woman's place for support, connections and community. We have been a leader for gender equity in the Calgary community for over 25 years.

Thank you for your time and consideration.

Sincerely,



Michelle James
Interim Executive Director
michelle@womenscentrecalgary.org



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

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

[required] - max 75 characters	RCG blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am totally against this city wide rezoning.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]	Gord
Last name [required]	Oliver
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 of R1
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Our family is strongly opposed to city wide blanket rezoning of R1 areas. Recognizing additional housing is needed because of past government mismanagement, this is not the way to do it, on the backs of hard working citizens who paid the price to live in established neighborhoods. For this reason, we take exception to Mayor Gondek's comment that the city 'must end exclusionary zoning' as this will only serve to create further division in the city and destroy the current established neighborhoods. It is clear the City is under pressure and now wants to take the easy way out of an unfortunate situation by blanket rezoning rather than create higher density neighbourhoods where it makes sense to do so.



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First name [required]	Elaine
Last name [required]	Amiot
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 Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to citywide rezoning. Affordable housing is a major issue; however, it should not be dealt with in this way. Creating and planning new communities based on needs is a much more sensible approach, rather than upending existing communities. This would allow for proper planning of infrastructure, schools, green spaces, playgrounds, parking, and services. The proposed plan of increasing density would create more problems than it would solve (parking, access/or not to services and schools). With the proposed LRT expansion, new communities would/should have access to the city core, as well as other hubs. Individuals and families have purchased homes in communities based on the lifestyle they desire. The proposed plan threatens to destroy this and create a hodge podge of development. Let us try and work towards solving the housing crisis, but let us do so SENSIBLY and with the least disruption possible.



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First name [required]

Liesl

Last name [required]

Hanlan

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 Meeting Hearing of Council - Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

I am writing to express my strong disapproval of the City's proposed blanket rezoning plan, as put forth by the mayor.

First and foremost, the mayor made no mention of her intention to rezone the City during her election campaign. Had Calgarians been aware of this agenda, the election outcome could have been significantly different.

As a resident of Ward 13 for two decades, one of the cherished aspects of our neighborhood is its established older architecture, mature trees, sense of safety, and tight-knit community. The owner-occupied homes are generally better maintained than the few rental properties in our area. However, the rental properties, though limited in number, exhibit neglect from absentee landlords and minimal efforts from tenants to maintain their yards and respect their neighbors. The proliferation of rentals threatens to diminish the quality of life we've enjoyed thus far.

Woodbine/Woodlands are highly sought-after neighborhoods, and the addition of cheaper units could lead to parking and maintenance challenges, along with issues stemming from a transient population. The cultural fabric of our community, characterized by long-term residents and close-knit relationships, would be jeopardized by the influx of indifferent landlords and tenants.

Rezoning will:

1. Depreciate the value of existing homes.
2. Exacerbate traffic and parking congestion in neighborhoods ill-equipped for increased population density.
3. Heighten crime rates due to lower housing costs attracting a less stable demographic.
4. Increase fire risks with densely built units.
5. Diminish scenic views in some cases.
6. Prompt residents to relocate from the city altogether.

As both a business owner and a longtime resident of Calgary, I adamantly declare that if this plan proceeds, my family and I will have no choice but to leave the city. While downtown densification may be appropriate, suburban living should not be denied to those who have diligently worked for it. We demand a plebiscite on such a profound alteration to our way of life, or better yet, the complete abandonment of this ill-conceived proposal.

Liesl Hanlan

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



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to Rezoning existing neighbourhood classifications. People chose their respective neighbourhoods for how these area where zoned and what they offered. They worked hard to purchase their properties and built communities on a shared vision of what these neighbourhoods should reflect. By changing the zoning for housing it would disrupt this vision. To be fair make only new communities open to all these different housing proposals.



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First name [required] Peter & Julie

Last name [required] Novotny

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello,

Regarding the proposed citywide rezoning for housing. We are totally against the city-wide rezoning proposed by the City of Calgary administrators. We believe it will be detrimental to our community and destroy the culture of the Canyon Meadows community in which we live. There are multiple personal reasons why we bought in our community and do not wish to have the possibility for such drastic changes to be made to our area and neighbourhood should such a blanket rezoning policy be implemented! As well in our opinion this rezoning will also affect the City of Calgary in many negative ways which we also do not wish to see. This type of blanket citywide rezoning for housing must not happen in any way shape or form!

Thank you,
Peter & Julie



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First name [required]	Pam
Last name [required]	Chorley
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
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The city wide rezoning should not happen. There needs to be a few neighbourhoods, mostly inner city, as a test case for a period of at least 5 years. And you can not just blanket rezone city owned parks, that is insane. Leave the parks/green spaces alone. All levels of govt, especially the federal govt who has created the influx of unskilled people to our country, has created this housing shortage, dont make me a good citizen and home owner be forced to put up with development in my neighbourhood where it doesnt belong. Im all for good change, but this rezoning is bad change. I do however agree that if a property has a secondary suite, then allow a backyard suite too.



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First name [required] Michelle

Last name [required] Straat

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am completely against blanket rezoning. I live in Lake Bonavista for a reason and rezoning will take away from what attracted us and all of the residents to this area. We paid a premium to be in this area and do not appreciate the city implementing a blanket rezoning without our support. There are plenty of new developments in the city that can accommodate townhomes, condos, etc. Rezoning will not provide affordable housing in our neighborhood.



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First name [required]

Jlm

Last name [required]

Shepherd

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

I do not support the rezoning of Calgary Communities.

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)

As a long term Calgarian, I bought a house in a quiet, low density area, and over the years paid premium taxes for that. Now you want to turn this neighborhood into a high density neighborhood. This is unacceptable to my quiet enjoyment of my property, may risk the value of my investment. This policy is poorly thought through, and all the infrastructure for this type of neighborhood has not been built. Things like access roads, hospitals, schools, traffic and parking will all be negatively impacted. Design new neighborhoods this way, if you must, but leave long standing neighborhoods alone. We will become another Vancouver, with suites over garages and down back lanes, every second lot an apartment building. NO. this is not the future I want for the Calgary I love.



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First name [required] Maureen

Last name [required] Marshall

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 oppose blanket rezoning of Calgary. It is incredibly unfair to rezone existing neighbourhoods. Calgarians purchased homes in these neighbourhoods, in many cases, because of the zoning in place, to then make a blanket change that was never anticipated is wrong.



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First name [required] Franco

Last name [required] Negri

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Rezoning Initiative

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I'm not supportive of this initiative. It's not the mandate that anyone in office was given and it is not in the best interest of home owners in Calgary.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]	Tanya
Last name [required]	Everard
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing: blanket rezoning concerns for Dalhousie
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning for Housing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



Tanya Everard

403-247-7071 teverard@telus.net 5928 Dalcastle Crescent NW, Calgary, Alberta, T3A 1S4

April 4, 2024

City of Calgary
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: Rezoning for Housing

Dear Sir or Madam,

First of all, thank you for the notice that my neighbourhood and home in West Dalhousie will be undergoing a blanket rezoning from R-C1 to R-CG based on its age, location and need for more housing. Thank you, also, for the opportunity to comment on this decision. I have a number of concerns regarding the blanket rezoning and I feel that rezoning would be better suited on a lot by lot basis, with input permitted by neighbours prior to making any rezoning changes. **I feel that there are a number of factors that are not being seriously addressed by City Council:**

- Residential expectation of consistency in City planning;
- Potential home devaluation due to neighbour's redevelopment;
- The ability for a neighbourhood infrastructure to accommodate increased density (education, parking, pedestrian accessibility vehicle charging infrastructure, waste management, water, solar installations on homes);

I oppose the blanket redesignation and I am disappointed that the people of Calgary will not be able to voice their approval or disapproval through a democratic process such as a plebiscite as this rezoning is a very important change to communities all across Calgary and will affect many families living in this city.

CONSISTENCY & INTRINSIC VALUES

People do not just buy homes because they like the house, many do extensive research into the areas where they think that they could live and would best suit their needs and preferences. We chose Dalhousie as a place to live, in part, because the homes were of a

sturdy, older variety, well spaced from the neighbours, not only for the comfort and privacy, but for the reason that it has a better chance at surviving should our neighbour's house burn down. We chose this neighbourhood because we did not want to live 1-2 m apart from our neighbours and felt that there was a reasonable expectation that this would not change. We chose this community because it was a safe place for our children to grow up and play outdoors. **This rezoning would change the neighbourhood that we bought into, changing the very things that we wanted and valued in a home and community. If the City can change zoning this easily, what is preventing future changes to increase density even further? Where is the consistency and why are years of City planning being dismissed without much apparent forethought into how changes will affect these communities?**

VALUE OF HOME WILL LIKELY DECREASE

Although this is of course speculative, I would anticipate that the value of my home will decrease should our neighbour's house be demolished and be reconstructed to the full, multi-home extent. We currently enjoy a bit of a view of the mountains and river valley, and a home built to the west of us, extending through our neighbour's front yard, will block mid-late afternoon sunlight as well as the view we currently enjoy. I realize this sounds horribly of NIMBY-ism; however, it is a very real quality-of-life impact that would affect us and needs to be voiced. **The City reports on their website that they will monitor the effects of major changes in home valuations after the rezoning. This gives no assurance to homeowners that the City will actually do anything should current home owners be negatively affected. Monitoring helps no one should their home lose significant value.**

INFRASTRUCTURE: SAFETY, EDUCATION, PARKING, PEDESTRIAN-FRIENDLY

" Most established area communities, especially those built prior to 1980, are below their historical peak population. Due to declining population in those areas, and higher efficiency houses being built, there is existing infrastructure capacity (roads, transit stops, water and wastewater management, etc.) to handle more types of housing." Excerpt from City of Calgary FAQ, website.

I would beg to differ on this opinion, at least for the community of Dalhousie.

Safety:

All homes are fully occupied on my street. There may not be as many children as there used to be, as in the 1970's, but for every home that an elderly couple moves away from, it is replaced by a young family. Children often play up and down the street, ride their bikes on the street, are often running across the street to play with other kids , etc . The things we value in our residential area: space, privacy, room for gardening, room for play, are all things that make our community a good place to live. **As the street becomes more congested and busy, and as the building lots become more full of housing and less room for outdoor space, it will become less safe for children to play outdoors.**

Education:

There is one English speaking public elementary school in Dalhousie. Unless you are Catholic, or prefer Spanish, your children go to West Dalhousie Elementary where the classes are all mixed double grades, with up to 60 children and 2 teachers per class, and every class being fully utilized. There are no portables yet, but with the recent addition of the two apartment buildings near Dalhousie Station, that is sure to change very soon. I had two children go through West Dalhousie Elementary and I pulled one child out early to go to a different school across the city because of the teaching chaos of having 60 primary school children in a single open-concept classroom, combined the lack of adequate teaching support in the classrooms to help ESL and special needs children. H.D Cartwright (junior high school) and Sir Winston Churchill (senior high school) are also old schools that are bursting at the seams. In my opinion, **the education system in this area is not suitably equipped to handle a significant increase in students.**

Vehicle Infrastructure: Parking

Parking along my street consists of a variety of cars and trucks, sometimes constricting traffic to one lane. In winter, it is more hazardous because there is rarely snow clearing, other than the occasional grading of ruts, maybe once a month in winter. I can't imagine having double, triple or even quadruple the number of vehicles parked along the street because of the increased density of people with cars. And as much as the city would prefer that people take transit, they won't. This community was not designed as year-round pedestrian-friendly community. People with families need vehicles to get their groceries, to take their kids to school on cold days, to go out on weekends, and to get to work in a timely manner. (No, commuting by transit 2-3 hours per day to get to/from an office in Quarry Park is not a great use of one's time). To try to socially condition families to not have cars, to charge them with parking permits to park on the street, and to suggest that they use transit all the time is inconceivable and punitive, especially for people in Dalhousie where **walking to get the family groceries is not possible for many in this neighbourhood, and not practical, especially in winter.**

Vehicle Infrastructure: Electrical Charging

Given that there is a federal mandate that people move from ICE to EV cars, **how will the city address the need for charging stations along the roads for all the parked cars that need to charge over night?** Anyone with an EV in our area enjoys the ability to charge their cars in their garage or driveway. As cars get pushed onto the street because of the lack of on-site parking, there will be the need for charging along the street. Has the City considered this in their community planning?

Pedestrian Accessibility:

The community of Dalhousie is not as pedestrian-friendly as it appears on paper. There are interconnected footpaths throughout Dalhousie, particularly behind homes along utility rights-of-way, but many of them are not well maintained. Most community members have an “out of sight/out of mind” attitude for maintaining the rear utility corridor footpath; they are often not shovelled or raked and are hazardous for pedestrians to use in the winter because they are actually melt-water runoff routes and are often dangerously icy. We have even encountered minor footpaths that have been fenced off by homeowners, preventing people from using them. **Low-hanging branches, leaning fences, failing retaining walls, uncollected leaves, mud and dog feces, unleashed dogs, are all part of the daily obstacle course that are part of Dalhousie backyard footpath system. There does not appear to be any city policing or enforcing of side walk clearing and maintenance of these walkways, other than on designated bicycle routes.** On my street, most people walk down the middle of the road in the winter because of parked vehicles and no sidewalk along most of the street. As someone who has walked their kids to school, our street is hazardous for pedestrians in winter due to no snow clearing and no sidewalk. For people with mobility issues, they cannot make it to the nearest grocery store in winter unless they use a vehicle. **Increasing population density will result in more parked vehicles, more traffic, and more children walking in the middle of the road to get to and from school.**

Waste Management:

In West Dalhousie, most homes do not have a back laneway accessible to traffic. All waste is put onto the street for collection. **Waste collection will be very difficult and inefficient with bumper-to-bumper parked vehicles.**

Water:

Given that the city is well aware that water in Calgary is becoming a precious commodity due to climate change and the melting of mountain glaciers, and that families are being asked (and occasionally mandated) to reduce their water consumption throughout the year, **can the City realistically address the additional needs for water by increasing the population density?**

Solar Panel Considerations:

Has the City considered that many families in Calgary are starting to put solar panels on the roof of their homes to help mitigate their energy costs? The placement of their solar panels are dependent on accessibility to sunlight and these decisions are being made now based on the current conditions, taking into account the placement of trees

and other factors, such as the height of neighbouring homes. I know that if a future 3 storey duplex or triplex is built next door to the lot line, it will change the amount of sunlight that will reach my house, which is 1-2 stories tall and would fall in the shade of a much taller building. With the change in zoning, I would now have to factor in the possibility that any solar arrangement that I put on my roof may not be able to work to the full extent that I am expecting it to because a future neighbour may decide to redevelop (and have the right) to over shadow my house with their much taller building. **How can families plan for the future solar installations when the change in zoning can effectively render their \$20K project useless should a much taller home be built next door?** With the current zoning, we at least know that the neighbour's house has a minimum distance from the lot line with a certain height. When I see new homes built in other R-CG communities, the newer homes dwarf the existing homes, sometimes being over twice as tall and put them in the shade.

CONCLUSION

The problem with in-fill housing, whether "gentle" or not, is that the existing infrastructure, such as roads, parking, education, healthcare, police, fire, shopping, etc. are not sized to serve the density. The problem is much more complex than squeezing more people into a given lot size. We can see this already in rezoned areas bumper-to-bumper parking on narrow streets that end up blocking emergency vehicles. Also, schools with multiple portables, shortage of daycare, or crammed hospital emergency rooms. Additional housing should only be built where additional infrastructure has been designed and created to service more people - wider streets, underground parking, grocery stores located on the 1st floor of the building, close to public transit, daycare and schools in the community, etc. Without proper infrastructure planning and sizing for additional density, simply squeezing in more people into limited space only creates more problems down the road - just like how the current housing crisis was created by unchecked immigration.

Thank you for the opportunity to voice my opinions and concerns.

Sincerely yours,

Tanya Everard.
5928 Dalcastle Crescent NW
Calgary, Alberta, T3A 1S4



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First name [required] Nancy

Last name [required] Mccutcheon

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The City of Calgary's Housing Strategy 2024-2030

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

There is not a shortage of housing in Calgary. There are plenty of places to live particularly given the development of new neighbourhoods currently constructed or being constructed around the city. The problem is the outrageous cost due to greed. A return of the cap on rents would be a far better solution to address the issue. The development of rowhouses and/or semi-detached homes will not make housing any more affordable because it is only big developers that can afford to build these types of structures. In addition, rowhouses will negatively impact the neighbourhood by creating congestion in existing residential neighbourhoods, increasing noise, increasing both vehicle and foot traffic through the neighbourhoods, as well as creating a shortage of parking availability. I consider the blockage of sunlight caused by these structures to also be a cause for concern and a further negative impact. As such, I strongly oppose the city-wide rezoning proposal!



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First name [required] Richard Ian

Last name [required] de Haas

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 @ 9:30 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)

Re: Blanket Rezoning for Calgary

My wife and I have worked very hard for 40 years to afford a nice home in a single family home neighborhood on the west side of the city. We bought in this area (Strathcona/ Christie Park) vs other neighborhoods because the majority of the houses were single family homes (detached) where we and most neighbors have raised our families. None of my neighbours want to see a house (nextdoor for example) sold then a fourplex or sixplex with multiple stories goes up. They will not blend into the neighbourhood, there will not be adequate parking and it simply makes no sense to put 'mixed housing' into this beautiful neighbourhood.

Calgary is a city that is very fortunate from a development aspect. Calgary is not like Toronto or Vancouver where there is an ocean or lake limiting where the city can expand. We do not have 'prime farmland' surrounding any part of the city either (compared to the Lower Mainland where land is designated agricultural and rightly so). It is grazing land or used for the growing of grains. There is no shortage of this land in Alberta. Calgary can EASILY expand in almost any direction and is currently doing so. Build more housing and so forth in new neighborhoods where the buyers know what the land designation will be before they purchase it.

By considering changing the designation in our lovely neighborhood, you have changed the rules of the game, so to say midway through the game. Absolutely not. This new proposal for blanket building zoning will affect our land values and change the dynamics of our community. Most people I know are completely against this proposal. I strongly feel that this should be a question in the next civic election. Let the people of Calgary decide, not a few elected officials as this is a VERY IMPORTANT matter.

Sincerely,

Ian de Haas



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First name [required] RaeAnn

Last name [required] Moffatt

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I bought my home in Parkland SE Calgary because of the zone it was in. It was a financial stretch at the time of our purchase however, this location with its zoning was very important to us. If we had wanted to live in an area were they type of zoning proposed is, we would have bought in that type of area and saved ourselves thousands of dollars.
I've never been more disappointed in the way the City and its mayor have approached this mater. Building multi family units in Parkland will only make contractors money and theses homes will never be afforded by the targets of this change. Do better council!!



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First name [required] Steven

Last name [required] Wick

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 City wide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

In Briar Hill, we have multi million dollar infills and this nonsensical proposal will negatively affect Community, property values, parking, noise pollution, parking availability while concomitantly straining sewer, electric and and city services like snow removal which at best is brutal! This proposed change is a Federally driven Liberal policy that must be stopped in its tracks! We have plenty of land to develop this mixed use approach without destroying long standing neighbourhoods What? Oh yes I do believe. I thank you for the Easter stuff before. Thank you again honey it was delicious. I ate it right away. It was delicious



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First name [required] Dorothy-Ann

Last name [required] Reimer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposal to establish blanket re-zoning of all districts in Calgary

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

City Council's proposal to alter the land use zoning is unlikely to help the City's publicly stated desire for more abundant and affordable housing. Adding an 11 meter high rowhouse to a street of family homes will destroy the character, the value, the sense of community, the parking. Perhaps after many years the area will recover but it will first very badly impact the lives of these people. SFD communities allow for families, singles, couples and seniors to truly be a community. Visiting areas such as Seton with so many towers and negligible green space is a frightening vista. More than anything, it is quality of life for residents who have worked so hard for their homes. Please remember that 'one size for all' rarely works. The only ones to truly benefit are the developers. They will do very well.



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First name [required] Kathleen

Last name [required] Buie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation amendment

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 re zoning amendment the City of Calgary is proposing will not solve the housing crisis in our city. The developers will be the only people that will benefit. Once the semi detached, single detached, row houses are built they will be so expensive the citizens that need housing will not be able to afford them. The developers will make huge profits.



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First name [required]	Linda
Last name [required]	Danyluk
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	The proposed blanket rezoning of all communities in the city
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	the-unassailable-case-against-blanket-rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please acknowledge the request by multiple communities throughout the city to delay this rezoning vote and allow communities to have some input as to how their community would best be able to accommodate alternate housing that would fit within the community with the least impact on parking, traffic, property value, and the character and aesthetics of the area.

Please read the attached document as it outlines many of the concerns that communities like ours have with regards to the blanket rezoning of R-1 communities.

<https://mayfairbelaire.ca/wp-content/uploads/2024/03/the-unassailable-case-against-blanket-rezoning.pdf>

In areas of the city where there is already row housing, or townhouses, there are designated parking stalls for each unit, with plug-ins for winter. How does the city plan to accommodate parking for a rezoned residential lot that could have as many as 6-8 vehicles for 4 units on the lot . There won't be sufficient space on the lot for everyone to park, so street parking will be necessary. By the year 2035, people are expected to be using EVs. Does the city have a plan for the increase in electrical infrastructure to provide charging for so many vehicles per lot on our residential streets?

THE UNASSAILABLE CASE AGAINST BLANKET REZONING

Introduction

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

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

Blanket Rezoning PROs and CONs

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

PROs

The City of Calgary is advocating for a proposed blanket rezoning initiative as part of its broader strategy to address housing affordability and diversity within the city. Based on the City's published documents¹ these are the primary arguments in favor of this initiative:

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

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

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

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

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

CONs

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

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

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

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

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

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

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

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

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

The Creation of a Perpetually Affordable Housing Supply

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

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

Land Cost – A Barrier to Affordability

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

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

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

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

City Land Supply – A Lost Opportunity

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

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

The Proposition – A Mechanism to Achieve Perpetual Affordability

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

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

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

Summary and Recommendations

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

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

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

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

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

Authors:

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

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



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

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First name [required] Gerry and Sylvia

Last name [required] Collinge

How do you wish to attend?

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

Date of meeting [required] Apr 26, 2024

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

[required] - max 75 characters zoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

We live on a cul de sac with no side walks no back alleys thus front drive garages for most homes. Parking will certainly be an issue, if two vehicles on parked on opposite sides of the entrance to our street no one can enter, not fire, ambulance or police. Also include garbage pickup. We have no faith in 311/bylaw we can not even get gravel on the icy roads(our sidewalk) in winter. This is not a one size fits all bylaw/zoning as most of the development in the 70s required the use of cul de sacs. There needs to be special provisions or at least a review process for the numerous streets like ours.



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First name [required]

Last name [required]

How do you wish to attend?

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

Date of meeting [required]

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

[required] - max 75 characters

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not want my parcel of land or neighborhood to be rezoned. It is not fair. I choose where I live because of the neighborhood and layout. If I wanted my land rezoned, than I would have bought a condo instead. Changing or rezoning will only add to more parking issues than we already have. I opposed the Zoning amendment and want to keep the original Zoning..



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First name [required] Daniela

Last name [required] Wf

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

I am extremely against rezoning our neighborhoods. Not only will this mean that my property value will decrease, but it will also cause so many problems such as overcrowded streets and reduced parking. I live by a school zone and it is nearly impossible to get out during peak school times and adding more people will only mean more chaos. Please stop this nonsense that will solve absolutely nothing.



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First name [required] Lynne

Last name [required] LeClerc

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 [here](#).)

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

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

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

My husband and I live on a quiet, single family home street. There are currently 5 homes being rented out. Every single one of these homes has 3-4 cars. We have a single car garage, but we have 2 vehicles. Parking is at a premium on the best of days. If you rezone the city, you NEED to have one allotted parking stall per unit, or you will have parking wars.



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First name [required]	ian
Last name [required]	wishart
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	calgary.ca/rezoning for housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

As a resident in the community of Strathcona for 30 years there has been massive destruction of green space, walking areas and habitat removal in the past two decades with rampant unfettered development west of 69 st . There has been no provisions for new or protected green space just more housing and commercial development. The ravine system which was favoured with an emerald award is home to critical year round creek between Strathcona and Christie. This city treasure provides sustenance to deer moose grouse pheasants coyotes and other wildlife throughout the year. By allowing more housing development in this already damaged and overused area there will be increased human traffic and further degradation of an important ecosystem. We have had to bear witness to the horrific destruction of Paskapoo slopes which was a critical mistake by council in the gateway to Calgary and now this proposal threatens the quality of the community even more . If council wants to add more dense housing developments it has to provide more habitat protection and preservation of green spaces and trees to mitigate the threat of climate change. I do not see any of this in the current proposal. You cannot have one without the other in this world of record forest fires and drought. . Time to rethink the proposal and propose an upside to allowing more development as what I see is more destruction.