



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

First name [required]	Ross
Last name [required]	Leclair
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)

I emphatically support the decision to rezone to provide more housing in the city. It has become progressively more unaffordable to remain in the neighbourhood I live in and I fear I will be unable to purchase a home that I desire and remain in the neighbourhood of my choice. Rezoning will help provide more options for me to remain in the neighbourhood of my choice while not sacrificing my quality of life.



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose blanket rezoning



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First name [required] Alita

Last name [required] Laurie

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) Opposition to Rezoning April 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Calgary, Alberta, Canada

April 22nd, 2024

Dear City Council,

I am writing to express my deep concern regarding the proposed city-wide housing rezoning outlined in the Home is Here: The City of Calgary's Housing Strategy 2024-2030. My husband and I, both born and raised Calgarians, have worked tirelessly, often juggling four to five jobs between us, to save up for a house in this city. Now, to learn that our hard-earned investment may be undermined by rezoning efforts is disheartening and frustrating.

While I understand the urgent need to address the housing crisis and improve affordability, I believe that the proposed actions may have unintended consequences and fail to adequately address the root causes of the issue.

First and foremost, rezoning to new base residential districts such as Residential – Grade-Oriented (R-CG) or Residential – Low-Density Mixed Housing (R-G) may result in significant changes to the character and integrity of existing neighborhoods. These zoning changes would lead to increased density and congestion, placing additional strain on local infrastructure and services without adequate planning and investment to accommodate the influx of new residents.

Furthermore, while the addition of secondary and backyard suites on the same property may seem like a solution to increase housing supply, it is crucial to consider the potential impact on neighborhood dynamics and quality of life. Allowing multiple suites on a single property could lead to overcrowding, parking shortages, and decreased privacy for residents. Moreover, the removal of parking requirements for backyard suites may exacerbate parking challenges in already congested areas, causing inconvenience and frustration for both residents and visitors.

Additionally, the proposal to add Contextual Single-Detached Dwellings to R-CG zoning raises concerns about property rights and fair treatment of homeowners. Altering zoning regulations without adequate consultation and consideration of the implications for existing property owners undermines trust in the city planning process and could result in legal disputes and community backlash.

In light of these concerns, I urge the City Council to consider petitioning the federal government to slow down the rate of immigration. The rapid influx of immigrants is overloading our cities and exacerbating the housing crisis, making rezoning efforts necessary. By addressing the root cause of the issue, we can work towards long-term solutions that promote sustainable growth and affordability for all residents.

Instead of pursuing blanket rezoning measures, I urge the City Council to explore more targeted and sustainable solutions to the housing crisis. This could include investing in affordable housing initiatives, incentivizing infill development in underutilized areas, and promoting responsible growth that preserves the unique character of our neighborhoods.

In conclusion, while I support efforts to improve housing affordability and meet the needs of our growing population, I believe that the proposed city-wide housing rezoning may not be the most effective or equitable approach. I urge the City Council to reconsider these actions and engage in meaningful dialogue with residents and stakeholders to develop comprehensive solutions that address the root causes of the housing crisis while preserving the vitality and livability of our communities.

Thank you for considering my perspective on this important issue.

Sincerely,

Alita Laurie



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First name [required] Ryan

Last name [required] Mercer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose blanket rezoning



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



ATTACHMENT_02_FILENAME
(hidden)

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

To make my concern very short, I disagree with your intention to change zoning of my property. That will drop the value of property that I just purchase. I don't find this as an appropriate behavior of a city council. You act the same way communists acted in my country of origin. I have kept up my side of the contract by paying my property taxes. If the city now wishes to change their side of the contract by making my property open to a four-home development then, accordingly, I will change my side by paying one-quarter of the property taxes. Shame on you to believe you rule over us. I moved into this neighborhood just for having peace and tranquility, not to have traffic, roads that will be block by a multitude of parked vehicles, issues with sewage or to see tall buildings. Use the land that you have available (and you have plenty of it) if you want to build affordable housing NOT TO DESTROY my property. I hope this planning will not pass and if so I wish that this mayor that increase property taxes and lie to us to go in very short time. YOU WILL NOT HAVE MY VOTE!!



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First name [required]	Kevin
Last name [required]	Reyes
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)

To the City Council of Calgary,

I am writing to express my strong opposition to the proposal outlined on the City of Calgary's website regarding rezoning for housing. After carefully reviewing the details provided, I firmly believe that this proposal is not in the best interest of our community.

Firstly, the proposed rezoning appears to prioritize short-term gains over the long-term well-being of our neighborhoods. As a resident who values the character and integrity of our community, I am deeply concerned about the potential negative impacts that rezoning for housing could have on the aesthetic appeal, safety, and quality of life in our area.

Furthermore, the lack of comprehensive planning and consideration for infrastructure, traffic management, and environmental sustainability is alarming. Rezoning without adequate provisions for these essential elements could lead to overdevelopment, increased congestion, strain on resources, and irreversible damage to our natural surroundings.

Additionally, I am troubled by the potential displacement of existing residents and businesses as a result of this rezoning initiative. It is imperative that any proposed changes take into account the needs and concerns of all stakeholders and provide adequate support and alternatives for those affected.

In conclusion, I urge you to reconsider the proposed rezoning for housing and instead prioritize sustainable development practices that preserve the unique character and livability of our community. I implore you to engage in transparent dialogue with residents, seek alternative solutions, and uphold the values of responsible urban planning.

Thank you for considering my perspective on this matter. I look forward to a constructive dialogue and collaborative efforts to ensure the prosperity and well-being of our community for generations to come.

Sincerely,

Kevin Reyes

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



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First name [required]

Carol

Last name [required]

Stehmeier

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 agree with the blanket rezoning of Calgary's communities.

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am a home owner of 35 years. I do not agree that allowing R-CG housing that would accommodate a structure with 4 units, with the ability to suite and have another unit in the back, in an area that has always been single dwellings, is a fair proposal. One issue is parking. In older areas, where a large portion of the population is seniors, not having the space to park in front of there own home is a safety issue. I understand the resolution to this issue, as seen in other areas, is permit parking. I do not accept this as an appropriate solution. This prohibits and restricts family and support people access to the home owner.
We purchased our home so we could have space.
I welcome diversity into our neighbourhood. This is not an issue of diversity. It is an issue of our rights as Calgary citizens



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First name [required]

Lester

Last name [required]

Stehmeier

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

City 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 feel the issues of parking, aging infrastructure, and original expectations of existing homeowners who purchased in this community has not been considered. Infrastructure is already breaking down in our community and with the possibility of doubling the population, the results could be disastrous. On street parking is currently available but with R-CG zoning, garages will not be feasible and on street parking will be at a premium and will not allow for the normal social interaction of friends and family because there will not be a place for them to park, as already seen in other communities with higher density and minimal curb space. I purchased in this area many years ago with the vision that I would stay here until my death, raising my family and expecting they would be able to return to their home with their children to visit for weekly family gatherings and special social events. When parking becomes too stressful, than they will not come, disrupting a strong positive social norm.



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First name [required]	Arden
Last name [required]	Matheson
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]	Feb 4, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (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 very confused by your "Rezoning for Housing" website. I entered my address - 1413 - 6th Street NW - to see what your site had to say about rezoning in my Rosedale area. The legal description indicated "2 registered lots" Plan 2178V Block 16 Lot 6 and Plan 2178V Block 16 Lot 7. Does that mean my 37 1/2 foot by 100 foot lot can be subdivided ??? Doesn't make sense that 2 lots are listed. Can I tear my house down and build two 18 foot by 50 foot houses or - maybe - subdivide and build 2 houses 37 1/2 foot by 50 foot - sideways on the lot. Can you please explain this to me. I am not happy about all the rezoning issues currently under discussion in the city !! I will not be attending any Council meeting - would just like someone to take a look at this question and your web site



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First name [required] Dianne

Last name [required] Dyck

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose rezoning of land in St Andrews Heights. We bought in this are because single family homes existed. This is an expensive and popular residential community. Changing it owuld undermine its current value and popularity.



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First name [required] Julian

Last name [required] McDowell

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 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 resident of Lake Bonavista, I oppose the blanket rezoning. As Calgary's first lake community I consider there to be high intrinsic and city cultural value in retaining its identity as a low density family focussed neighbourhood centred on the lake amenities. In addition to this, the infrastructure which is embedded in this community supports the density of population originally intended including the use of its very important amenity, the lakes. Without consideration of what represents a sustainable population in this neighborhood, significant risk will be placed on the sustainable management of the community, including its school network. Densification of the city should move from the centre out, and reflect a more measured and data based strategy than the wide scale blanket rezoning which will lead to a scattered densification outcome. For these reasons, I vehemently oppose the blanket re zoning in consideration of the proposed plan and lack of engagement with stakeholders to date.



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First name [required]	Lianne
Last name [required]	Sullo
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 do not support this motion because I do not believe it will help the housing crisis. While it will allow us to build more homes, the biggest problem is the cost. Homes are too expensive to build/purchase and it is even worse for the cost of rent. I believe the best thing to focus on would be how we might encourage landlords to lower rent and assist them by providing support to the landlords to help them with rising costs.



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]	Alan
Last name [required]	Duguid
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 24, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary Rezoning Proposal
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024

Attention: Calgary City Council Rezoning Public Hearing, April 24, 2024

Re: Calgary City Council Proposal on Rezoning

Calgary city council has proposed to redesignate my neighbourhood and many others to R-CG (Grade Oriented Infill). This policy will create a parking and traffic nightmare in those neighbourhoods where it may be enacted, not to mention significantly increased strain on local schools, parks and all local utility and other infrastructure as the original design of these facilities was not intended to support this zoning density.

Calgary city council should reject the proposed rezoning plan in architecturally controlled single dwelling neighbourhoods. Not one single councilor advocated this policy during the last municipal election period and council therefore has no right to force this on the city now without immediately holding a plebiscite specifically on the issue or, delaying adoption of this policy pending the results of the next municipal election. The present council rejected a plebiscite on the issue because it knows that a public vote on this proposal would fail.

This policy, if enacted, will certainly result in a significant decrease in capital value of homes presently located in single dwelling neighbourhoods, despite specious and exaggerated claims to the contrary by many of those representing the city. Many residents in my neighbourhood are senior citizens (as am I) with no pension, living on fixed incomes, who are depending on the value of their houses to support them as they age. This is a particularly pertinent issue these days for seniors, in light of the ongoing affordability crisis and the recent fabulous increase in municipal taxes. Question: Who is going to compensate them for the loss in value to their houses (as they are sold) and the resulting significant degradation of their subsequent living standard directly caused by implementation of this policy?

regards

Alan Duguid
McKenzie Lake



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First name [required] Kathleen

Last name [required] Brownlee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to this proposed bylaw change.



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First name [required]

James

Last name [required]

Lobsinger

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 15, 2024

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

[required] - max 75 characters

City wide Rezoning proposal

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Not in favour of this authoritarian proposal.



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First name [required] Chelsea

Last name [required] Hancheryk

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)

I would first like to say that I do not disagree that more affordable housing is needed in Calgary. However, the blanket upzoning proposed for the city will NOT resolve this issue and comes with many other negative implications that have lasting impacts on our city. I URGE COUNCIL TO REJECT THE BLANKET REZONING AMENDMENT ON APRIL 22, 2024.

The blanket upzoning proposal will, in some established neighbourhoods, displace existing affordable housing such as older single detached housing, some with basement suites and post-War low-rise apartments. These properties are likely to be "picked off" to develop new town houses, making the affordability crisis worse. In other, more expensive neighbourhoods, new town houses will be built that will exceed new construction costs with even more luxurious town houses therefore undermining the goal to increase the stock of affordable housing.

This proposal gives developers a free for all to build whatever, wherever, and they will go after the opportunities that will make them the most profit. And since they are in the business of making a profit, they should not be relied upon to address a social need such as housing stock.

Other negative impacts include: drastic increases in load on sewage, utilities, roadways, parking. Not to mention the inevitable destruction of tree canopies which is unacceptable for our city. Tree canopy plays a vital role in enhancing urban environments and contributing to the well-being of cities and their residents. Trees filter air pollution, generate oxygen, keep streets cool in the summer and protect from winds in the winter, among many other benefits. For a city council that has climate goals, it doesn't make sense to give developers free reign to destruct trees to cram in 10-plexes on single lots.



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First name [required]	Diane
Last name [required]	Beattie
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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I believe that we do need to improve housing numbers in this city Our population is definitely growing but I do not believe that blanket zoning for the whole city is the only answer. It will take away our history and the true character of our unique city. We become one big box lined streets. Dealing with the problem should not have just one solution. The zoning of newer areas probably are already zoned this way. But redefining the very core of our city should not happen with one size fits all of rezoning. On a street made for single families, where is the parking, where is the space for all those garbage bins (what an eye sore to see) where is the space for kids to play. In our city we need vehicles no matter what you think. You can not go to the store a mile away on foot or bike to buy groceries for a family of 4 How would you carry it all. Your family Dr or appointments are not close. With our busy lives how do you find the time to take a 2 hr bus connection to go to an appointment. Seniors can't do that either. I know there is criticism about people using their homes as their retirement fund Why is that a criticism?? We worked hard and saved our money to investinvest in a solid asset and at that time it was our home. So why the criticism for planning our retirement. I for one as a single senior in my house of 35 yrs find this disturbing. Our older established areas are the heart of our city. Many people want to live in a traditional city not one that looks like New York or the European Cities that are crowded and over run with crime. We are blessed with land in Canada so why not use some of it and plan those areas for high density.

I also disagree that this is not put to the citizens of Calgary to vote on a referendum on how they want to their city to be zoned. A few people on council should not have the power to make this very important decision for a city of 1.5 million people



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First name [required] Christine

Last name [required] Rimac

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 12, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

In opposition to Blanket zoning. Leave how it is. Do not ruin Calgary. How would you feel having 8 units sandwiched between 2M houses? Not too safe, fighting for parking, mix of Airbnb, renters and maybe weed smoking singles beside you and your kids. The way Calgary was developed inner City experiences icy back allies and walkways due to shade of these tall buildings. These smaller builders come from all over the world with non-Calgarian trades. It's a shame & waste of homes being torn down. Build apartments on main streets with parking or duplexes or apartments with lower condo fees. What about Buffalo Run/Taza lease lands to bring down costs? There's lots of homes up for sale, help the condo buildings lower their condo fees (ie The Bentley in the SE pay \$1700 in condo fees ALONE). People cannot afford these crazy condo fees so that's why rents are expensive. Use common sense not just push to build because developers/builders get \$ from the govt. Lots of seniors can't afford life anymore. Lower Enmax rates, they are 4x what they used to be 20 years ago. Calgarys taxes are way more than Toronto/Vancouver for same price point. Thanks. Lifelong Calgarian



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First name [required] Irene

Last name [required] Berthelet

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

STRONGLY OPPOSE TO REZONING FOR HOUSING IN CANYON MEADOWS ESTATES



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

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

[required] - max 75 characters	Housing Affordability
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Are you in favour or opposition of the issue? [required]	Neither
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I got the flyer that says Calgary needs more homes, which is true, but most people can't afford to buy a home (considering the down deposit on a mortgage is at bare minimum 20,000 for a 400k home). There needs to be done more for the skyrocketing rent. British Columbia has fixed rent (for a year) and rent caps after that. Alberta has the yearly fixed rent, but why are there no rent caps? When landlords can increase the price however much they want after a year, people who are already using more than half their income are suddenly facing increases of \$200 or more per month.



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First name [required] Daniel

Last name [required] Krayzel

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)

Strongly oppose blanket rezoning. It will seriously erode market value of properties, increase parking problem issues and affect safety of our communities.



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First name [required]	Barry
Last name [required]	Larson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed citywide Land Use Designation (zoning) ammendment
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I STRONGLY DISAGREE with City Council's proposed citywide Land Use Designation (zoning) amendment.

We specifically purchased our property in our community because of its current zoning and character. Please do not implement your proposal in North Haven, and do not change our zoning.

If City council wishes to implement this type of zoning policy, I suggest that it could be properly planned and designed into future new development areas in the City. Please do not disrupt the integrity of established neighbourhoods like North Haven.



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

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

[required] - max 75 characters	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)



ATTACHMENT_02_FILENAME
(hidden)

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I believe I share the view of many Calgarians. I am very concerned about too much density in areas that were not designed for it. Parking is high on my list of concerns. On my street, there are 16 front facing driveways. These spaces will not be able to be used for high density parking. What little space is left, can not handle the influx of families with one or more vehicles you are proposing. I am not apposed to some higher density solutions, but fourplexes with basement and back yard suites is too much. Duplexes with parking solutions, or even single use row housing might work. The ability to squeeze 12 families on a lot that used to house only one, seems very much like too much too fast. I am also apposed due to the fact that I paid a premium to live in an older neighborhood with room to breath. I do not believe for one second that my house value will not be affected by developers just trying to make a buck in our community. I am concerned that many of these multi family units will become low rental options that unfortunately create high turnover and complications with neighbors (particularly parking). I love where I live, I am lucky to have great families who have chosen this area for their forever homes surrounding me. It breaks my heart that dismantling what many Calgarians have worked for, is your only solution. If I saw more density in under used central areas of the city, I might believe this plan to be necessary (How long has the Brick lot at 16th and center been vacant? Could the auto wreckers behind forest lawn be relocated to create high density housing? Why has it taken so long to develop the old mobile home lot on 16th avenue?) It seems this is a solution that was considered because it requires the least amount of effort by the city to achieve it. The permit office hands out permits, the developers develop it, and long time Calgarians see their communities turned into something they did not bargain for.



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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] David

Last name [required] Scoulding

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please justify the ethics of the City Council in imposing upon me, without the opportunity of a vote, conditions created by the Federal Government in what is essentially a bribe using , in part, my own Federal tax dollars.
Talking of ethics, has the City determined whether or not the family home of the Federal Minister of Housing is in a district Zone similar to that being considered by the City Council?



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First name [required]

Kelly

Last name [required]

Kaiser

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am very opposed to rezoning of my neighbourhood, we do not have the infrastructure to support the parking, traffic and community needs that increased housing would cause.



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First name [required]	Linda
Last name [required]	Jacobsen
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 of Calgary reasoning for housing Land Use designation change
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 live Huntington Hills in a family friendly neighborhood. We know all our neighbours. Over the past few years many family's with children have bought and moved here it is a quiet and has clean street. Our back alleys are clean with no garbage or broken down vehicles. I have a friend who lives just south of 64 ave ne and east of Center street. It is a mixed use area and the alleys are filled with old cars, garbage everywhere and back yards filled with junk. You can never park a car on the street because everyone in the town house take up all the parking. My husband and I do not want to see a very clean, friendly and quiet neighborhood end up like that. I am not opposed to secondary suites because we have them on some of our streets. I am opposed to infills, duplex's and townhomes. They do not fit int our neighborhood.we live in a R-C1 area and you want it to become a R-CG area. We do not approve of this reasoning.



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First name [required] Dianne

Last name [required] O'Quinn

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)

As a longtime resident of Lake Bonavista as well as many of our friends and neighbors, we are absolutely opposed to a blanket rezoning in Calgary. This proposal to rezone would change the unique character and complexion of the few older communities like Lake Bonavista.

Mayor Gondek and council are eroding our Canadian democratic process by making arbitrary decisions without due process of a plebiscite on such an important issue. All Lake communities should be exempt from rezoning since the lakes are currently near capacity in the summer. Has consideration been given how the Lake fees would be maintained and the complexity of determining fee assessments.

As self sufficient seniors, we have budgeted and planned our retirement on the foundation of trust and reliability with this municipal government. This trust seems betrayed if rezoning would proceed impacting irreversibly our community and evaluations of our homes. Thank you.



Public Submission

CC 968 (R2023-10)

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First name [required]	Kim
Last name [required]	Parzen
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)	April 2024 rezoning letter.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Good Morning City of Calgary,

April 10,2024

I would like to express my concerns over city wide blanket rezoning and development being considered in the community of Glamorgan.

I understand that Glamorgan has been left to wait for any Local Area Development plan such as the one Westbrook went through over the last several years.

As we do not have an official plan for redevelopment (LAP), the community has seen an increase in house to house delivery of flyers from people wanting to buy our houses, no realtor needed, cash no hassles...no wonder. Unlike most residents here know, that once a Local Area development plan is developed, it will be harder for them to built in whatever manner they want to. The only ones that will benefit from the proposed rezoning are developers who knock down as single R1 and build a 4 unit row house with 4 suites selling at close to a million dollars; not affordable housing. We are all for more secondary suites, basement suite development etc.

In the last several years, Glamorgan has seen much redevelopment occurring at the parcel of land at 50th St and 50th Avenue. Approximately 500 units have been added to a site that was sparsely utilized over the last 50 years. We now have a mix of low income/below market housing, senior's luxury units and seniors independent and assisted living facilities.

This is an amazing choice of location for seniors with direct access to a bus route right outside their complex. We also have a large apartment block owned by Boardwalk that supplies rental housing to approximately 100 families. We have a sizeable Housing Co-operative at the corner of 45th St and 45th Ave, both owned and low cost housing alternatives. At the corner of 45th St and Richmond Road, we have an expansive grouping of townhomes and behind London Drugs on 45th St down to 50th Avenue is yet another 2 Boardwalk apartment towers, assorted townhouse complexes of various different configurations. I don't think Glamorgan is lacking in any configuration of housing option.

What I would like to see is a concentration on having the perimeter of Glamorgan zoned for RCG. 37th Street, Richmond Road and Galbraith Drive, all available to densify. All these roads and streets have bus routes and are very busy corridors already. Let's start here, and after the 15 years it would take to accomplish this task, then we should have our Local Area Development plan in place.

Thank you for your time in reading my concerns and suggestions.

Kim Parzen
28 Glenway Drive SW
Calgary, Ab
T3E4T8



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First name [required]	Judith
Last name [required]	Gilbert
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)

As a resident of Silver Springs I am opposed to the rezoning plans. I have seen some of the multiple occupancy units going up in Bowness recently. They are not affordable for most people and many are rentals and as there are no rent restrictions in Calgary I expect these properties will be purchased by people who do not live here and the maximum rent possible will be charged. I know I am fortunate to live in a lovely area and although we still have a mortgage on our property (we are in our 60's and 70's) My mum has been a resident of Silver Springs for over 30 years and is now 87. There is no senior housing in our community and she lives in a house that is too much for her but she does not want to leave the supportive community she lives in. My son lives in Montgomery and I don't think he will ever be able to afford to buy a house in Calgary. Rather than trying to entice new money into the city from people who are not invested in its future, you should be caring for the people who live and work here. I do not see that rezoning will make property more affordable and it will not solve the problem of a growing senior population who wish to stay in their own communities rather than move into a US owned "seniors facility". When I first visited Calgary in 1992 I was impressed by the communities I saw. They were clean, they had reasonably sized houses on reasonably sized plots of land. Now there are monster houses popping up all over the place and they are out of character with their surroundings. I would urge Council to hear the voices of the people who have lived here for decades and consider the needs of those who cannot afford million dollar homes.



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First name [required]	Paul
Last name [required]	Martin
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed City-wide Zoning Amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning Feedback - PHM.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Proposed City-wide re-zoning amendment - OPPOSED.

4312 Verdun Place NW
Calgary, AB. T3A 0N6
sporto1@shaw.ca

April 12, 2024

The City of Calgary
Office of the Councillors (8001)
P.O. Box 2100, Station M
Calgary, AB, Canada T2P 2M5

RE: Citywide Re-zoning for Housing

Dear City of Calgary Council,

Upon close review of the mailouts, flyers, and online resources, I am writing as a long-term homeowner in the Varsity neighbourhood of Calgary in absolute opposition to the proposed citywide Land Use Designation (re-zoning) amendment for the following reasons:

Inconsistent Information Provided to Affected Parties

In comparing the letter + flyer mailout vs. the online information related to proposed R-CG re-zoning, there is a significant variance between the two sources of information.

The letter + flyer mailout states “An R-CG property could have a maximum of four units on a typical 50 ft lot, with the potential for each unit to have a secondary suite and a backyard suite. R-CG can be located on corner lots or mid-block lots.” This indicates potential for replacement of a single unit with up to 12 units.

The online ‘fact sheet’ states “An R-CG property could have a maximum of four units on a typical 50 ft lot, with the potential for each unit to have a secondary suite ~~and a backyard suite~~. R-CG can be located on corner lots or mid-block lots.” This indicates potential for replacement of a single unit with up to 8 units.

In either case, replacing a single detached home (1 unit) with up to 12 units is not remotely, nor will ever be, “in context” within established neighbourhoods.

Property Height

Withing the proposed R-CG re-zoning classification, the maximum height is 11m (36 feet), which is significantly higher than any existing original build (bungalow, split-level, or 2-story) within prospective affected areas.

This disparity in height (original construction vs. re-zoned) has immediate, irreversible, and deleterious effects on neighbouring properties. Housing offset distances within mature neighbourhoods were originally established for very clear and obvious reasons, such as not blocking out sunlight to neighbouring properties (rendering planned or installed solar panels functionally useless, in direct opposition to current Calgary and Provincial incentive programs) or their landscaping (tree cover, gardens, lawns, decks, etc.).

Parking and Road Congestion

Under the proposed R-CG re-zoning designation, only 0.5 parking stalls/unit are required for new developments. Unequivocally, this will result in more personal vehicles parked on the streets, which are already over-crowded and over-subscribed ... amplified by the ongoing trend to short and long-term rentals, which often have multiple unrelated people staying in a single residence and each with their own vehicle, parked on City streets.

City streets were not designed or intended to be the sole and often permanent parking option for personal vehicles. The current situation across the City has already reduced sight-lines for drivers, pedestrians, and cyclists, narrowed the streets, and irresponsibly increased neighbourhood safety risk.

Fire Risk

As noted above, the proposed R-CG re-zoning could prospectively increase the unit count from one to as many as 12 within a single 50-foot lot. To fit 8 - 12 units within a single lot, all available space will be consumed by structure.

Within new developments, the tight spacing between homes has greatly increased the risk of fire spread in the event of a blaze, which has triggered specific material requirements to be used during construction of these high-density homes (e.g., fire-retardant sheathing, concrete block walls between attached homes).

However, original single-detached homes within mature neighbourhoods were not sheathed with fire-retardant material and the proposed unit density now puts every incumbent home at greater risk of destruction in the event of a neighbouring fire. The original offset distance between single detached homes provides an established and significantly more effective barrier to the spread of

fire than treated OSB sheathing. Space between units equals protection, cramming units together increases risk unnecessarily.

Private Trees / City Forest Cover

Like fire risk, increased density will require maximal build-out of established lots to achieve the desired density. As such, this will require the removal of private trees, reducing the tree cover and urban forest of Calgary.

Additionally, replacing private green space with structural hard-scaping will increase runoff to the City water collection infrastructure rather than infiltration into the groundwater table, negatively amplifying the loading to the water treatment facilities, stormwater outflows, and ultimately the Bow River.

Rapid outflow from hardscaped areas accelerates the risk of prolonged drought conditions as it prohibits infiltration into green space or vegetated areas.

Utilities

As an APEGA engineer, I can speak with certainty that established neighbourhoods were designed with a specific set of assumptions and demand rates for all utilities – electrical, natural gas, water supply, sewer sizing, and road sizing.

Undisputedly, amplifying density to 75 units/hectare (R-CG zoning), will overwhelm existing installed utility services, leading to extensive retrofits or upgrades, resulting in increased tax draw (or massively increased utility rates) to areas that effectively ‘paid off’ their utility installations decades ago and are in stable operation.

Property Taxes - Assessed vs. Actual Property Values

No information or discussion within the mailers or online has been provided to affected owners on what will happen to property taxes resulting from increased density within an established neighbourhood.

For the City, tax receipts will increase from each densified neighbourhood, but as noted above, densification comes with a cost (e.g., utility upgrades, road upgrades), so while single detached homes **actual sale prices** next to a densified lot will indisputably **decrease**, will the realized tax rate and assessed value of affected single-detached homes decrease in lockstep? Will homeowners be compensated for lost property value associated with densified re-zoning?

Beyond this information gap, the City has zero incumbent right to deliberately erode the value of privately held property (without due compensation) with blanket re-zoning. Especially given the exceptionally poor effort put into home-owner consultation and the rejection of a plebiscite (vs. the recent proposed Winter Olympics bid ... which would also deleteriously affect all property taxpayers).

As this was not an election campaign issue, this proposed amendment is disgraceful and disingenuous.

Housing Affordability Alternative Approaches

Housing affordability is comprised of many pieces, more than the sales price of a unit. Mortgage rates, property tax, insurance, and utility costs are all influential factors in the cost of shelter.

As such, given that the City of Calgary has direct control over utility costs (i.e., Enmax, water supply, wastewater treatment, waste collection, stormwater management, recycling facilities) and property tax rates, what assurances and specific examples of effective cost-cutting initiatives have been provided to private homeowners that the City has made every available effort to reduce costs of home ownership? Why is the City not releasing its own available land for densified redevelopment ahead of impacting incumbent homeowners?

There is clear and irrefutable evidence that the City of Calgary suffers from bureaucratic bloat and inefficiency, which if addressed ahead of this value-destructive re-zoning initiative, would at least be viewed as an act of good faith by Calgarians.

Overall, this re-zoning initiative is ill-conceived, value-destructive, and will not provide the desired effect of 'affordable housing' to Calgarians. Many examples of high-density housing have been recently constructed in Calgary (e.g., University District, Calgary Olympic Park), which has achieved nothing towards lowering housing costs for Calgarians. Rather, has made developers exceedingly wealthy, increased City tax revenues, and increased the number of short-term for-profit rentals (e.g., AirBNBs).

As noted, and in conclusion, I am abjectly opposed to the proposed re-zoning amendment.

Sincerely,



Paul H. Martin, MSc. (Eng), P.Eng



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First name [required]	Natalie
Last name [required]	Kwadrans
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 favour
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am in favour of Council's implementation of the five actions outlined in the "Home is Here: The City of Calgary's Housing Strategy 2024-2030 (approved by Council in September 2023)", including "blanket rezoning."



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]

Juhli

Last name [required]

Leary

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 in Highwood Community

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning doesn't address affordable housing crisis with new builds. It would mean loss of mature trees; increased traffic/congestion; parking issues; safety on streets; shadowing of existing homes and yards. Also with older infrastructure City Services are not equipped to deal with new builds currently on the books with inexperienced workers we have noticed multiple reports from community members on new builds. Plus the cost of new builds is high and is not an affordable option for most people.



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First name [required]	Bob
Last name [required]	Fang
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 RC-G 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 expressing my strongest support for a vote against the proposed citywide RC-G blanket rezoning bylaw. As a resident of Ward 2 in Calgary, I believe it is imperative for Calgarians to have a say in decisions that will significantly impact our city's urban growth and development.

The introduction of the proposed R-CG residential rezoning bylaw city-wide carries extraordinary implications for all single-family residential property owners in Calgary. Given the magnitude and broad application of this zoning change, it is only fair that residents are given the opportunity to voice their opinions through a vote, particularly considering the contentious nature of this issue during its initial stages.

I am deeply concerned about the potential degradation of our community's livability if proper planning measures are not implemented. This change could have numerous detrimental impacts on our communities, including increased traffic congestion, inadequate sanitation services, strain on power grids, sewage and drainage systems, as well as impacts on community wellness, asset wealth, and family living environments. Therefore, it is imperative that this decision involves input from the broader community. I firmly believe that this approach is necessary to ensure that the voices of Calgarians are truly heard on this crucial matter. I urge council to vote against the blanket rezoning and to prioritize the long-term well-being and sustainability of our city and its residents.

Thank you for considering my concerns, and I hope to see the council to kill this proposed bylaw.



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First name [required]	Clare
Last name [required]	Merlo
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	I am against the Blanket rezoning of my neighbourhood of Highwood.
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 think there needs to be thoughtful consideration to the age of old infrastructure in this neighbourhood, the current density of parking, the removal of trees and shadows that large buildings cause on existing properties. Attractive infills are fine, but larger multi-unit complexes (three stories high) are unacceptable! There are more suitable areas to densify FIRST to help with affordability. Areas already along transit routes/LRT routes, Downtown, or areas that are preplanned for this type of density (and that fit esthetically). Having random types of builds dotted throughout the community, will severely change and make our area look hodgepodge and unattractive. It's just not a good idea. Most people who need affordable housing need a lot cheaper properties than what will be available by new build units here. This issue needs more careful thought and planning. Modular housing, communal living or communities designed for density where infrastructure can support it, are much better options. Sincerely Clare Merlo



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First name [required]	James
Last name [required]	Han
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 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)

I disagree the rezoning house



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First name [required] sarah

Last name [required] Yang

How do you wish to attend?

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

Date of meeting [required] Apr 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)

I'm in opposition of rezoning



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First name [required] Kevin

Last name [required] Kowbel

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

This is a BAD idea. It makes for some inner-city neighbourhoods and some suburban communities (but only near duplex, townhouse, and condo rich areas where current homeowners were aware that densification was part of their districts design). It will destroy property values in many communities such as: Upper Mount Royal, Cliff Bungalow, Erlton, Mission. Roxboro, Rideau Park, Elbow Park, Britannia, Elboya, Rosedale, Rosemont, University Heights, St. Andrews Heights, Varsity Estates, Edgemont, Hawkwood and many others. This would be an especially bad idea in an area with nice homes and large lots. The lack of homeowner respect given by City Council regarding this item is appalling. I have lived in Calgary since 1992. I am very disappointed with many of the post-2000 decisions by Council to wreck our city with zero consideration for the people already paying taxes. The center street c-train route is even worse than this challenge. Thanks for continuing to make Calgary a city that I am embarrassed to describe to my international friends. I wish we could have a city-wide vote on several of these issues instead of the current strategy of ramming bad ideas down the throats of the people paying your wages.



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First name [required] Susan

Last name [required] Bischoff

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 Calgary

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

ATTACHMENT_01_FILENAME (hidden) Rezoning Calgary Council Meeting.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have sent physical letters to Mayor Gondek and Councillor Pootmans.

322 Discovery Ridge BLVD SW
Calgary, AB T3H 5L8

I am a recently retired public school teacher that has worked in all four quadrants of the city, with students of diverse socioeconomic backgrounds. For a number of years, I taught Social Studies. This included sharing the role governments play in our society and that as citizens we have a responsibility to get involved. I care about Calgary, and the proposed changes to rezoning the entire city have me deeply concerned. This is why I have chosen to share my thoughts with you, Councillor Pootmans and the council at the April 22nd meeting. I had considered attending the council meeting to speak in person, but having watched council meetings online, I have witnessed a number of situations where speakers were treated poorly when questioned by certain councillors.

To begin, I feel it's important to explain a bit about myself so that my viewpoints are not simply dismissed as "NIMBY."

- I have lived in Calgary for over 30 years and my husband has spent his whole life here.
- I have lived in all four quadrants of this city as both a renter and a homeowner.
- I have family members that live in low income housing (not in Calgary).
- While I have never been homeless, I have experienced poverty and food insecurity at various points in my life.
- I spend many hours each week volunteering in a variety of ways for non profit organizations, several of which directly serve those living in poverty and/or experiencing homelessness.
- I have a daughter in university that will eventually move out and face the challenge of trying to find housing she can afford as a new graduate.

I recognize the need for more affordable housing, but I'm confident this can be done without rezoning all of Calgary. Why not focus on rezoning communities closer to the core that already have a variety of forms of housing and that are directly adjacent to major transit? This is where there is demand for housing. Why not think outside the box and develop more housing in the core in underutilized office spaces or hotels?

Rezoning the entire city will not create affordable housing in many communities. I think of a beautiful, historic community like Upper Mount Royal, for example. My fear is that developers will swoop in, tear down homes on large lots, remove established trees, and build the largest multiplex possible without any allowance for parking. This will do nothing to create *affordable* housing, but it will needlessly change the existing community significantly. Situations like this will happen throughout the city; changing quiet, established, lower-populated communities into busy communities full of cars and fewer trees. It's not fair to those homeowners or any citizens that prefer to live in this type of environment. Most importantly, this will not create *affordable* housing.

I am concerned that building too much too quickly will have poor results. Where are the skilled workers to build the homes coming from? What about having enough inspectors or permit staff available to ensure work is being completed safely and on schedule? The city needs to first address the issues that currently exist in subsidized Calgary housing. Are all of the buildings in good repair and every suite rented? Could the current buildings be expanded? Why not focus on this as a priority first?

Homelessness exists for a multitude of complex reasons. Simply giving a person a place to call home will not solve the underlying issue(s). There needs to be a much more comprehensive look at how all levels of government can immediately address mental health, domestic abuse, substance abuse, crime, admission of foreign students and immigration. These are widely not municipal issues.

For many years, my family lived in an older, established community which comprised of almost all single family homes with no retail. It was quiet, close to nature, and people moved there to stay long term. Homeowners knew each other and kids ran freely throughout the neighbourhood safely. When we made the difficult decision to leave and move to a new community last year, we specifically chose to live in an area that only has single family homes. It is quiet, has low levels of traffic, relatively few people and plenty of green space/trees. We considered moving to a community closer to the core but decided against it because we do not want to live in a crowded, bustling place. I am fearful that rezoning will change the city so much that we will be forced to leave Calgary.

I urge you, and the rest of council to reconsider the proposed change to rezone the entire city of Calgary.

Thank you for your time,

Sincerely,

Sue Bischoff
Citizen of Calgary



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First name [required] Otec Dmitry

Last name [required] Grygoryev

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 Home is Here (rezoning) Housing Strategy

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

ATTACHMENT_01_FILENAME (hidden) high density zoning 2.docx



ATTACHMENT_02_FILENAME
(hidden)

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

RUSSIAN ORTHODOX CHURCH ASAINTS
905 – 8th Ave NE, Calgary T2E0S2

April 12, 2024

City of Calgary – Public Submissions
The Home is Here: Calgary Housing Strategy

To Whom it may Concern:

Re: The Home is Here: City of Calgary Housing Strategy

Thank you to the City of Calgary for consulting the community and requesting submissions from the public concerning the citywide Land Use Designation (zoning) amendment to implement the Home is Here: The City of Calgary's Housing Strategy.

As the owner of an affected property, we are particularly concerned about the following problems that will arise from such a strategy:

1. Our church and manse are located on the south-east corner of Eighth Avenue and Eighth Street NE. The only parking available to our parishioners is on the neighbouring streets including Eighth Avenue NE. We conduct services regularly during the week (days and evenings) as well as on weekends. Sufficient parking is scarce at all times and even more so on weekends. In addition with the implementation of Unite the Heights the plan for more walkways and bikeways will reduce the already limited parking available.
2. Historically the profile of the Renfrew neighbourhood homes is composed of small low bungalows. These homes are being torn down and replaced by monstrosly tall multiple housing units with already insufficient parking for their needs. This is increasing traffic and reducing parking spots. This is a charming

neighbourhood with historical roots that should be preserved with small additions matching the existing profile. These homes were built for veterans returning home after serving in World War II.

3. The overly tall new builds take up almost the entire lot leaving little if any green space around the home where children can play, residents can create flower beds and increase sustainability by planting vegetable plots. Hi-density neighbourhoods block sunlight, preventing plant growth outside and natural lighting inside multiple housing units. It is noticeable that the implementation of high population density zoning does not allow for an increase in corresponding green space where citizens can rest and relax outdoors in parks, community gardens, and playgrounds.

The plan to implement high density zoning is not to the benefit of this community.

Thank you for your attention to this matter,

Fr. Dmitry Grygoryev
Rector, All Saints Russian Orthodox Church



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First name [required]	Arlene
Last name [required]	Barr
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 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)

I wanted to reach out today to express my disappointment in the current citywide rezoning of land use. I live in Legacy where we are already a high density housing district with many apartments and townhouses in our community. My concerns are that by having the potential to add a rental suite in a current single family home is just going to add to our our already heavily used infrastructure. This community can not handle more traffic, it is hard to find parking and the potential stress on water and sewer. To pass a blanket citywide rezoning without considering the existing infrastructure concerns and problems is careless and is no way a benefit to the people who voted for you. Yes, we need housing but this isn't the way by a blanket rezoning. I think each community needs to be looked at and assessed whether this rezoning would be beneficial to the community and potential add rental potential. I request that you vote No on this blanket rezoning of Calgary.



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First name [required]

Chad

Last name [required]

Schappy

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]

May 15, 2024

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

[required] - max 75 characters

Rezoning for Housing - Middle Density Blanket Rezone

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of the proposed blanket rezoning bylaw for medium density housing. It does not give potentially impacted citizens a voice in a process that they should. Why the City is looking to lessen opportunities for transparency and participation is not understood. Other options need to be looked at that do not involve the elimination of citizen participation and voice.



ATTACHMENT_02_FILENAME
(hidden)

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

April 10,
2024

To: City Clerk

RE: Citywide Residential Re-Zoning

The Valley Ridge Community Association (VRCA) opposes City-wide Residential Re-Zoning.

The VRCA respectfully requests that the City of Calgary abandon the blanket City-wide Residential Re-Zoning initiative/Bylaw in favour of Area plans, with public engagement, for all neighbourhoods in the City of Calgary. These Area plans would identify specific areas/sites to be re-zoned for duplex, townhouse and/or row housing. Population density is most appropriate near transportation hubs and closer to the City Core. This is not appropriate in areas that lack the infrastructure to support the added population. Valley Ridge is a community with only one entrance/exit and very few services. A sharp increase in population would put our citizens' safety at risk and negatively impact the quality of life.

Calgary is a city of neighborhoods, each with its own unique character. These unique neighborhoods are what give Calgary its charm. We acknowledge that the city currently faces a housing shortage. However, blanket rezoning/upzoning is not the solution.

Regards,

Dave McCarrel, VRCA President

Merl Radke, VRCA Director of Planning



Public Submission

CC 968 (R2023-10)

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

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First name [required]	Jack
Last name [required]	Van Ham
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	Not in favour of 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)



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First name [required]	Adam
Last name [required]	Sanad
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)	IMG_7681.jpeg



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

This rezone will change the character of our local area, leading to more people, traffic, safety issues, and noise, as well as a reduction in property values. There is a wooded area and there is natural wild life including rare owls species that nest every year on these lands where the rezoning is being proposed at 13606 Sage Meadows Park NW.

How are they going to deal with storm water runoffs. The whole field turns into a marshy swamp when it rains. The proposed driveways, streets and roofs would decrease the permeability of the soil and increase runoff.

There is a good reason why this land has not been developed though it has been proposed previously but the proposal was denied many times.

This land has likely never been developed for compelling reasons. It would be a total failure to impose new construction of large quantities of town homes in this small field.

In light of the above reasons, please don't grant this motion to rezone the field at 13606 Sage Meadows Park NW.





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First name [required]

Jill

Last name [required]

Bullock

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 re properties in Rocky ridge

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)

Hi there,
Re-zoning

Thank you for reviewing my comment.

I'm opposed to rezoning in Rocky ridge. I've lived in royal oak and Rocky ridge for many years. Royal oak has the schools, Rocky ridge has no schools. I view Rocky ridge more of a retirement area, housing a retirement centre and multiple townhouses planned in the very early years. I visit congested areas where visitors and household members have to pay for parking, limited parking, increase in crime, increased traffic on walk ways and roads ways. The reason I live in the "burbs" is to avoid the congestion. If I wanted to deal with multi-family homes I would choose to live closer to downtown.

I'm in favour of a basement or mother in law suite. I have a mother in law suite in my home that could house an additional one person but certainly not a family or a couple. We need to preserve some of the suburb areas in northwest Calgary for single family homes or homes zoned for basement or mother in law suites. Keep the change small and you may get more buy-in.



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First name [required]	Tim
Last name [required]	McGovern
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)

Re: Opposition to Blanket Up-zoning
Dear Mayor Gondek and City Councillors,
The proposal to blanket up-zone the entire city is a significant change to current planning policies and patterns of development. Density can benefit the city and communities if it is well planned. However, blanket up-zoning creates density without regard for community context. Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket up-zoning won't supply this, especially in established neighbourhoods as developed multi-family housing will be too expensive for those that need to benefit. I respectfully request the creation of evidence-based policies tailored to address Calgary's specific needs and challenges that are co-designed with Calgarians. I urge you to vote against blanket up-zoning at the public hearing scheduled for April 22,
Sincerely, Tim McGovern.



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First name [required] Ronald

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 - Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose the blanket rezoning recommendation. Citizens like ourselves bought single family homes with the understanding that the community would retain the character it had when we bought. In addition, if housing availability and affordability is a crisis, then it requires actions that can occur quickly. This recommendation does not fit that criteria. Build new communities that support the availability and affordability goals. When considering this recommendation, I think councillors representing wards that already have a large proportion of mixed zoning communities should be excluded from voting on this recommendation. Thank you.



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First name [required] Mary Lynn

Last name [required] Hogg

How do you wish to attend?

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

Date of meeting [required] Feb 22, 2024

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

[required] - max 75 characters Re Zoning for housing

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I do NOT agree with the rezoning of neighbourhoods in our city!!!! This should be a plebisit! Not our Mayor pushing this through for her own agenda. Vote against rezoning!!!



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First name [required] Reyadh

Last name [required] Al-Samarai

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
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ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Rebecca

Last name [required] Kehl

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 Size and height of new building projects.

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)

When building new residential homes, they are allowed to build up to 3 storeys whether it's a duplex, 4-plex, connected row housing, or detached homes. If a family or individual would like to buy and live in their own home, if it's a new build, they all seem to be unnecessarily large to the point of unaffordability. The average Canadian struggles to afford this.

Secondary and related point: As a million people/year continue to move to Canada, it drives up the living costs for everyone as there is a housing shortage. This has to slow down otherwise, as your pamphlet says, "In Calgary today, over 84,600 households cannot afford where they currently live." The is the federal government's fault for approving so much immigration.



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First name [required]	Terra
Last name [required]	Bruns
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 wish to respectfully voice my opinion regarding rezoning. I do not support the proposed blanket rezoning. I think development needs to be approved based on the neighborhood infrastructure, design, and current density. This proposal means less detached affordable family homes long term. This proposal will increase the price of detached homes for people with families. I live here because of the nature, mountains, parks, and my backyard. This proposal will destroy the beauty of our city. I'm strongly against it as well as taking money to support this further from the federal government. Our community decisions should not be based on influence at a federal level. Thank you.



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First name [required] Brendan

Last name [required] McGinitie

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)



ATTACHMENT_02_FILENAME
(hidden)

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

The proposed citywide rezoning policy does not address the key issues affecting housing availability in Calgary. Businesses like AirBnB and VRBO remove viable housing options from the market and avoid paying the tourism levies that hotels are required to charge.

Overcrowded street parking is a hazard and an issue not addressed by the proposed rezoning. In fact, not requiring parking requirements for new suites in a city which cannot be feasibly traveled by transit exacerbates existing issues. More progress could be made by requiring developers to build higher density housing rather than the unchecked urban sprawl which has created these issues in the first place. Please reconsider the approach to this problem rather than making life unpleasant for everyone. Secondary suites and subterranean dwellings are not equal in quality of life to condos and apartments. Thank you for your time.



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First name [required] Mr. Shawn and Mrs. Jan

Last name [required] Flood

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 Calgary - Public Hearing April 22,2024

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

We are writing to inform the City of Calgary Council that we DISAGREE with this attempt to REZONE our neighbourhood.

We Moved into this neighbourhood over 32 years ago, wanting Single Family Dwellings in the neighbourhood we chose to purchase. That was a major part of the reason we bought here!

We DO NOT want this changed. It appears that the Council is not taking into consideration:

- 1.The Families that bought in this area, Glamorgan, we bought because of the size of the lots for a SINGLE Family; gardening, and play area in the backyard.
2. Parking - parking is limited as it is let alone rezoning!
3. Garbage bins – the number in small location.
4. Added congestion in our neighbourhood!
5. Safety of our children and Grandchildren!
6. Property value. We do not want our property value decreased just because we have a housing shortage and City Council attempting to fix by rezoning our area. We need Council to come up with a good solution! Rezoning our neighbourhood is not it!

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

We have HAD ENOUGH of our Property Taxes INCREASING every year and our Services DECREASING EVERY YEAR!

And, further Mr. Pootman – listen to the Ward 6 constituents!
Shame on You for voting in favour of Blanket Rezoning!

We say NO to the Blanket Rezoning.

Please get to work and come up with a better plan and not just sticking it to property owners. We worked hard to own our home. We also take pride in our neighbourhood as it is.

Thank you.

Sincerely,



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

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First name [required] Leslie Ann

Last name [required] Kalman

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 Proposa

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

ATTACHMENT_01_FILENAME (hidden) Leslie Ann Kalman_Calgary Rezoning Letter.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024

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

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.

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.

Thank You

Leslie Ann Kalman
403.617.1425
leslieannkalman@shaw.ca



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] **Carmen**

Last name [required] **Ng**

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 Proposal**

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

ATTACHMENT_01_FILENAME (hidden) **Carmen Ng_Calgary Rezoning Letter.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024

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

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 Dalhousie 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.

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 Dalhousie, and of similarly affected neighbourhoods. Dalhousie 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. Dalhousie 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.

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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.

Thank You

Carmen Ng
403.889.2118
Carmen_ng@hotmail.com



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First name [required]	Lai
Last name [required]	Louie
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	single house behind my property are being replaced with a 6 story building
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)

Half the block of houses behind my house have been knocked down. The land was rezoned by existing council which approved a 6 story building for the developer despite all the emails, petitions and feedback provided by local residents and homeowners adjacent to the rezoned land in a single-detached and semi-detached neighbourhood. Our local councilor told us he was not a decision maker on any rezoning but then months later at city hall he voted for the rezoning. Unfortunately, many on the existing council do not listen to their effected constituents.



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First name [required]	Tim
Last name [required]	Hamilton
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 proposal
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am totally opposed of the proposed rezoning. To allow for high density building within established R1 neighborhoods will dramatically reduce existing property values that will negatively impact the current values if savings plans.



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First name [required]

Maria

Last name [required]

Chenouda

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 Blanket Zoning proposal

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am totally against the new blanket rezoning plan because in the first place I think its not legal to vote on taking away a privilege of living in a single family house community that I had purchased included as a premium in my house price. Public has no say in my private property feature especially I've paid the price for this. Secondly this will have the worst impact on the environment by increasing the numbers of cars and carbon emissions. Crime will also increase and more demand on public service. The only reasonable solution to the houses crisis is to build a new city not the costly vertical or horizontal expnasion



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First name [required]	Craig
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	Rezoning Changes
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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)

Please please please do the right thing for all Calgarians and put the rezoning changes to a plebiscite. This is a monumental decision affecting hundreds of thousands of residents lives and livelihoods, property values, safety, community values, lake capacity concerns, parking, amongst other concerns, and we need to have a voice. If the plebiscite votes in favour then it is a fair democratic process and decision and so be it. But to dictate something of this magnitude without hearing our voices is criminal. We should be allowed sufficient time for further education and have a proper process in place to address our concerns. The mayor and City council could redeem your reputation and credibility by doing the right thing and put this to a plebiscite. Distance yourselves from the 'perception' that this is a result of a greedy take from the federal government and deep pockets of developers who donate to campaigns. Hear more from us as citizens, our concerns for our communities, before making this blanket change. PLEASE LISTEN. VOTE YES TO PLEBISCITE for the sake of Calgarians. OR VOTE NO for the rezoning changes.



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First name [required] Joanne

Last name [required] Wilson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My neighbourhood is proposed to change to R-CG. Our area on my crescent is comprised of single family bungalows, some with basement suites, on street or back lane parking. East of us there are blocks of attached row houses and duplexes that were built in the 70's and more added in the 80's. My family does not want any taller higher density homes built in our area. These would greatly impair the available parking and our view of the trees, across the gully to Deerfoot Trail, as well as our view of downtown. We feel strongly that less congestion and the ability to window gaze are essential to our wellbeing and mental health. Our area is at capacity and already has had for years, plenty of multi family housing.
Thank you for the opportunity to express our concern of rezoning in our area.



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First name [required] **Ariel**

Last name [required] **McCance**

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 city wide 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)

It looks like the setback rules cover this but I want to confirm that the new zoning does not allow traditional lots to be treated as zero lot line housing. In other words, building up to an existing property line where there previously was a side setback would still not be allowed? I am not opposed to the zoning changes so long as there are some setback requirements that preserve existing single detached and semi-detached outdoor access between front and backyard.

My second comment is that if utility upgrades are required to service additional units I would expect the developer to front the cost of those upgrades and not The City/ taxpayers.



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First name [required]

Manal

Last name [required]

MICHEAL

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]

Feb 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 of Calgary

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

No i'm against the blanket rezoning proposal. Because simply i do not lie to live in crowded cities high in pollution and high in carbon emission with more cars, more crimes, more demand on public service. Just build a new city copying Calgary. No need for vertical or horizontal expansion both solutions are very costly, lowering the quality of life, and will result in more property tax to fund the new infrastructure



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First name [required]

Allan

Last name [required]

Schroeder

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

There should be no rezoning of areas with single family homes

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)

Single family housing areas should be left alone. No 4 or 8 plex's should be built on these sites. The traffic congestion alone will be unbearable.



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] Patricia

Last name [required] Kindopp

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 not in favour of 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)

My neighbor recently got a permit for a basement rental property. Since then I haven't been able to park in front off my house!!! There is no parking ! I can't imagine having 4 plexes on our street. It would lower the value of our property, no one will want to buy anything next to them. I bought in an area that was quite on purpose! I don't want a bunch of people moving in. It's hard to know your neighbors when they're constantly changing. We bought here because it was a place where people owned their houses. Not retails! This doesn't help the shortage of affordable housing, it continues to make the rich richer!!



Public Submission

CC 968 (R2023-10)

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First name [required]	Ayman
Last name [required]	Girgis
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	Public Hearing Meeting of Council for the blanket re-zoning plan
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)

Big NO. I am against the re-zoning plan and will initiate a class action if approved by the City. ... Will increase pollution from Carbon emission in my neighborhood with more car coming in, will at least triple the population of Calgary, will cause more crime, will increase pressure on public service, will make the city more crowded and life more difficult. Will increase property tax because Federal government housing funds will not be enough to build the required infrastructure new houses.
No need for Vertical or Horizontal expansion just build a new city for new comers copying the features of Calgary that's an easy solution it is not rocket science



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First name [required]

Kevin

Last name [required]

Leung

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)

I am against the initiatives to,

- 1) Allow both a secondary suite and a backyard suite on the same property.
- 2) Remove parking requirements for backyard suites.

For pt 1), it is a good idea in principle, but this will violate HOA rules, and should not be able to override HOA rules because people went to stay in a community specifically because HOAs forbid many distasteful things to be built or decorated miserably. Moreover, if it can ever be allowed, most people will take advantage to build in their backyards and squeeze out that natural space to put some dwelling but this would now start to look crowded and ruin the neighborhood vibe. In addition, it will be a fire hazard and violate safety and fire safety rules that exist (have enough spacing between infrastructures to prevent fire from spreading).

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

Instead, there should be better control on what can be built and need HOA and city approval as well as having the neighbors' approval. Imagine your neighbor putting a 2 story backyard edifice overlooking your garden or into your windows and garden and that dwelling is also rented to some possibly shady people? And imagine the shadows this will cast on your garden or solar panels? In fact, this space could be so squeezed in, that you cannot even see past the road or your trees don't even get to grow? Do you think it's fair?

For pt 2) ... So, now you remove these parking requirements to allow that backyard garden suite and at this point, instead of them building a 2-3 story building with parking below, they don't need to do that and have the residents in that suite, park their cars on the road. Well, if you drive around and see the communities where people park on the road, do you find that the cars are making it inconvenient to drive around because parked cars took a chunk of the road? And it becomes a nuisance when they park next to your driveway and block your view when you are getting out. It's just terrible.



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First name [required] Karen

Last name [required] Scoulding

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) CofCBlanketRezoningComments.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024

Mayor Gondek and City Councillors,

I'm writing to provide feedback regarding proposed changes to the City bylaw to include blanket rezoning which I strongly oppose.

I'm a long term resident of Lake Bonavista. I lived in Lake Bonavista during my childhood, went to the local school, left briefly for my undergraduate university degree (coming home every summer) to my parents' house. My husband and I work extremely hard and paid a premium to purchase our home in Lake Bonavista. We never looked back at paying a premium as we knew what we were purchasing in the community of Lake Bonavista. We wanted to bring our children up in a quiet, family-friendly, single-detached dwelling community. I'm not the only childhood resident that returned to Lake Bonavista.

I understand that blanket rezoning apparently keeps the average property value in a community. However, this concept is not applicable to the individual homeowner. Lake Bonavista is a proud community of single-detached dwellings. This is the primary reason we purchased a home in Lake Bonavista. The addition of rowhouses and townhouses will decrease the property value of single-detached dwellings located next to either. If a single-detached dwelling has a rowhouse/townhouse built next to it, the property selling price will decrease as potential buyers will be turned off by purchasing next to a rowhouse/townhouse (e.g., less privacy, parking issues, not to mention some pretty horrendous architectural designs that don't fit in the community). Now what happens if another rowhouse/townhouse is built on the other side of this single-detached dwelling (even less privacy and even bigger parking issues to name a few). A potential buyer will look at the single-detached dwelling and say 'no way I'm purchasing that'. The only hope that the homeowner has in selling the single-detached dwelling is to decrease the price significantly.

In addition to property values other concerns include, but are not limited to: increased traffic, public safety issues, lack of parking, increased noise, increased congestion, lack of privacy, increased infrastructure needs (e.g., utilities) and other service shortages.

I'm also concerned about Calgary green spaces. Are **all** green spaces exempt from rezoning or only some?

Even with blanket rezoning the properties in Lake Bonavista will not be affordable to low income earners. If the City wishes to address affordability they need to focus on building condominiums and high-rise buildings in communities that are currently zoned for these buildings or new communities.

At present, Calgary rezoning policies allow community members to participate in the application process and state their concerns regarding potential impacts that residential development would have on the community. Proposed blanket rezoning would remove this important public engagement that ensures communities are represented in Calgary's growth.

While I appreciate the need for more density in Calgary, the City is making a mistake by proposing blanket rezoning. Blanket rezoning is not a one size fix all answer for affordable housing. There are Calgary communities that it makes no sense to implement blanket rezoning. The City needs to look at the specific context of individual communities and what makes them revered and unique, and why residents bought into and love their communities. Rezoning may be appropriate for some parts of the city, but not the entire city. The ironic part is that the federal government is dangling our tax payer dollars as incentive for Calgary to increase housing density. Being bribed by the federal government with our own money

contingent on changing zoning policy is not impressive. Don't sell out Calgarians for the carrot the federal government is offering. Don't let the federal government decide how Calgary is zoned.

Calgary is a proud independent city and we need to develop a 'Made in Calgary Plan' that meets the needs of its residents. We do not need to be railroaded by the federal government or follow other zoning change examples (e.g., Edmonton, New Zealand). The blanket rezoning issue is the most important issue that I've seen being a long-term Calgary resident. Why is this process being rushed? This bylaw change affects the entire city and everyone should have a say regarding the outcome, especially since blanket zoning will change the character and nature of communities. At the very least a plebiscite should take place not to mention more stakeholder consultation.

If communities in Calgary wish to proceed with the proposed rezoning, then I encourage the City to work with them to make changes. Including mixed housing in new communities, as the City presently does (e.g., Belvedere), is another very good option. This enables buyers that purchase a residence in these communities to be aware of community structure prior to purchasing. The buyer can then decide if the community is right for them.

As observed at the Lake Bonavista (April 9, 2024) and Midnapore (April 11, 2024) community open houses, Lake Bonavista and other Ward 14 communities clearly voiced strong opposition to blanket rezoning to Coucillor Peter Demong and City administrative staff. Lake Bonavista is a respected single-detached dwelling community and should remain that way, along with other communities not interested in blanket zoning. Please work with Calgary residents and communities, not against us.



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First name [required]

Clint

Last name [required]

Mezzarobba

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)

As a realtor and a custom house builder, there is absolutely no truth to the City's claim that this blanket rezoning will not decrease a single family home's property value. When/if this happens next to my house, be assured, I will be joining the class-action lawsuit against the City.



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly against the blanket rezoning of Calgary's communities. Many people purchased homes in R-1 neighbourhoods because of the space, privacy and amenities afforded them. To allow up to 8 units (four main + four suites) three stories high without parking will absolutely destroy the neighbourhood and overwhelm amenities (and keeping in mind Calgary is a winter city it creates a problem of where do tenants plug in their car's winter block heaters or their electric cars). The city is proposing this blanket re-zoning and is offering nothing in return i.e. no increased amenities like green spaces, recreation facilities etc. The huge apartments will remove trees, increase runoff, and make the city hotter and less liveable. Each unit in these apartment complexes will come with air-conditioning and increased noise. Once one of these apartments is built next to a bungalow it will destroy any re-sale value of that bungalow. The city is doing this in order to receive a Federal Grant. I should point out that is our own money (our taxes) being used to destroy our communities. I understand the need for low cost housing but blanket re-zoning will not achieve this goal. Apartment complexes should be built by the government, built to be attractive, long lasting and green. Commercial builders are only interested in maximizing profits with minimum input, that's how you build a successful business, it's not how you build a community or provide high quality accommodation at a reasonable price point.



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First name [required] Lisa

Last name [required] Dorren

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 XXXX Blanket RC-G Rezoning XXXXX

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

ATTACHMENT_01_FILENAME (hidden) XXX Blanket RC-G Rezoning XXX.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024

Mayor & Council
City of Calgary

For inclusion in the public record.

I am opposed to the “proposed” RC-G blanket re-zoning for the following reasons:

1. Citizens will no longer have the opportunity to participate in the development process. Our collective voices will be permanently silenced.
2. For anyone who has had the opportunity to “livestream” council meetings, it is obvious our elected officials are not making sound decisions affecting the electorate, citizens and our communities as a whole.
3. Why is administration so concerned for “providing certainty” to developers, meaning primarily inner-city developers? Blanket Upzoning only benefits inner-city developers. Anyone who has driven through Marda Loop, Banff Trail, Capitol Hill, Brentwood, to name a few, will see a motley patchwork of developments. High rises encroaching on citizens, many seniors, and all of those who have made sacrifices to buy a single-family home. Citizens have been robbed of their sunlight, privacy, tranquillity and even parking in front of their own homes. What we see is administration bowing to predominantly inner-city developers, with no respect or consideration for their tax paying citizens. People make choices to live in single-family neighbourhoods and this option is being destroyed.
4. Returning to the inner-city communities mentioned above, we have seen neat, well-maintained bungalows sell for \$600,000 or more, replaced with multiple units, each selling for \$600,000 per unit, or more. Once upon a time, a bungalow on a 50 x 120’ lot was replaced with two units, then four units, now, one unit is replaced by eight units with four or more basement suites and parking for only four units. If the units are rental, the rents have risen exponentially for a fraction of their previous floor area, many with diminished or no parking. In no way is this “affordable housing.”
5. Referencing the above inner-city communities, the increased density will directly affect the current 50 - 100-year old infrastructure. Has the city evaluated or taken into account infrastructure for water and sewer? Where is

the money for schools, parks, green space and playgrounds for the increased population? Who will pay to upgrade our aging infrastructure? Unfortunately, we beleaguered taxpayers will incur higher taxes, yet again.

6. Has the city taken into account the removal of current tree canopies and the impact on our current ecosystems? Has the city considered the value of natural aquifers? Where will the groundwater - rain, snow, ice melt, go? Does the City have adequate stormwater management or systems in place? Where there was once a home on a 50' x 120' lot, with green space, you will now have possibly twelve units on the same footprint with 100 - 150 square feet of green space. You may wish to read an article by Astrid Hillers, "Water Underground: Why protecting what's hidden matters to our health and for the planet" ~ March 21, 2022. One of many articles on this topic.

7. When homes are demolished, where does the demolition waste go? What measures are being taken for sorting contaminants such as lead, asbestos or other hazardous materials? Are hazardous materials actually disposed separately, according to federal regulations? Are demolition debris disposed in construction and demolition debris landfills or municipal solid waste landfills? When gypsum from drywall is deposited in landfills, gypsum releases hydrogen sulfide, a toxic gas. Who and how are these toxic materials managed? How many tons of demolition materials are actually hauled to our landfills?

8. Did the Mayor or any Councillor ever campaign for Blanket Upzoning? Your decision will permanently affect every single family homeowner who has chosen to live in a single family home community.

May you listen to the collective voices of your citizens and not support this RC-G Blanket Rezoning. It destroys communities.

Sincerely,

Lisa Dorren



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First name [required] John

Last name [required] MacLeod

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 City-wide re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am definitely against Calgary's proposed rezoning plan. I live in an R-CG district/zone. I do not want semi-detached, rowhouse, fourplex and townhomes next door to me. The risks to me are: Shading of sunny areas, reduced home value, increased crime close to me, increased neighbour conflict, and increased noise among other things. I lived in Burnaby, BC, for a number of years and have seen small bungalows replaced by monster multi-family houses that were detrimental to community appearance and values.

As the city grows, there is more room to build on the city's outskirts. The area of a circle with a diameter of 10 miles increases relative to a circle with diameter of 8 miles, and a circle with a diameter of 6 miles. The areas are 78sq km, 50sq km, and 28sq km respectively. The formula is: where d is diameter, r is radius, and A is area:

$A = \pi \cdot r^2$, $d = 2 \cdot r$. Solving for $d = 10\text{km}$: $A = \pi \cdot d^2 / 4$, $d = 2r$, solving for A is $A = 1/4 \cdot \pi \cdot d^2 = 1/4 \cdot \pi \cdot 10^2 \approx 78\text{sq km}$. Where $d = 8$, $A = 50\text{ sq km}$. Where $d = 6\text{km}$, $A = 28\text{ sq km}$.

$78 - 50 = 28$. $50 - 28 = 22$. $28 - 22 = 6$

The city should continue to grow outwards rather than increasing density everywhere. Zoning should remain as it is now and not be changed.

John MacLeod



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First name [required] Janice

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 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)

So interesting that the purpose of the City of Calgary is to make life better for Calgary-ans. This purpose is actually stated on this particular form. This is the height of irony when this proposed policy would affect many, many Calgaryans in the opposite way. This policy will have a negative impact on many citizens' finances & quality of life. Homes were deliberately bought in R1 zones for quality of life. It is well known that Humans, like animals become violent when they experience cramped living quarters. It should also be noted that citizens will experience many problems with road closures which will be necessary for utility extensions/changes. The environment will also be in jeopardy with construction tear downs & the probable removal of long established trees. The issue with trees is so hypocritical due to the fact that the City of Calgary has recently been abdicating for the preservation of trees due to loss of the tree canopy in Calgary. Trees of course also capture carbon! I am strongly against this motion by Council. How dare they not have a plebiscite on this matter. I guess Calgaryans will be achieving net zero in their wallets.



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]

Michele

Last name [required]

Boag

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

City wide Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I DO NOT SUPPORT BLANKET CHANGE; REMOVAL OF R-C1 DESIGNATED AREAS. Every City should consider the needs of all population. Calgary is a young city & growing because it is affordable and one can have a single family home. Many of us bought in areas specifically R-C1 to ensure the housing style. To ignore the needs of those who have those wants is NOT providing for a City which respects all residents.

- Change in communities should involve community associations and citizens. Maybe the community should have veto power over zoning changes.
- Growth in Calgary is with new businesses and we need more doctors/professionals. Some areas attract professionals, doctors, and business owners who chose that area for the individual home orientation -R-C1. To change this with a blanket policy runs the risk of reducing the land value of R-C1 areas, change the safety profile, change traffic levels and patterns, and the 'feel' of the area. Rezoning or LAP changes without community buy-in ignores the housing wants and needs of that group. Don't make Calgary less attractive to people for whom this type of housing may be a deal breaker. Calgary growth may be impacted. The assumption (Mayor has said) that some areas will naturally stay single family is not enough, individuals bought with R-C1 zoning to guarantee it. Developers buy, with motivation often monetary, not community.
- Balance of all different types of housing is key. Don't change the whole city to resolve a problem of a relatively small percentage of population. There are ways to encourage construction and incentives for constructions in areas zoned appropriately now, or consider some reasonable rezoning – but with the support of the local residents.
- Council needs to ensure public consultation is actually consultation: feedback should be documented, considered, and ADDRESSED.
- New LAPs (see above points) have the same issues as this blanket issue and process needs to be revisited and fixed. It is broken. Would like to see follow up in areas where LAPs have dramatically changed the area (like Capital hill) and ensure feedback is heard and considered BEFORE any more of these dramatic, council/City driven, changed LAPs ruin other areas.



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First name [required]	Earle
Last name [required]	Kayne
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 re Home is 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)

Granted there is need for additional affordable housing but, I would suggest that council needs to pause and revisit their approach so as to avoid 'throwing the baby out with the bath water'. First, would be to revisit the plebiscite question. For, the proposed Housing Strategy & Rezoning forever changes the Landscape of our city and the Lifestyle Calgarians have enjoyed for generations not suffocated by DENSIFICATION as is experienced by many large cities. Given this and that the changes will be irreversible Calgarians must be given the opportunity to determine the way forward by voting on this through a plebiscite With all due respect to the open houses, while they are most helpful in gathering information they do not serve the same purpose. Moreover the city has run plebiscites on far less life-altering issues, as was done in the 2021 city election. Granted a stand alone is costly but pales in comparison to what is at stake. The Federal ransom note (money for blanket zoning) may be inviting but it would be a mistake to ignore the consequences it holds both for and against. Further there is widespread concern as to why a vote on this issue was changed from an appointed date to a rushed (emergency) meeting called by our Mayor, minimizing further consultation by council with their constituents.

As to the programme itself, one gets the feeling that little or no consideration was given to the thousands of homeowners who have spent a lifetime of hard work, sacrifice, and taken chances so that today they have achieved a nest egg of their choice, the value of which is now threatened by enforced densification with rezoning. Hopefully council will consider a pause, review all alternatives and measures and let we the people decide on this crucial matter.



Public Submission

CC 968 (R2023-10)

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

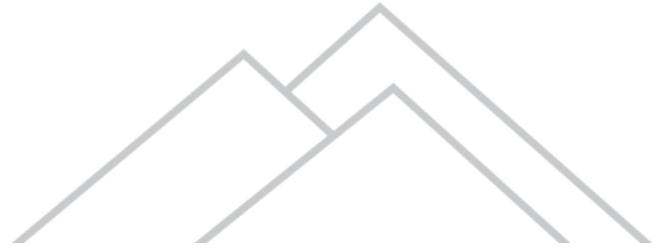
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First name [required]	Luke
Last name [required]	Comfort
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary's Housing Strategy 2024-30 Land Use Amendment Citywide CPC2024-0213
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	2024-04-12 BILD's Letter to Council on City-wide Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



April 12, 2024

Delivered by Email

The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Attention: Mayor Gondek & Members of Council

Dear Members of Council:

RE: Calgary's Housing Strategy 2024-2030 – Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213

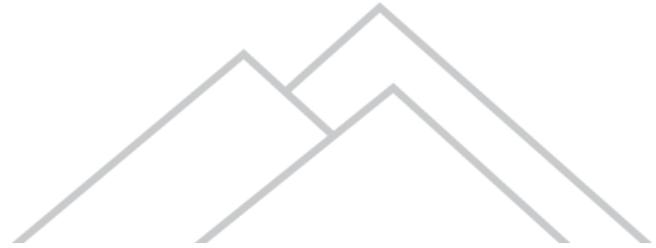
Consistent with BILD's mandate, we strive to support those municipal policy initiatives which reasonably and cost-effectively lower the barriers to development and home construction. The proposed City-wide, land use redesignation (zoning) bylaw has the opportunity to improve Calgary's housing supply by removing some barriers. For these reasons specifically we would like to offer this letter of support. In addition to our support, we would like to pose clarifying questions regarding the proposed bylaw. Below are two key questions that have been informed through industry feedback. We believe that open discussion and resolution of these questions is paramount to the ultimate effectiveness of this bylaw.

- 1. Has the City completed an audit/review of how the proposed bylaw might affect existing policy? If not, will this task be performed? A notable example of this is the interaction between existing Area Redevelopment Plans and newly approved Local Area Plans. It has been our members' experience that conflicting policies, as well as conflicts at the development and construction stages, could result in policy amendments or unintended delays at the application level, which in turn affects the timely processing of applications.*
- 2. Have studies been undertaken to assess total infrastructure capacity as it relates to changing base demand profiles, in addition to increased demand resulting from the proposed zoning bylaw? Has funding been established for those areas that will require upgrades to meet changing demands? Most specifically, we are concerned with resolving changing electrical demand in homes, heightened by our transition to Net-Zero Housing and EV Charging capacity. Additionally, we seek clarity on conflicting messaging and understanding regarding city water-related infrastructure capacity and end-user demand for existing and new infrastructure.*

BILD remains supportive of the aims of this proposed zoning bylaw. As mentioned above, it has the opportunity to cost-effectively improve Calgary's housing supply by removing some of the barriers to development and home construction. We are committed to collaborating with The City and stakeholders

We encourage you to visit bildcr.com for industry updates

212 Meridian Road NE • Calgary, AB • T2A 2N6
p: 403.235.1911 • e: info@bildcr.com • w: bildcr.com



to explore viable answers to the above noted questions. We wish to continue our long-standing partnership in City building to foster thriving communities in the Calgary region.

Thank you for your attention to these important matters.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian R. Hahn", with a long horizontal flourish extending to the right.

Brian R. Hahn
CEO, BILD Calgary Region

We encourage you to visit bildcr.com for industry updates

212 Meridian Road NE • Calgary, AB • T2A 2N6
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First name [required] Jennifer

Last name [required] Aumentado

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 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, I just wanted to say that I am absolutely AGAINST blanket rezoning. We purchased our home in Kincora NW. It is a quiet, safe neighborhood.. It is a small community and this is what we paid for, what we have worked for and continue to work for!!! I would like to keep it this way.

I do not want to see the value of my home or my community changed. I am fine with secondary suites in existing single dwellings but tearing down homes to put up a duplex/four plex will DIMINISH my quality of life as it will change the character of my neighborhood.

Making new districts with affordable options for new home buyers, newcomers etc.. is a great idea and I support that.
However, I DO NOT SUPPORT blanket zoning.

Jennifer



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First name [required] Sudarsana

Last name [required] Mukherjee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Agenda is not published yet, hence i don't know.

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Dear Council Members.

Below are my comments for the Council Committee's attention:

1. This community was built in 1999/2000 which means my home is <25 years old. The houses back then were built to last way longer than just 25. Exterior (think curb appeal) design of my home is not outdated which means they are not a high sore to the City's overall landscape. It is a complete waste of money, waste of material and deteriorated condition of living. It's understandable to rezone Communities built in till 1950s or 60s where the house exteriors are no longer appealing, bungalow pattern is outdated and possibly makes sense to pull those down instead of spending to give the building a makeover. Houses in my community are well -maintained and they have several years of shelf-life left. The City should explain why relatively new builds like mine are being rezoned already?

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

2. Proposed rezoning is R-G which means there will be no garage in the house. Houses in my surrounding has no provision for building detached garages at the back with an alley. There will be line of cars parks on both sides of the street cutting actual pavement space for driving to half and increasing chances of accident manifolds, leave aside inconvenience of snow removal crews. I want to know why The City thinks that it will be a pretty picture when the number of dwellings (and people) double up without any garage space.

3. The root cause of increased housing need is population growth. What measures has The City taken to control that?

4. What measures has The City taken to negotiate extending current boundaries rather than packing in houses and people in limited space? Please explain in detail.

Overall, I do not support The City's proposal in rezoning of new communities like mine.

Thanks.



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First name [required] Nelson

Last name [required] Chan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Zoning 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)

The zoning bylaw could drastically change the landscape of existing established communities and it would destroy the sense of community and diversity that Calgary has.

The bylaw could also generate an influx of crime for the communities. With more duplexes or row houses it would mean my people and strangers in our communities. Resulting in my transients and potentially more crime.
All there is a parking issue, street parking and walkability will issue in communities. If the zoning change to allow for up to 4 units and backyard units, where are we going to have parking for all these units?
The value of our property will also be impacted, will the government be compensating the communities or individual home owns for the decrease in home value that the change will cause?



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First name [required] Linda and Steve

Last name [required] Egilsson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide Land Use Designation (Blanket Zoning) Change

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 concerns regarding the blanket rezoning are as follows:

- Increased Parking on the street
- Decreased Property Values: Our property is in one of the areas that will be directly affected by this rezoning. We have added considerable value to our home and work to maintain it; we are very concerned that our investment will decrease in value.
- Will the City be developing existing green spaces? These add value and enjoyment for residents.
- Will the City be upgrading sewer, water and electrical infrastructure to accommodate additional residents?
- Will there be plans to accommodate additional traffic through the neighbourhoods (ie additional buses, etc)?
- Quality of Life will decrease with additional traffic noise and fewer green spaces.



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First name [required]	Danita
Last name [required]	Wood
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 in opposition of the City of Calgary rezoning for housing for all communities in Calgary. If housing is required them apartments should be construction in areas near public transit. Rezoning will add congestion to the already existing parking issues. Rezoning should continue to be on a case by case issue not a mass change to the city.



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First name [required] Jennifer

Last name [required] Straatman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Calgary City Councillors,

I write to express grave concerns with the proposed rezoning plan. This plan puts undue burden on existing residents of older communities without providing the thoughtful planning and respect that would continue to make these communities great places to live.

As a resident of Glenbrook, it feels like my community is seen only as underutilized space, and not as an existing home. Our homes in older communities deserve thoughtful planning specific to the unique location and needs of these communities. As this plan stands, what these communities look like in the future will be dictated by what earns the most profit for developers who buy up the lots. This is a very poor urban planning strategy!

I understand the need for increased density, but this needs to be done in a way that is respectful to existing neighbourhoods and existing residents. The "C" portion of R-CG zoning does very little to truly ensure infills fit within the context of an existing community. Three stories and 60% lot coverage is simply too large of a building to fit into the community!

Density can be increased in a modest, respectful way that fits with the neighbouring properties. There are many older semi-detached homes in my community that match the small scale of other properties and provide an example of how this could look. In addition, the infill currently under construction at 2625/2627 45 St. SW looks like it is shaping up to be an excellent example of how density can be increased while still fitting in with surrounding properties. (I have no connection with this development other than having walked past it). Please decrease maximum lot coverage and maximum height of infills to truly blend into the surrounding neighbourhoods.

Residents of communities built within the last 20 years have plenty of certainty when it comes to their properties. However, residents of communities built 50+ years ago face the brunt of the proposed rezoning changes, and we feel completely helpless. Should these changes go ahead, homeowners have only uncertainty. Should we invest in upgrades to our home and yard knowing that at any time a three-story infill could block the sunshine that our property currently receives? What about our gardens or solar panels? The negative impacts of shadow on neighbouring properties cannot be overstated.

I am not saying, "no" to increased density, but I am certainly say, "no" to the plan as it currently stands.



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

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First name [required]

Lee

Last name [required]

Gibson

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

Clagary Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I like to state how vehemently myself and many others in my neighborhood, and similar ones, are opposed to this widespread, indiscriminate rezoning. I can't understand how the mayor and many of the city's counselors are supporting this in the face of such opposition. I know the reply will be that creating additional housing is a priority, which of course is understandable. However, one would think a more creative, nuanced approach centered around infrastructure would seem appropriate in order to balance this need while preserving the makeup of communities and providing a variety of neighborhoods from which people can choose and have chosen. The fact that the proposal is to change a single family lot into one that can accommodate a duplex or row-houses, basement suites and up to 2 carriage houses is absurd. There is a good chance many homes in my neighborhood could effectively have 11 meter walls around they entire property and up to as much as 12 people living on a lot where there had previously been less than half that.

Not to mention have school capacities been considered, access to public transit, recreation facilities and other services? Calgary is a great city and I fear sweeping changes like these will make detrimental and irreversible changes. It is widely accepted that there are many ways to ease the housing tightness and rezoning appropriate parts of some communities is only part of the solution and certainly not the only one.

Thank you for your consideration.

Lee



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First name [required] Susan

Last name [required] Trylinski

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 No agenda but commenting on blanket rezoning in Calgary

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

ATTACHMENT_01_FILENAME (hidden) City of Calgary.docx



ATTACHMENT_02_FILENAME
(hidden)

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

See attached letter

Letter to the City of Calgary

April 12, 2024

RE TAXPAYER COMMENTS ON BLANKET REZONING

Here are my comments:

1. This is a very rushed initiative.
2. Consultation has been poor – largely the public is informed by the odd newspaper report. The City thinks that everyone should go to their website.
3. Pilot projects should be initiated – for example in Altadore and North Glenmore Park – where you say you have “walking tours”. Or Sunnyside etc.
4. Has anyone examined the effect on market value?
5. This favours developers, not necessarily development.
6. The City tells us to ignore restrictive covenants – and this cannot be accurate from a social fabric point of view. How will all of this affect our community and our society as a whole? Residents have lived in accordance with certain rules for decades.
7. Planning is supposed to be predictable and certain. This is neither.
8. Councillors are not keeping open minds. Simply stating at the beginning of a meeting that you have an open mind, and then proceeding to support the initiative, does not translate to an open mind.
9. Language being used is “loaded” inferring that this is being resisted by “fat cats”. Courtney Walcott (Cllr. Ward 8) has referred to “exclusionary zoning” which is an American racist reference and also has referred to single and semi-detached residents who are opposed as “selfish”.
10. This is pitting neighbours against each other.

Sincerely,

Susan Trylinski

cc. Peter Collins MBCA



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First name [required]

Geoff

Last name [required]

Thornley

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 Bylaw

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 strongly opposed to the bylaw allowing Infills, Row Houses, 2,4,6 etc. plexes allowed anywhere in the city. I moved into a neighbourhood that is not zoned that way and feel it should remain that way. The zoning as it is now is one of the primary reasons I, and many others moved to these neighbourhoods in the first place. The aesthetics, less crowded, less traffic, more parking, quieter, are just a few of the many reasons. I do not find it reasonable that city council is able to do this without any input from the people living in these areas. I live in Glamorgan which I believe is an area that will be greatly affected by this proposal due to proximity of a University and quick commute to downtown. Thank You



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First name [required]	Paul
Last name [required]	Gouthro
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Screenshot_20240412-155600_Outlook.jpg



ATTACHMENT_02_FILENAME
(hidden)

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



Hi my name is Paul, I agree with this sheet on several fronts, I tried navigating that city clerk's portal, it's a nightmare, going in circles am I missing something, help, my wife's mom lives just off 46ave, it's ridiculous the city put up 2 hour parking signs, then took them down,waste of tax payers \$, parking in front of the house still a challenge with the university, now they want more density, we don't get it, put the signs back up again,what a joke. Building expensive infills, how is this going to solve the housing problem, Pootmans is useless, we live on 51st ourselves by the playground zones and complain to everyone we can think of including the police and Pootmans s office and we get no help at all but there is speed bumps up in Strathcona but we can't get anything down here to calm the traffic I guess we don't pay enough taxes down here

⏪ ∨ Reply all





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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I feel rezoning is not something that should be done as a blanket all the area considerations need to be addressed on an individual and community basis. I understand more housing options are needed but do not feel this is the way to accomplish this.



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First name [required] Selena

Last name [required] Nemeth

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 - Housing strategy

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 is well on route to joining the list of Canadian cities individuals and families are forced to leave in search of a sustainable and affordable life. One tool that we have to prevent this is for council to reduce the barriers to increasing housing density through this housing strategy and I greatly appreciate the city proposing this. Continued sprawl of our city reduces quality of life for all by increasing commute times, traffic, pollution, and cost of transportation. This has also led to our isolation. By believing that we are safer when separated from our fellow Calgarians by four walls, big lawns, fences, individual vehicles, and great distances from one end of the city to the other, we have given ourselves reasons to be fearful because we do not allow ourselves to connect with others. I live modestly, without debt, and happily as a renter and a bike commuter in a friendly, quiet and central, neighbourhood close to my work, volunteer roles, leisure, and loved ones. This is only possible due to the variety of residential options offered in my community allowing for a wide range of ages, income, and stage of life. Not being a homeowner in Canada, the messaging I hear is that my shelter is always at risk. With sufficient options for housing, one's home should never be at risk. I hope this changes as Calgary has the opportunity to be a leader in removing the costly and timely barriers to opening up more housing through this proposal, while allowing us the opportunity to know each other better without losing the thriving and diverse population that makes Calgary a great place to live.



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First name [required] Taylor

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 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 FOR APUBLIC HEARING MEETING OF COUNCIL

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Dear City of Calgary,

As a long-time homeowner in our established community, I am deeply concerned about the proposed blanket zoning for housing. While I understand the need to address the housing crisis, I believe that this approach will not only fail to solve the problem but also jeopardize the character and safety of our neighborhoods.

Firstly, the idea of rezoning all areas to a base residential district is troubling. This change may increase the supply of housing, but at what cost? Many of us have invested years into maintaining and improving our properties within the current zoning regulations. Changing the rules now feels unfair and could potentially devalue our homes.

Moreover, the promise of reduced costs and timelines for permit approvals is not enough to outweigh the negative consequences. Our established community thrives because of its unique character and green spaces. Blanket zoning could lead to overcrowding, loss of greenery, and increased strain on infrastructure such as schools and roads.

I am also concerned about the potential increase in crime that could accompany denser housing developments. Our neighborhood is safe because we know and trust our neighbors. Introducing high-density housing without proper planning and consideration for safety measures could disrupt this sense of security.

Furthermore, the removal of backyard suite parking requirements is troubling. Where will residents and their guests park? With many households owning multiple vehicles, the lack of adequate parking could lead to chaos on our streets. We cherish our trees and green spaces, but we also value practicality and convenience.

In light of these concerns, I urge the city to reconsider its approach to addressing the housing crisis. Instead of blanket zoning, I propose targeted solutions that preserve the character of established communities while meeting the needs of our growing population. This could include incentives for infill development, support for affordable housing initiatives, and improved public transportation options.

Lastly, if the city proceeds with blanket zoning, I demand fair compensation for the years of city taxes I have paid as a homeowner with an R1 lot. Refunding a portion of these taxes would be a small gesture of recognition for the sacrifices we have made to maintain our community.

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



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First name [required] Linnea

Last name [required] Wheatley

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)



ATTACHMENT_02_FILENAME
(hidden)

Dear City of Calgary,

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Moreover, the promise of reduced costs and timelines for permit approvals is not enough to outweigh the negative consequences. Our established community thrives because of its unique character and green spaces. Blanket zoning could lead to overcrowding, loss of greenery, and increased strain on infrastructure such as schools and roads.

I am also concerned about the potential increase in crime that could accompany denser housing developments. Our neighborhood is safe because we know and trust our neighbors. Introducing high-density housing without proper planning and consideration for safety measures could disrupt this sense of security.

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



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First name [required]	Ryan
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 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
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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)

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

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First name [required] Taylor

Last name [required] Wheatley

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)



ATTACHMENT_02_FILENAME
(hidden)

Dear City of Calgary,

As a long-time homeowner in our established community, I am deeply concerned about the proposed blanket zoning for housing. While I understand the need to address the housing crisis, I believe that this approach will not only fail to solve the problem but also jeopardize the character and safety of our neighborhoods.

Firstly, the idea of rezoning all areas to a base residential district is troubling. This change may increase the supply of housing, but at what cost? Many of us have invested years into maintaining and improving our properties within the current zoning regulations. Changing the rules now feels unfair and could potentially devalue our homes.

Moreover, the promise of reduced costs and timelines for permit approvals is not enough to outweigh the negative consequences. Our established community thrives because of its unique character and green spaces. Blanket zoning could lead to overcrowding, loss of greenery, and increased strain on infrastructure such as schools and roads.

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

I am also concerned about the potential increase in crime that could accompany denser housing developments. Our neighborhood is safe because we know and trust our neighbors. Introducing high-density housing without proper planning and consideration for safety measures could disrupt this sense of security.

Furthermore, the removal of backyard suite parking requirements is troubling. Where will residents and their guests park? With many households owning multiple vehicles, the lack of adequate parking could lead to chaos on our streets. We cherish our trees and green spaces, but we also value practicality and convenience.

In light of these concerns, I urge the city to reconsider its approach to addressing the housing crisis. Instead of blanket zoning, I propose targeted solutions that preserve the character of established communities while meeting the needs of our growing population. This could include incentives for infill development, support for affordable housing initiatives, and improved public transportation options.

Lastly, if the city proceeds with blanket zoning, I demand fair compensation for the years of city taxes I have paid as a homeowner with an R1 lot. Refunding a portion of these taxes would be a small gesture of recognition for the sacrifices we have made to maintain our community.



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First name [required] Jennifer

Last name [required] Griffiths

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 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)

This decision to re zone our houses is going to depreciate our homes and defeats the purpose of us purchasing homes in our areas in the first place. Zoning should not be changed on a whim.



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First name [required] Naveed

Last name [required] Manzoor

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 I wish to comment on the matter of a backyard suite on the same property.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am in favor of rezoning.



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First name [required] Brian

Last name [required] LePargneux

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 Residential planning changes

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)

HYPOCRITES - nothing but bloody hypocrites -
Elected to Represent the Constituents -
Then vote against the 80-90% opposition -
The Hidden Agenda is now out -
Nothing but bloody HYPOCRITES -



Public Submission

CC 968 (R2023-10)

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First name [required] Thomas

Last name [required] Louie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Upzoning

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

ATTACHMENT_01_FILENAME (hidden) letter to city of calgary re blanket upzoning april 12 2024.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Councillors and the Mayor should step back and realize that this city is being swept up in a situation created by Justin Trudeau. I hope our councillors have the intelligence, fortitude and will to do what is right: stop, reevaluate, not abandon their duty of care to be good stewards. It is doubtful that blanket upzoning will improve diversity, equity and inclusion in a meaningful way, for those who are committed to social engineering. One certain winner with Blanket Upzoning is small builders who are benefiting from the bonanza of putting up rowhousing and generating high returns, but will leave long standing chaos and incongruent housing in prior planned neighbourhoods. Canadians and Albertans are good planners.

April 12, 2024

To Mayor Gondek and City Council, City of Calgary:

The vote by City Council in September 2023 was made under political threat. I am writing to go on the record that the City of Calgary City Council should reject the Blanket Upzoning as a means to create affordable housing. The council voted 12 to 3 in September of 2023, succumbing to threats from federal housing Minister Sean Fraser that funds would be withheld for housing if the City of Calgary did not adopt such a plan. Any funding from the Ottawa is your own tax dollars. Blanket upzoning is a plan which would cause chaos and disorder in the operation of the city for years to come. The council succumbed to political pressure from a federal government which has mis-managed immigration, putting more pressure on housing which is a factor in rising house prices and rising rent. Mr Fraser sought to mitigate the social and economic stress created by their actions or lack thereof using deficit spending tax dollars. Even now the federal government is accelerating debt spending to stay in power. City council was blackmailed into the 12 to 3 decision, which should be given sober second thought now in April of 2024. Prospects for a change in government in 2025 may change course. Insightful independent thinkers should take a step back and re-evaluate.

Blanket upzoning is disorderly, chaotic and results in expensive cramped homes and is upending social order. Haphazard change comes when a house/lot comes up for sale (many reasons but turnover due to ageing of the occupants, landlord tiring of modest but steady returns, a chance for profit) in a random manner time / place, and triggers the destruction of the old build to be replaced by higher density housing in any locale within the preplanned community. The older still valued housing stock is demolished, elevating land value and ultimately higher per square foot build value. I live in Mt. Pleasant and houses are being sold for over 650000, now in the 900000 range for high density value, incorporated into the sold units. The same size lot from the city's land bank should cost much less. Blanket upzoning abandons planning, a process that seeks to optimize building housing stock with some control. The lack of an appeal process is anti-democratic. Councillors should put themselves in the place of affected citizens who they represent. In a rules based society, city council voted for a no rules to address an apparent crisis created or worsened by the federal government. Such a major change needs sober second thought. The votes since September are evenly divided into two blocs and is not a clear 2/3rds majority that should be required for such a radical no-plan.

Better solutions are available. The city needs to place higher density along transit routes and build in a style that maintains value, to include amenities to make the older neighbourhoods still become more dense, but without destroying the character of the inner city neighbourhoods. You can achieve density without the penalties created by inefficient Blanket upzoning. [the concept of blanket upzoning is not planning, and is foisted on communities by political actors. Four to 6 storey buildings would be more efficient and can be designed to be desirable long term residences and would bolster the tax base.

Come on Calgary City Council. Accept feedback. Its not personal. It is not a loss of face to change / reverse. We want caution and intelligence by our elected representatives to address the city's needs. Blanket zoning is a sellout of good government.

The need for low income housing is a social situation where strata in our society are unable to provide sufficient housing for themselves within our economic model, and we do need population based tax support to maintain social housing. A durable solution is social housing in the Vienna Austria model which has been presented to council by architects. Leasehold where the city owns the land would sequester the problem of rising land values. Operating guidelines to maintain tenants but also to support them to increase their economic status to not need to remain in social housing would make for a healthier society. Blanket Upzoning will not solve social housing.

Time to reconsider, slow it down, take a second look.

Sincerely,

Thomas J. Louie
815 25 Avenue N.W.
Calgary T2M 2B4
Email: louie@ucalgary.ca
Cell: 403 6052199



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First name [required] Aaron

Last name [required] Vandebek

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Housing Rezoning

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

ATTACHMENT_01_FILENAME (hidden) images.jpeg



ATTACHMENT_02_FILENAME
(hidden)

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

In the opinion of this writer, the blanket rezoning does not take into account specific neighborhoods or the communities and cultures within. Particular to this writer are established subdivisions (such as southwood) by which homeowners have a desire to live around single detached homes. These homeowners have paid appropriately for these types of homes, often taking on financial risk for the lifestyle. It does not appear to be clear to the writer how multifamily units will affect property value or desirability in the future, but would suggest it may be plausible to see decreases in value based on many variables that may or may not be able to be identified - essentially making these areas much more dynamic, to their detriment. It does not appear to be clear what socioeconomic changes may be seen in these communities, or how such impacts could be forecast.

These neighborhoods have narrow roads, abundant trees and generational residents who have built neighborhood culture over time. Providing unobstructed access to multifamily units will overcrowd these neighborhoods, flood them with dissimilar lifestyle goals (having yards, etc.) And turn once quiet areas into busy urbanized communities. One may inquire if these areas have adequate schools, infrastructure, or roads/pathways/parking to facilitate the potential for sudden growth. One could also question if the cost for upgrades has been considered as well as the timeframe required to complete said upgrades.

The writer would request city council reconsider a blanket rezoning and consider each subdivision and areas within closer, to ensure the interests of the residents are maintained. In this writers opinion, such interests have not being considered.

While no one can deny the need for housing is substantial, blanket policies such as this will eliminate the comfort of knowing what kind of community residents are choosing to live. It will drive up costs of single dwelling zones as they are reduced and make the dreams of many calgarians unreachable. It jeopardizes making once desirable areas, over crowded, poorly serviced, undesirable areas. In the interests of the residents and homeowners of these communities, it would be best to allow them the opportunity to review land use on a per lot basis, as current zoning does.

CPC2024-0213
Attachment 35

Page 222 of 230

An aerial photograph of a construction site. In the center, a small, two-story house with a gabled roof and a chimney sits on a patch of green grass. The surrounding area is a large, flat expanse of reddish-brown earth, with several dirt roads or tracks crisscrossing it. To the left and right, there are tall, dark metal structures, possibly part of a bridge or a large industrial building under construction. In the background, a large, white, lattice-like structure is visible. The overall scene depicts a major construction project in progress.



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First name [required]	Carla
Last name [required]	Danielsen
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)

Please do not ruin our beautiful city for your financial gain. This upzoning is not necessary. You only provided 2 "success" stories. One of the success stories you mention, didn't even work (New Zealand)! I have actually read 4 articles stating and confirming that New Zealand DID NOT WORK. The City says we have 71% home ownership. What's the problem? You have lots of City land to use, don't mess with our properties. The City mentions we need housing for immigrants and people with difficulties and long term challenges - not my problem. On page 18 (Outcomes) you mention using school property for additional housing - absolutely not. Calgary does not want to be Vancouver or Toronto. I have worked my entire life to own a home, I will not let you ruin my beautiful community and home. It's already bad enough with all the taxes we are paying and now taking away our one piece of solace. This blanket zoning is not wanted now or ever. Please just stop.



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First name [required]	Nadia
Last name [required]	Morgun
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 want to vote against for "blanket up-zoning" project in Calgary. No!
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I'm not agree with the blanket up-zoning in my city and my community. I want to be heard . Thanks



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First name [required] Mohammed

Last name [required] Qaid

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose the citywide zoning. Failure of the city and the federal government to plan and build more houses before and when needed is not a good excuse to force rezoning which will have huge negative impacts on my community. We can do better!



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First name [required]	Rana
Last name [required]	Al-Yamani
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)

Oppose strongly.