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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This rezoning proposal is not necessary given shortage of public services and facilities in our communities. Also there are many areas and lands in Calgary for new development that can be used without causing problem for current residents of old communities.



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

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First name [required] Lyndell

Last name [required] Foltinek

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 City Council, regarding the proposed blanket rezoning for Calgary. As a home owner in Valley Ridge I would like to see specific Area plans, with public engagement, be developed for all neighbourhoods in the City of Calgary. These Area plans would identify specific area/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge. I agree we require higher density housing in Calgary, however I disagree with the reduction of 1 parking stall requirement per unit to only 0.5 stalls per unit. For example, this new blanket bylaw could result in a four units on one city lot only having 2 parking units and there could be two parking spots required for each unit, a total of 8 parking stalls. Where would the six other residents park if the .5 parking was passed? I feel this would cause many issues in the neighborhood and potential frustrations & disputes between neighbors.

In the current zoning process, if the owner of a property designated as a single-detached home wants to build a building other than a single-detached home, the zoning must be changed. A public hearing must be held and affected residents can voice their opinion. In the new process, no re-zoning is necessary and no public hearing is required. Hence, no public input. Calgary is a city of neighborhoods, planned & designed each with its own unique character. I feel a blanket rezoning would negatively effect the look & feel of carefully planned neighbourhoods and our city as a whole. Thank you your consideration of my concerns,



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First name [required] Dianne

Last name [required] Cavadini

How do you wish to attend?

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

Date of meeting [required] Apr 23, 2024

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

[required] - max 75 characters DO NOT PROCEED WITH REZONING IDEA. THERE ARE BETTER SOLUTIONS.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

DO NOT PROCEED WITH REZONING IDEA!!!! It is not safe for homeowners, renters, communities and neighborhoods. Rezoning will cause more crime and police have bigger issues to deal with. We already have issues with renters causing police to come for drug issues and stolen vehicles. There were vehicles with people parked in my neighborhood waiting for drugs. Also had gun issues due to renters. With rezoning these issues will get worse and police will not be able to respond as fast. Also schools in my area are already full. There are also illegal secondary suites and the renters will not be able to get out safely if needed. Between 2 houses in my neighborhood there are 11 vehicles which takes up most of the parking. Also rezoning will affect the property taxes and the resale value of the homes. Also lots of people are struggling with paying for basic necessities and cannot afford the rent they are paying now. It is better to help people by rent control, using empty office space to house people safely, making enmax and property taxes affordable so people can pay them and have basic needs. Just read how the city got lots of money by being the only shareholder of enmax. Also read that this rezoning idea came about because Trudeau offered money for housing with the loop hole of rezoning. Is it really worth making people of Calgary suffer and deal with more issues than please and work for the people who voted all of you into office and paying your salaries. Time to listen to the people who voted all of you into office and ditch the rezoning idea. DITCH THE REZONING IDEA NOT GOOD FOR HOMEOWNERS, RENTERS, COMMUNITIES AND NEIGHBORHOODS.



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First name [required]

Mel

Last name [required]

Head

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 of Council - Blanket Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)

Letter to Council re R-CG Rezoning.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This letter contains my views and comments for review by Council on the subject of Balnket Rezoning for Calgary

**Your Worship Mayor Gondek and Members of the Calgary City Council:**

My name is Mel Head, and I am a 38-year resident in Oakridge (Ward 11).

I would like to register my dissent with the proposed blanket R-CG Rezoning proposal and provide an honest and compelling perspective on this proposal.

I acknowledge the city's goal of addressing the need for more affordable housing and accommodating population growth, however, this proposal raises many concerns that warrant further consideration. Residents acknowledge the need for affordable housing, but thoughtful consideration must be given to open the city for the right projects, in the right locations.

The blanket rezoning approach lacks a detailed, comprehensive plan that considers the unique needs and characteristics of each neighborhood in Calgary. Implementing this one-size-fits-all solution could have unintended consequences, drastically altering the character and "look and feel" of established single-family neighborhoods.

Long time residents who have invested in and maintained their single-family homes, often with the intent to age in place, feel their choices and investments are ignored. The replacement of these homes with duplexes, fourplexes, and other multi-unit buildings could significantly increase the residential density in these areas, changing the overall ambiance and community dynamics.

Moreover, the increased population density resulting from this blanket rezoning could strain our existing infrastructure, such as transportation, utilities, and schools, without proper planning and mitigation. We are also concerned about the potential loss of greenspaces, trees, and small gardens, which could negatively impact the overall environmental quality and sustainability of our communities.

Rather than proceeding with this blanket rezoning proposal, I urge the City Council to consider alternative approaches that balance the need for affordable housing with the preservation of Calgary's diverse neighborhoods.

Some of these alternatives include targeted zoning amendments to allow for small-scale infill development, such as secondary suites or laneway homes, rather than permitting the optional replacement over time of single family dwellings with larger multi-unit buildings. We could also explore incentivizing the redevelopment of underutilized properties and commercial areas for higher-density housing, rather than disrupting established residential neighborhoods.

Additionally, the city could utilize its own land and assets to build affordable housing developments in partnership with non-profit organizations. We could also enhance transit-oriented development near existing or planned transit hubs (specifically C-Train), providing more housing options accessible to public transportation.

Most importantly, I encourage the City Council to engage residents in a collaborative, community-driven planning process. By understanding the unique concerns and priorities of each neighborhood, we can work together to develop a sustainable housing strategy that addresses affordability and growth while respecting the valued characteristics of Calgary's diverse communities.

In conclusion, I urge the City Council to show true representation of its citizens and provide a fully transparent approach to addressing Calgary's housing needs.

Together, we can build a city that is inclusive, livable, and true to the character of our beloved communities.

Thank you for your time and consideration on this important concern.

Sincerely,

Mel Head

Cc: Councillor Kourtney Penner – Ward 11



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First name [required] Behnaz

Last name [required] Dobakhti

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

There is plenty of land around the city that can be developed , we only need to make the Calgary public transit available for those areas



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First name [required] Madelene

Last name [required] Vanderburg

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 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)

When did council come up with the idea to rezone the city? I do not recall any of the members on city council, including the mayor, using this as a campaign platform. Why is city council partnered with Calgary's Future, a third party advertiser that committed 1.7 million dollars towards electing Mayor Gondok and 8 of the 14 Council Members in office today? Are you aware that this is a conflict of interest? Additionally, Calgary Future's 1.7 million came from Public Sector Unions and includes strong support for blanket rezoning for Calgary in the name of "affordable housing." Decisions of this magnitude should not be rushed. If Council and Mayor Gondok are confident that this is the right choice, they should put the facts to the people for a plebiscite and let the people of Calgary decide. City Council seems to be at odds with its own green agenda. The density proposed will eliminate trees and gardens from homes. Has City Council considered this, especially at a time when they are concerned with climate change. It seems to be a contradiction in where the Council says it is headed. I am opposed to the citywide rezoning that City Council is pushing through without adequately informing and consulting the public so that they can make an informed decision.



To Calgary City Council:

The Tuscany Community Association welcomes this opportunity to provide feedback on the proposal to rezone most of the residential lots in our community from R-1 to R-CG. We do not believe that it is appropriate to recommend how we would like Council to vote, but would like them to be aware of the following concerns that we have heard from residents on this issue.

**First, we believe in the fundamental principle that everyone who lives in our city, whether by choice or by circumstance, has a home.** We cannot reach our full potential as a community unless everyone has the opportunity to grow and thrive and access to stable shelter is a key component in being able to do that.

Second, we respect the concerns of those who are wondering how the proposed rezoning may impact their neighbourhood. They have made significant investments in time and money to their property and feel like what they have built is now under threat. These concerns should not be dismissed, but met in a thoughtful manner. This includes impacts to infrastructure that wasn't built to accommodate the potential population increase, accessibility of community amenities, and how impacts to stormwater drainage will be managed. **We ask that the potential impact of population growth on current community infrastructure and amenities be addressed during the public hearing.**

Finally, we have concerns about how the proposed rezoning in Tuscany has been communicated. Specifically, in the notice that each home received saying that their R-1 home would be rezoned to R-CG, the accompanying brochure stated that in communities built after 1985, the rezoning category that would apply would be R-G. Tuscany began construction in 1996 and the last open parcel is currently being developed. **We would like to know why R-G is not the applicable category, as there is no such thing as a 'typical 50' lot' here. If appropriate, we would ask for consideration of changing the zoning category of our community to R-G. If more time is required to consider this specific situation, we request that Tuscany be exempted from the current blanket rezoning recommendation until it can be resolved.**

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association  
P.O. Box 27030, Tuscany RPO  
Calgary, AB T3L 2Y1  
[www.tuscanyca.ca](http://www.tuscanyca.ca)

# TUSCANY

community association

We are grateful to be living in a neighbourhood that is filled with people with many different lived experiences and we want everyone in our city to have an opportunity to make a good life here. We look forward to hearing your responses to our community's concerns and questions.

Sincerely,

The Tuscany Community Association

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association  
P.O. Box 27030, Tuscany RPO  
Calgary, AB T3L 2Y1  
[www.tuscanyca.ca](http://www.tuscanyca.ca)



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First name [required] **Erin**

Last name [required] **Chrusch**

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**

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

ATTACHMENT\_01\_FILENAME (hidden) **TCA Submission on Rezoning.pdf**



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

On behalf of the Tuscany Community Association, please find attached a letter outlining our position on the proposed rezoning. Our community also has a Tuscany Resident's Association (HOA) who have made their own submission. Our submission is based on the principle that there can be systemic barriers to participation in this process and we have an obligation to represent everyone's view. This is why we have not made a recommendation as to how we would like Council to vote, but we have heard concerns from residents that we believe should be addressed.

We are aware of the letter that several Community Associations have signed on to. Our Board considered that request, but declined to add our name because we were firm in our commitment to remain neutral, but also because we believe that non-market affordable housing is not the only housing missing in our city. Housing affordability is a challenge for thousands of people who would not qualify for subsidized housing under the current eligibility frameworks.

We love our community and our city. Thank you for your consideration of our submission as you deliberate on this important issue.



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First name [required] Laryssa

Last name [required] Warne

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We bought our house on a quiet street in Altadore. We do not want too many cars creating a security issue for our kids. Most dwellings have two cars, as people in Calgary do not take transit as readily as other cities. These cars pose a risk to our kids. We used to live in South Calgary and moved due to cars speeding by and almost hitting us many times. We are opposed to the rezoning for this reason. We also do not want to lose the charm and cohesion of neighbourhood aesthetics. The row houses and larger developments wreck the beauty of our neighbourhoods. I think this process is too rushed. Neighbourhoods will be destroyed. We need more time to address the issue properly. This should be put to a public vote.



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

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

[required] - max 75 characters	R-CG zoning
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Are you in favour or opposition of the issue? [required]	In opposition
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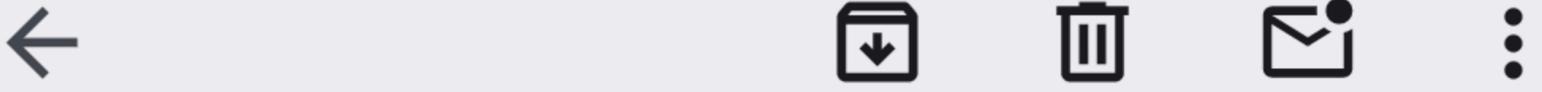
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ATTACHMENT\_02\_FILENAME  
(hidden)

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



# Blanket rezoning

Inbox



**vmahaja** 9:08 p.m.

to me



The decision to effect the blanket rezoning (over the objections of homeowners here) can not be responsibly or fairly made by council without gathering, considering and providing the public (who are asked to provide feedback) with information on how it can be expected to affect, traffic, parking, parks sewer, water, schools and infrastructure in the affected neighborhoods and

The program under which our federal government is seeking to have Alberta municipalities paid with federal money to bring in this rezoning, to increase housing as needed to accommodate immigration (which is under federal jurisdiction) is a wrongful encroachment on the jurisdiction of our Alberta Government, which has jurisdiction over municipalities in our province

Sent from my Galaxy





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First name [required] **Debbie**

Last name [required] **Kormos**

How do you wish to attend?

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

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

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

[required] - max 75 characters **RCG BLANKET REZONING**

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

ATTACHMENT\_01\_FILENAME (hidden) **RCG BLANKET REZONING.pdf**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## RCG BLANKET REZONING

I 100 percent DISAGREE with the RCG Blanket Rezoning for the following reasons.

1. This is too large and encompassing a decision for the entire City of Calgary, to be made by just City Council. This matter MUST go to a PLEBISCITE.
2. The matter of 0.5 off street parking stalls/unit is absolutely ridiculous. Potentially there could be 8 units with the townhouses and only 4 off-street parking stalls. The city streets are already full of cars because of the illegal suites that the City of Calgary has allowed over the years. The City Council seems to think that not all units will have one car – you are correct, most units will have MORE than one vehicle.
3. While this proposal might increase density, the initiative will have no impact on affordability. When this has been allowed in other communities – developers have purchased homes for \$600,000.00 (for the lot) and then built duplexes or infill homes and sold them for \$700,000.00 to \$900,000.00 each. This does nothing for making homes more affordable.
4. There is a huge environmental concern as well. It is not right to tear down perfectly good homes with all the debris going to the landfill. The environmentalists are always telling us that the creation of cement is very bad for the environment. So, the cement on the existing homes would be torn out – to create new cement for the foundations of the new higher density housing. Furthermore, the existing mature trees would be destroyed and because of the intertwining of roots of mature trees-the neighbouring trees could also be destroyed. This completely goes against the City of Calgary policy of increasing the number of trees in the City. None of this makes any sense environmentally.
5. Infrastructure will be considerably compromised with increased population density including water, sewer, electricity, internet, schools and refuse collection.
6. Many Calgarians paid attention to R1 versus R2 or multifamily zoning. We deliberately bought (and stayed) in the suburbs with R1 zoning at the time of purchase, because of the 50ft lots and the space between our neighbours. This allowed us yards with room to plant many trees and shrubs. (Again, good for the environment). We want to live in a quiet family-oriented community. We have paid City of Calgary taxes for 50 years for this privilege. If 8 unit – 3 story buildings or 11-metre-tall duplexes or infill houses are built on either side of us – this will negatively impact our property values. THIS City Council has NO MANDATE to implement this rezoning and to destroy our communities and way of life.



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

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

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

[required] - max 75 characters	Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	Neither
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ATTACHMENT\_01\_FILENAME  
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ATTACHMENT\_02\_FILENAME  
(hidden)

I have concerns that some of aspects of the Housing Strategy will not result in the positive change we seek. My concern is not what we are trying to achieve, but how we are trying to achieve it.

Long-term rental properties:

The best way to allow for most affordable housing for the greatest number of people is to increase number of properties available for rent.

More people can rent: They need almost half the annual income of those who can afford to buy;

Good credit ratings: Essential to buy a home but tough to build and easy to lose (especially for low income earners, newcomers, single parents etc);

More flexible and less costly: Needs change over time. It is easier and far less costly for residents to move rentals than to sell and buy different residences.

The free market will not yield a sufficient and reliable supply of affordable rental properties, so it seems that other changes are required, such as incentives (provide government incentives to build with conditions to ensure stability and affordability), and rent control to ensure sustained affordability.

Blanket rezoning without sufficient regulation: the problem of short-term rentals  
Given the significant impact of blanket rezoning on the lives of hundreds of thousands of residents, we must be absolutely certain that blanket rezoning will result in the desired outcome of a significantly increased pool of affordable housing?

I believe that we must first address a significant contributing cause to the shortage of affordable long term housing: short term rentals. People are unhoused or in unaffordable housing, while rental properties sit empty for long periods of time.

We have not done enough to fix short term rentals. Rezoning will not fix it. We need better laws, to protect against harm caused by this trend.

Unintended consequences of blanket rezoning:

"Choice" is a major theme of the Strategy. We chose to live in community, not just a home. The paradoxical effect of blanket rezoning is to significantly reduce meaningful choice. Blanket rezoning means every community will be the same random assortment.

Change is good when it is thoughtful and measured. Change is unfair, undemocratic, when rules are changed halfway through the game. People invested their savings and raised their families, based on rules at the time. It would be unreasonable to expect things to remain as they are in perpetuity (perhaps give notice to existing communities of rezoning in 25 years).

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



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First name [required] Zeljko

Last name [required] Puric

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning bylaw

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]                      Rodney

Last name [required]                      Mallmes

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket re-zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the proposed blanket re-zoning of R1 areas within Calgary. Re-zoning will negatively impact the quality of life and enjoyment of property in existing R1 areas. These properties were purchased by the owners because they were R1 zoned. The Mayor and City Councilors do not have the mandate from voters to implement a zoning change with such broad implications. This issue requires at minimum a plebiscite or an election with this as a key election issue. I don't agree that increased density will improve housing affordability, vibrancy or diversity in the community.

My concerns with re-zoning are increased noise associated with construction and more families packed into smaller areas, loss of privacy with increased building size and encroachment to property lines, increased traffic and street parking, less stable and more transient population (renters), loss in property value associated with multi-family high density buildings adjacent to/surrounding single family dwellings. The City claims that development and/or building permit(s) will still be necessary, however, as far as I'm concerned this will be a toothless exercise as anything up to an 8-plex (4-plex with secondary suites) will be approved.

I believe there are many opportunities to increase density in the many higher density areas already in the city (townhouse to highrise condos) and high density development on currently undeveloped lands (excluding parks, greenspaces and playground/recreation areas). These areas could be developed with higher density without impacting existing R-1 areas.

Unfortunately, the City's "plan" seems to mimic the criteria spelled out in the Federal Government's Housing Accelerator program which is a blanket one size fits all proposal. As a taxpayer at all levels Federal, Provincial and Municipal I am gravely disappointed in both the Federal and Municipal governments willingness to destroy the fabric and value of property owners in R-1 zoned areas with such disregard. If the City chooses to ignore the concerns of R-1 homeowners and moves ahead with blanket re-zoning, they also need to include a compensation model for homeowners that are impacted by approval of a high density project adjacent to/surrounding a single family home in formerly R-1 areas.



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Councillor Terry Wong  
Ward 7

Dear Sir,

I am writing in regard to the proposed blanket rezoning initiative being championed by City of Calgary administration. Our family and everyone I have spoken to are opposed to plan in its current form. No doubt there is an urgency to address the shortage of affordable housing however this city-wide rezoning has not had sufficient input from Calgarians. The overwhelming consensus among everyone my husband and I have spoken with on this issue is that Calgarians are not being heard by council.

In the town hall meeting you hosted at the West Hillhurst Community Centre, the Ward 7 attendees clearly told you and the city administrators we did not support the proposed rezoning. Thank you for taking our input back to council and please continue to speak passionately on our behalf. I applaud you for your tenacity and respect that you clearly understand your role is to represent us.

We believe that decisions made about the zoning changes could significantly impact the fabric of our communities. I recently returned from Vancouver and saw the devastating impact that overdevelopment is having on a once world class urban setting. Let's not make the same mistakes by implementing development without adequate planning for parking, public transportation, utilities and schools. Blanket rezoning and an open market will simply create an environment in which developers will build what is most profitable for them.

What we need is a community focused approach when it comes to addressing Calgary's unmet housing needs. Each neighbourhood is more than a geographical area. It is a dynamic community area with unique character and charm. Zoning policies should reflect the cultural, architectural and social fabric of each community. These elements are what make our city such a special place to live in. Careless development

will erode the magical and unique aspects of Calgary.

The City of Calgary needs a more strategic approach - one which is targeted, not a one size fits all approach. For example why not create a phased-in plan that might begin by allowing secondary suites and laneway houses on current RC1 lots. Then assess the impact before automatically implementing a change such as moving from RC1 to RC2.

I strongly urge City Council to reconsider the proposed city-wide rezoning and to explore other alternative strategies that are based on thoughtful planning and sustainable development. Also of great importance is to ensure that the voices of all stakeholders are heard loud and clear throughout this process. Please engage the citizens in meaningful dialogue through robust consultation.

Calgary is a magnificent city and we must collectively work together to implement a zoning practice which promotes smart development to benefit all citizens.

c.c. Mayor Gondek



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First name [required] Ashleigh

Last name [required] Locke

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 Re-zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose Council's proposal to re-zone residential zones in any way. I believe this is a terrible idea for the following reasons:

1) lack of parking - where will all these new residents park? Street parking can already be challenging. One new owner on my street remodelled and now has a basement suite. This has resulted in an additional 2-3 vehicles parking in our cul du sac. Allowing larger residential options will only exacerbate this issue.

2) lack of space in the surrounding schools - our designated school can barely accommodate the current number of children that attend. They are having to use 'flex spaces' as is, and the enrolment numbers are projected to increase this Fall. The school currently only goes to grade 4. You can not send the grade 4's to a Jr. High School. It's already not age appropriate to have grade 5 children in a Jr. High School.

3) traffic - how is the city going to manage the increase in vehicle traffic from more residents? Established communities were not designed to accommodate huge increases in residents. We already have traffic congestion and safety issues with the current population. A child was run over by a car in our community just a few months ago. We do not need to increase the chances of this kind of occurrence.

4) it's not reasonable to drastically change established communities. Residents made decisions when they purchased their homes based on the existing zoning. I have seen many examples where big new builds completely dwarf the residences next to them. New communities are a better place to consider this zoning for as appropriate planning could be done beforehand and buyers would know what they are agreeing to.

5) waste water management - how would increases to wastewater be managed?

6) parks and green spaces - these spaces are crucial to developing strong, active and vibrant communities. You cannot pave paradise and put up a condo complex!

Council should consider alternatives such as restrictions on short term rentals eg. Airbnb. Taxing vacant residences like Toronto has started doing. Restricting foreigner ownership of residential properties. Requiring new communities to meet density standards. Re-zoning existing residential areas should be the absolute last resort to the housing shortage.

I ask that Council listen to the residents of Calgary and say no to changing our existing residential zoning.

Thank you for your time and consideration.



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First name [required]                      Fiona

Last name [required]                      Lau

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket rezoning.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against blanket rezoning. I redeveloped a r1 lot for the reason that I knew my Neighbors along my street could only build single detached homes. I invested in this location specifically for that reason. This blanket rezoning would overturn the reasons I purchased in this area.



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First name [required]	Doug
Last name [required]	Hall
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Citywide 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)

We are very fortunate to currently own/partially own 4 homes... all are single family residences and 3 of them are in inner city Calgary (R-CG proposed)

Our personal net worth will increase significantly with the new zoning. Lot values ALWAYS increase when additional dwellings are permitted.

Unfortunately, basic Supply/Demand Economics do not apply to real estate development. More supply DOES NOT mean lower prices because building costs go up, not down, when demand for materials increases.

An old, 900 sq ft legal up/down duplex on a corner lot in Montgomery is worth about \$500,000.00. Upstairs rents for \$1800, downstairs rents for \$1200. With R-CG and 5 units lot value jumps to \$200K per lot X 5 or \$1,000,000.00. Building, carrying and development costs for each 1700 sq ft 2 storey dwelling at \$300.00/ sq ft would mean that each townhouse would cost \$510,000.00 to build, plus the \$200,000.00 lot value. The COST, would total \$710,000.00 per dwelling. Scenarios like this have been duplicated hundreds of times in Calgary and in no case is the new build less expensive than the old house. Rents for the new homes will now be a minimum of \$3,000.00 per month per dwelling because they are larger and brand new.

We have bought 9 houses in our lifetime and every single one was used/pre-owned. Why? Because houses are expensive to build, so new houses always cost more than used one's. A rush to scrap off a bunch of old houses and replace them with way more new houses always results in a bunch of more expensive houses, and fewer less expensive ones since the inexpensive homes are demolished.

The detailed information on your website shows 10 photos of newer dwellings where a house or duplex was removed to make way for townhouses, duplexes or new single-family homes. If you check what the old house was worth, you'll see that every new dwelling constructed cost more money than the old house that was removed. They are more expensive, not more affordable.

Conclusion

You will have many unhappy voters, concerned that additional dwellings in their neighborhood will lower their quality of life. They are not wrong. But the change might still be worth doing if it resulted in more affordable housing options. It will not, unfortunately.



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First name [required]

Paul

Last name [required]

Rintoul

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

The blanket rezoning of the neighborhood

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 rezoning of the neighborhood has the potential of quadrupling the units in the same area. This will negatively impact the parking and therefore the livability of the area. We have a number of high density options such as condos and town houses in the immediate area which is bringing the density up. I feel there should be a mix of high and lower density options in a neighborhood but by doing the blanket rezoning you are removing that and making the area much less livable. I have lived in my house for 32 years and bought here because of the mix and feel that the mix should be kept. There are still a number of places where there is still an opportunity for higher density housing but it should not be done at the expense of the other areas. We already have zoning that allows for secondary suites so I do not feel that we need any more high density going in. It really starts to change the feel and openness of the area and really impacts the area and livability in a negative way. The area needs a lot more planning and it needs to be done to balance the need for the mix of high and lower density housing not a blanket increase in the area that the majority of single family units are against. A 204 unit condo has gone up directly behind my street should that not satisfy the need for higher density without the need of trying to cram 4 times the units in the same area in the current single family houses. I very strongly oppose the blanket rezoning of established neighborhoods.



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First name [required]	Paul
Last name [required]	Kavanagh
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
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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)

As residents of Calgary for over 40 years, my wife and I are strongly opposed to a blanket rezoning proposal for the entire city. We think that careful planning and execution lay beneath the communities where each of your citizens have chosen to raise their families and live. Our community was carefully planned to include a balance of uses in sensible proportion to each other in our area. We carefully chose where to live, and we like where we live, the way it is. Now, the City (with the encouragement of our Federal Government) is considering passing a blanket amendment that applies to the whole City, and turn their backs on all the careful thought and planning that went into each and every one of the neighborhoods in our City. All, in one fell, ill-considered, swoop. This is akin to a betrayal of the City's responsibility to be a good steward of its resources on its citizen's behalf. If we wanted to live in a multi-unit area, we would have chosen to do so. We don't want to upset the careful balance of traffic, parking, density and use in our area. For the city to think it can waive a magic wand to cure the housing crises in this fashion without a majority vote via a plebiscite in support of the proposal is irresponsible. As Council is aware there are many ways to deal with the housing crisis besides rezoning the entire city. We urge Council to thoughtfully and carefully consider how you go about managing and addressing the housing issues that are emerging in our fine City.



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First name [required]

Paul

Last name [required]

Willson

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the blanket rezoning of the city. We chose to live in the community of Chinook Park, full of detached houses, large trees, and yards which are cared for by their owners. It is terrible to think of the lifestyle ruined by the rezoning proposed by city council.

Under the new rules proposed, there could be up to eight residences replacing one, including secondary suites. There would be a requirement for two parking spaces, enough for each residence owner to have one quarter of a vehicle. I can imagine the nightmare of driving and parking in Bankview as a potential improvement.

I don't expect council to listen to the people actually living in affected communities, but I wish they would.



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First name [required]	Peter
Last name [required]	Morrison
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 R-CG
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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)

As a resident of Lake Bonavista our family chose to live in a community that has single family dwellings as we value the space between our homes, the ability to play on quiet streets and the ability for our kids to go to local schools that are not over crowded. I do not support the blanket rezoning of all neighbour hoods in the city as it will take away the reasons we have chosen to live in a R1 zoned neighbourhood. I have the following questions and concerns with the blanket rezoning:

1. What is the city's plan to address safety & security on our residential roads with the increase in parked vehicles on the streets - for people, pets and wildlife.
2. What is the city's plan to address emergency response (including first responder access) that would be required with issues that arise given increased limited road access with Rezoning?
3. What is the city's plan to ensure stability and supply of utilities with increased demand with Rezoning?
4. What is the city's plan to address the aging infrastructure in order to manage increased demand in the neighborhood?
5. What is the city's plan for protecting the delicate balance of urban living and wild life access with Lake Bonavista bordering a protected provincial park?
6. To ensure a sense of community, what is the city's plan for protecting the surrounding properties when another higher density structure borders single dwellings that already exist?
7. The city admits that Lake Bonavista will not be able to deliver upon "affordable housing" options. Can the city define why Lake Bonavista does not have the choice or options to remain as the community it is today - as the city admits it's all about choice when considering lake Bonavista community?
8. What is the city's plan to ensure the value of properties are not negatively effected by density housing in Lake Bonavista?
9. We heard that the Lake is privately owned and the city can not touch it. What is the city's plan for the property titles in Lake Bonavista with Rezoning (as Lake Bonavista is on the property titles)?
10. Is there an option at this time that the vote for blanket Rezoning be postponed until all feedback and input from the citizens of Calgary can be heard - since the city turned down a plebiscite on this issue.



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First name [required] Terri

Last name [required] Zander

How do you wish to attend?

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

Date of meeting [required] Apr 25, 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)

Marlborough Park is primarily bungalow style houses, which historically have been dubbed "started homes". Over the decades a large percentage of these started homes have added garages and basement suites (probably mostly illegal but still an existing rental space). We have not stagnated as evidenced by the enrolment numbers in our neighborhood schools. If this ends up going into action, developers will have no problem taking down a perfectly good house with a basement suite to make quadruple their profit on 3 or 4 units each priced at the cost of their initial investment. They would also forego any onsite parking, which at a minimum of 0.5 stalls/unit is ludicrous. Given the historically poor transit service in this area and the risk of severe injury if you use Marlborough Station, all units will require 2 stalls per unit (more if there are basement suites). Transit would have to improve and police numbers would have to increase exponentially as we are already lacking quality service in both areas. I have lived here for 35 years and I cannot fathom going from one or 2 families across the street to the possibility of an 11 meter high structure housing EIGHT families in the same front footage.

We do have a large green space adjacent to the community hall and a townhouse complex. This green space is barely used now as children's play evolves – prime space to add more townhouses that would not have a huge impact on the feel of the neighborhood. I am sure these types of spaces exist in other neighborhoods as well. There is also the old trailer park on 16 Ave. NE that everybody was kicked out of over a decade ago that still sits empty. How many city or provincially owned low income units are there sitting empty that could be repaired and put back into the market? If I wanted to live in an area saturated with people I'd move to the inner city. I live in the suburbs for the slower, quiet environment. Blanket rezoning could cause every neighborhood to become loud and busy thereby eliminating the suburban way of life that many of us prefer.



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First name [required] Yekaterina

Last name [required] Chugunova

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)

It is completely unfair to push blanket rezoning on Calgary residents. It is undemocratic as it does not consider the interests of residents living within the houses zoned for single detached homes. Further, it will put undue strain on the sewage and electricity infrastructure within the detached homes community areas as those are not designed to accommodate for multi-family houses



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First name [required] Lidiya

Last name [required] Matveeva

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)

It is undemocratic to impose blanket rezoning on Calgary residents. Owners of detached family homes should not be deprived of their rights to live in the type of housing they paid premiums for. Why do you need to rezone existing communities if you can zone differently the new ones that are getting built allocating proportionately more land to multi-unit housing and, this way, increase the availability of housing. The proposed blanket rezoning makes no sense whatsoever.



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First name [required]                      Cameron

Last name [required]                      McMillan

How do you wish to attend?

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

Date of meeting [required]                      Apr 15, 2024

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

[required] - max 75 characters                      Rezoning 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)

Based on the community of homeowners and every neighbor we have spoke with on our block, we all have purchased property for R1 to have a community that is old houses with big lots and not full of condos and mass population density. This was the sole reason for purchasing the property in Glamorgan and will end up leaving the City of Calgary if this is proposed rezoning is approved as we are planning on having a family and want it to be in a community like we grew up in Calgary. Not in some high density apartment and multiple condo neighborhoods. City taxes have increased dramatically and instead of changing things for existing communities and loyal tax payers, approval of new projects and new communities should be the focus. The minimal approvals for new communities in the last 10 years has caused this issue and penalizing current homeowners and tax payers os absolutely wrong. Hold a city wide plebes-cite and allow people to vote if you are serious as every homeowner I we know strongly disapproves of this proposed rezoning change. As members of council you only receive property tax dollar from home owners and this should be the priority of ensuring current tax payers are protected and respected. We strongly disagree with anything to do with rezoning and will exit the city if this approved and take our family and tax dollars elsewhere.



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

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

[required] - max 75 characters	Council meeting - Public Hearing on 'blanket' 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)

After attending two Ward 14 Townhall Meetings organized by Councilor P. Demong, although there were several concerns mentioned by residents, I would like to mention a few additional points. The first concern has to do with building codes. If a fourplex, or row housing is permitted to be built, the proximity to existing residences may be less than communities previously zoned as R1. All you have to do is look at some of the newer communities to notice how close the houses are. This directly leads to my second concern with the number of firehalls within the Ward. For example: the Station in Parkland has responsibility to at least seven Communities. The Manager of Planning stated some communities are at 87% density, so increasing the population puts further demands on existing Stations throughout the City. Finally, Councilor Demong emphatically stated April 9 that he must be legally open to persuasion which I'm sure must apply to the other thirteen Councilors as well as the Mayor. At the Meeting April 11, a resident asked about individual contributions made to campaigns but I question the influence of PACs.



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First name [required]                      John

Last name [required]                      Matyas

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Everything on the City website and in their reports arrive at the same conclusion, i.e., rezoning is 'good' and therefore 'necessary'. However, the negatives and alternatives of blanket rezoning are never mentioned. Calgary has been my home for 30 years and has always had, despite more than doubling its population, a character of a big small town, particularly in its surrounding neighborhoods. There is a statistical certainty that more density leads to more crime, and even now the city resources cannot keep up with this today, and this inevitably leads to the degradation of quality of life, slowly and surely. My strongly held view is that density promotes, ironically, anonymity and less accountability, which give opportunity to more crime. Nevertheless, a more balanced view would have been honest and those of us who enjoy this way of life should be acknowledged as fully dissatisfied without recourse to slowing the type of development sought by Council. Developers come and go, and we residents bear the burden of profit-driven development (and god-awful architecture).

More importantly, there is a fundamental flaw to the rationale that Calgary 'needs' to prepare to accommodate 2M people "in the near future". This is not inevitable, nor should Council shirk its responsibility to act to prevent what will be a slowly moving catastrophe when it comes to a sufficient and safe water supply. It is untenable to square aspirations of 2M with the preposterous assumption that there is even sufficient water for 1.5M. The zoning folks might do well to read the City website (and hydrological studies) regarding Droughts (and Floods) Hydrological science does not lie, and climate change, glacier disappearance, and management of river basin flows cannot be whistled away. Hence, it is important for Council to act, and act responsibly, by establishing seriously reasoned policies that would limit population growth that is unsustainable. While true it will not happen on your watch, it will happen, and your offspring





ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition to this issue. My block is made up of 10 houses. 4 of these houses already contain secondary suites. Across the street the 2nd and 3rd houses down from me also contain secondary suites. There is already congestion with street parking. If the designation is changed to R-CG where will existing home owners park their vehicles ? .



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First name [required]	Sher
Last name [required]	H
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning not a solution.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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The City Clerk's Office  
700 Macleod Trail S.E.,  
P.O. Box 2100,  
Postal Station 'M' 8007,  
Calgary, Alberta,  
T2P 2M5.

Rezoning is by not a solution to the so-called "housing crisis". This is such a baffling idea that it only appears as just a ploy to take away the little elbow room that residents have in these few communities. Neighborhoods in that are referred to as "low density" is simple because residents are able to eat without their neighbors looking into their plates & this is a malicious attempt to take it away. To repurchase similar properties:

- # 1. They won't be able to afford it
- #2. They would have to go outside of the city

And that's where I bet most of council live in areas like Bearspaw, DeWinton etc. that are trying to jam pack the masses like sardines.

The fact that traffic congestion is a nightmare at every turn is testimony to the fact that there are no "low density" communities. If there is a forest fire or explosion that requires residents to escape quickly from a community they would be trapped trying to get out. Because it's one way in and one way out and a lot of people.

The land mass that Calgary occupies in this province is by no means tiny but the attempt to try to squeeze multiple unit dwellings on a plot of land designated for a single detached home, in already established communities is sheer madness. I guess Calgary's city council is ready to wipe out the history of the cities neighborhoods if already anything built in the 1980s is to be ripped up like it's been 100 years.

This is a fairly young city and to be doing this at such an early stage goes to show that you City Councilors are not in the best interest of Calgarians.

1. Rezoning is just a guise to chase pensioners and senior citizens out of their homes because once rezoning starts the price of the houses will not drop and property tax will escalate even further out of affordability
2. How are people on fixed incomes supposed to sustain themselves with 11% tax hikes and hikes year after year?

3. This mess we've seen already in communities that once had a little bungalow and suddenly a new massive structure is erected on the property but next door is the older bungalow
4. This have resulted in the haphazard, helter-skelter, mess around Calgary with the disappearance of uniformed organized housing
5. Structures overshadowing smaller ones, encroaching on neighboring spaces, blocking out the sun, lack of garages and more and more cars having to park on the streets
6. Not to mention the constant construction
7. This will eventually become an entire city of ghetto
8. Why not invest in updated housing for people in places like rundown Forest Lawn, Ramsey, International Avenue and neighboring communities etc.
9. Very old rundown structures should come down and rebuilt where you can add multiple structure units at affordable prices-communities built in the 1980s does no fit the bill
10. Council have been able for years to designate pristine land and water ways for dogs (glorified toilets) yet you cannot find land to build housing for people which you are supposed to serve

Right now, we are rolling around in and eating animal feces, since animals are now the new people and are allowed into our food stores and their feces are being tracked into our supermarkets, liquor stores, restaurants, doctors' offices, malls, highways, byways and every which, where. Calgarians have been docile mumbling and grumbling here and there and that's what you are counting on to get away with this. Council seems apt to provide for and accommodate animals, heck people are even foraging in the wild to find creatures and bring them in their bedrooms but no solution for humans.

Rezoning is by no means a solution to this so called self-made "housing crisis". Two hundred thousand are not homeless on the street, there is constant construction. And, so, if much more houses are needed how does that help by converting a designated plot of land? It makes no sense.

Yours truly

*FOIP*



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

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First name [required]                      Amanda

Last name [required]                      Tate

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 disagree with this motion. Purchased a R1 lot for a reason. No one in the neighbourhood wants this for growing a family and quality of the neighbourhood



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First name [required] Karin

Last name [required] Boettcher

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)

This is a poorly thought put strategy that fails to consider that many citizens of this city intentionally chose communities that were zoned for single family dwellings. Killarney is a prime example of how many communities will be impacted and i strongly oppose this initiative.

I have been supportive of the council up until now but no longer am. Listen to your citizens- blanket rezoning will destroy this city.



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First name [required]                      piper

Last name [required]                      barr

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 Blanket Upzoning

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

ATTACHMENT\_01\_FILENAME (hidden)                      Letter to the City of Calgary - blanket upzoning.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Strongly oppose.

April 12, 2024

The City of Calgary  
Calgary City Council  
Planning & Building  
P.O. Box 2100, Stn. M  
Calgary, Ab T2P 2M5

Dear Madam/Sir:

Re: City of Calgary Proposed 2024 Blanket Upzoning

I write to advise that myself and my family strongly object to the above blanket upzoning and any further development based on the lack of compatibility with the community for the following reasons:

1. Killarney is as a family oriented community while supporting increased inner city density through the transition to duplex housing. The proposed blanket rezoning is in stark contrast to the ongoing development and will negatively effect the community, and forever change Killarney;
2. We believe that a change of this magnitude is a huge change for the inner city communities. We do believe that a change should have been put to the residents of Calgary via a plebiscite. Councillor Walcott has identified us taxpayers in the inner city as "Selfish". Maintaining the integrity of a community is not selfish;
3. This blanket rezoning will affect the existing streetscape, massing and landscaping. This includes: building mass, lot coverage, landscaping, shadowing, privacy of neighbours, parking density and traffic congestion. This blanket rezoning ignores all of this;
4. Increased density achieved through upzoning does not create affordable housing. This results in the creation of housing stock which is more expensive than that which it replaced. Developers construction the type of housing which can maximize their profits;
5. Established communities are designed specifically for low density single family and duplex dwellings. Roadways, utilities, nor public park space can accommodate the greatly increased number of residents. As an aside, some green space is now been taken away for development.

We would like, as taxpayers, stability in our community and this blanket upzoning is unhealthy for our community.

It is very hard to rationalize the proposed rezoning. There is a lack of major public transport in our community. There are no desirable amenities to offer tenants any social or recreational activities, now that the Richmond Green space is being developed.

In summary, the community will be negatively affected by this blanket rezoning. The quality of life will be negatively impacted and the community as a whole will be less attractive as a higher density, inner city, full spectrum community.

We request that the rezoning of the above mentioned blanket rezoning be rejected.

Yours truly,

A handwritten signature in black ink, consisting of a series of connected loops and a final horizontal stroke.

Piper Barr  
Killarney Resident





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

strongly oppose

April 12, 2024

The City of Calgary  
Calgary City Council  
Planning & Building  
P.O. Box 2100, Stn. M  
Calgary, Ab T2P 2M5

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Yours truly,

**WAYNE KLOECKES**

Wayne Kloeckes  
Killarney Resident



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First name [required] Karen

Last name [required] Prediger

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 have single family homes in my neighbourhood that have already been turned into one family upstairs and one family downstairs. The back alley is filled with extra black, green and blue carts and looks like a third world country. There is no parking on the street and we do not have the infrastructure of ANY KIND to support this madness. Not to mention I purposefully own a home that is zoned for single families. We need the green space of the yards and not removal of large trees and grass. There will be class action lawsuits against the city if this nightmare gets pushed through. I will be involved in at least one of them. I believe that this idea is utterly illegal. Everyone buys where the zoning works for themselves and their families. Sure wish that recall petition of the mayor would have gone through. The mayor and council are completely out of touch on the needs of Calgarians.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hello, and thank you for considering my comments.

I write as a concerned citizen in opposition to the blanket rezoning proposed by council. My concerns around this policy are:

1. Blanket rezoning does not consider each neighbourhood's characteristics but rather places a "blanket" solution across each part of the city regardless of infrastructure, capacities, character, and location. Some smaller neighbourhoods may not have the street, traffic, sewage/water main or parking capacity needed to properly service an increase in population. Without zoning and proper development review we forsake some aspects of protection around responsible development.
  2. Although parking is not a consideration, removing minimum parking rules and limits is inconsiderate and unrealistic. As much as we try to utilize public transport, the service levels are not sufficient in all areas of the city. Increasing population in these suburban corners is not pragmatic if parking is insufficient.
  3. Without zoning to control some development we are left with the further possibility of an increase in population in areas which do not have access to school capacity. We must consider all aspect of infrastructure (including schools) when driving development to ensure the population is properly serviced.
  4. An increase in density and buildable area within existing neighbourhoods does not guarantee an increase in affordable housing. Examples of increasing density can be found in very desirable neighbourhoods such as Bowness where many infills, and new housing stock is coming on market – many of these housing options however are priced well above the “affordable” mark desired by council.
  5. Federal funding is not a determinant of municipal policy. We must approach this with careful consideration for our citizens. Please do not allow pressure to determine your policy (this is the very definition of bullying that we teach our children to stand up against). Good policy is good policy regardless of support from outside the jurisdiction – please take Calgarian feedback and place it ahead of outside influence.
- In conclusion, while I am not against the increase in density in certain parts of the city, the blanket rezoning is a lazy approach to urban development. To maintain our standard of living it is requested that this policy is set aside, and council create a plan that is more considerate, desirable and more supported by the citizenship of Calgary.

Thank you,  
Sherie Crowley



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First name [required] Ruth

Last name [required] Winnitoy

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Blanket upzoning.

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 in a beautiful parklike setting, lots of trees and walkways, in a cul de sac where there is limited parking. With the rezoning there would be the ability for someone to tear down and then rebuild a multi family building. Our area cannot accommodate that kind of structure. Parking would be an issue, traffic through an area primarily of cul de sacs would be a nightmare and danger to children and adults, shadowing and over-looking of larger buildings into backyards would eliminate privacy and degrade the quality of life in this beautiful parklike setting. The mayor has said that my fears would not be realized but I have come to NOT believe what City Hall says - case in point is the affordable housing and new build of a firehall in our area.



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First name [required]	Valerie
Last name [required]	Bonnyman
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 residential neighborhoods
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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)

Against blanket rezoning- The City is concerned about the decline of tree canopy of Calgary but is willing to allow full lot development which would mean all trees and foliage would be removed from a lot to accommodate larger residential units. This is contradictory policy and contributes to increase in carbon dioxide .

The City is concerned about ground saturation issues. This has become more prevalent due to climate change. Allowing blanket rezoning reduces the capability of properties to absorb excess rain events causing increased flooding and therefore more property damage.

Blanket rezoning is reasonable in areas near well served public transportation corridors such as ctrain stations and major bus routes. In other areas it will contribute to parking issues due to not enough parking spaces available; this will detract from the general livability of many neighborhoods. Calgaryans deserve a choice of what kind of neighborhood to live in and not be subject to blanket rezoning.



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

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

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

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 strongly oppose the proposed blanket rezoning bylaw for the City of Calgary. I purchased my property in the community of Eagle Ridge because of its R1 zoning which only allows for single family dwellings. Any change which allows multi family rezoning will result in significant devaluation of my property, furthermore increased density will compound parking and vehicle traffic in our area. Will the city compensate me for my financial loss and reduced quality of life?



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First name [required]	Kary
Last name [required]	Otto
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	3524DF73-9282-4B33-80D4-B94C4244D092.jpeg



ATTACHMENT\_02\_FILENAME  
(hidden)

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

In march councillor Wong received unanimous support from council to look at how to protect the tree canopy in Calgary and the motion would direct city staff to prepare options for how private tree conservation tools and incentives could be applied to Calgary. Currently 75% of the tree canopy in Calgary comes from private property. Our tree canopy is receding and we have less coverage than Vancouver, Toronto, and Montreal. The 60 year target from council is to have the tree canopy coverage at 20 percent. It currently is only 8.2%. Some thoughts were fines for developers and permits for tree removal. Please note the attached photo which comes from a redeveloped neighborhood in Calgary. Before development there was a tree in every front yard. After the development on this street there is not a single tree in any of the redeveloped properties. So my question is how on earth will the tree canopy grow in Calgary if the rezoning happens. How will council meet their target in 36 years of 20 percent coverage up from 8.2 percent and approve the blanket rezoning at the same time. Is council all aware that large trees capture carbon more efficiently than smaller trees. And certainly more than no trees at all. Thank you councillors Wong and Chabot!

10:32



# Everyday Tourist



*Calgary's affordable housing issue.*



*This is what “blanket rezoning” looks like in inner-city neighbourhood like Banff Trail. A row of cookie-cutter ‘50s bungalows get replaced by a cookie-cutter townhomes with basement suites that are pushed up closer to the sidewalk so*



[everydaytourist.ca](https://everydaytourist.ca)



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

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First name [required]                      Helen

Last name [required]                      Randle

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 Bylaw

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Choose to purchase a house in this area that was zoned for single family dwellings.  
Raising a family in a quiet neighbourhood with less traffic.  
Have enjoyed living here for over fifty years.



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First name [required]	Norm
Last name [required]	Wilkinson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 17, 2023
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This council does nothing to regulate zoning with todays standard. By opening up even more rezoning is a terrible idea. No one is watching the impact on homeowners and the only people that know how to manipulate the guidelines are the developers and builders. We live in the inner city (Killarney) on a 50 ft. frontage. The land developed to the North of us was done in the the early 2000 and at that time the guidelines had to consider impact on our property. Fast forward to 2023/24 and the property being developed to the South of us there is virtually no consideration given. We went through the D.P. and channels to make slight changes ( ie. move the back door to the back so it is coming out the side which then looks straight into our patio, right at the property line and 3 ft. of ground level), but the city would not budge. There would have been no impact on value or size, but the development got approved. After approval the builder made several changes to the approved D.P., the builder continued to make several changes that had huge impact on our property, of which the City it was OK. By giving the City more control will only make it worse for people like ourselves and the biggest winners are developers who increase density and hence profits. We are totally opposed to this Rezoning bill even if it has a positive affect on our property value. We are the ones that have paid the taxes for the last 50 years. NOT THE DEVELOPERS



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First name [required]

Tanya

Last name [required]

Tamminen

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)

I am against the blanket rezoning proposal put forward. This city council has demonstrated time and time again the lack of foresight for large projects and excludes the detrimental future and immediate impacts. Many of the neighbourhoods will be ruined by blanket rezoning. There are already parking issues in quadrants with many multi-generational households all within a short distance of each other. Transit is not a viable option in this city when buses in the winter can't even make it up some hills and buses don't run 24/7. The removal of trees, grass and gardens will increase overall temperature as demonstrated in areas with less grass. I myself have multiple dogs, only having a yard the size of a postage stamp would be detrimental to their quality of life. This blanket rezoning also won't help with affordability when the infills are well over half a million dollars and many coming in over a million dollars. You're opening up Calgary to becoming worse than Toronto and Vancouver in terms of density and affordability. Building new neighborhoods where the planning is present from the start (university district, legacy, copperfield, evanston, etc) have all been successful. Again I am in full opposition to the blanket rezoning.



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First name [required]                      Scott

Last name [required]                      Lavalley

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket Rezoning for housing in Calgary

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

City Council has an obligation to represent citizens of Calgary and work to improve communities and our City. The rezoning which by all accounts is set to pass on April 22, 2024 and support developers and the City's chase of Federal funding is short sighted and not representative of the wishes of the citizens of Calgary. Rezoning will further tax Calgary under resourced Police, Fire, Ambulatory/education, and medical infrastructure not to mention the City's underdeveloped and poorly planned and under supported infrastrure (water/roads/electrical/gas/parking) as communities have not been built to accept this increased density, nor can we afford it. Communities will be further devastated with increased crime (and no plan to address), property devaluation (except for developers), parking issues, congestion, overpopulated schools, under-served roads etc. I appreciate developers are driving this, as is Councils need for tax revenue, on account of continued mismanagement adn poor planning but Councils support of this initiative goes against the wishes, logic and desires of our citizens. Deeply disappointed in Council and look forward to the next election and a wholesale change out.



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First name [required] Glenn

Last name [required] Gibb

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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 state I am strongly opposed to this new housing strategy. In fact I think this is the most ludicrous, ridiculous, hairbrained scheme I have seen in many years. This is a very efficient way to ruin attractive, well planned and long standing neighborhoods. This scheme will do absolutely nothing to increase affordability. How do you propose to address the parking mayhem that will surely result from this. What about water and sewer infrastructure? This scheme is just further evidence that the City needs to get their house in order. On that note I wish to go on record that the City needs to reinstate the Board of Commissioners. This would restore a semblance of rationality, and stop may of theses ill conceived, absurd ideas from reaching City Council.





ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly opposed of a blanket rezoning for the city of Calgary. I am a citizen and homeowner in the inner city of Calgary who has already been affected by the city's parking fees this year to park outside my house. For inner city homes, there is already lack of living space for single families. When developers make more units out of a single family home, there will be even less living space.



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First name [required]

Bryce

Last name [required]

Scherschel

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City Wide Re-Zoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning all Calgary neighborhoods to RCG will destroy the character of communities. I bought my house in Brentwood because of the character of the community; small homes, large trees, large lots. Changing the zoning of RCG will result in a complete reversal of the community characteristics; developers will buy old homes and build large townhouses, and they will subdivide lots to build duplexes and skinny homes. The space requirements on lots required for the change will inevitably come at the expense of the large old trees which give the community so much of its feel. Maintain the character of these old communities by keeping R1 zoning. The proposed zoning changes have been advertised as giving Calgarians more choice for what they can live in; this could not be further from the truth. Single family homes on large lots will inevitably be replaced with subdivided lots, duplexes, townhomes, backyard suites, and basement dwellings; with trees and space as casualties. I need to look no further than Banff Trail and Capitol Hill for examples of this. Space, trees and older homes have been replaced with high density - look at any lot that now contains a townhouse or duplex - the very elements that gave that community it's feel have been replaced. My submission is not without proposed solution though. Prioritize high density development where R1 does not exist. The Northland Mall is being redeveloped into Condos and a promenade - all without replacing single family homes, green spaces, or trees of adjacent Brentwood. University District is a tremendous development of condos and townhomes and have been built without replacing R1 homes of Varsity, parks or trees. Neither of these have been built on the outskirts of the city, notably. Prioritize high density development where old infrastructure (malls, parking lots) can be redeveloped, or where bare land is underutilized. Keep R1 zoning where it currently exists.



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First name [required] Debra

Last name [required] Walton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Rezoning Amendments land use bylaw 1p2007 bylaw 21p2024

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We strongly oppose the singular rezoning amendments. We have and in future will support planned development with a focus on reduced costs, lowered fees, overall detailed process reviews to deliver highest levels of streamlined processes for all development, upgrades, renovations. Focus on affordability by reducing costs and time to start building or upgrading to increase accommodations and rentals better meeting the ever changing needs. Use existing underused land and buildings to provide temporary, affordable accommodations. Reduce costs that contribute to what has been years of an increasing household burden. This includes fees on electric, heat, water, property and related taxes to name a few the city keeps increasing. The fiscal landscape and culture must shift now to being affordable in advance of a changing landscape coming in less than two years.



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First name [required] Sioban

Last name [required] O'Connor

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Rezoning Plan

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Dear City of Calgary's Council,

I am writing to express my deep concerns about the proposed blanket rezoning plan. I believe this plan does not respect the character and the physical and social geography of our established neighbourhoods in Calgary.

**Preservation of Neighbourhood Character:** The plan proposes building what are essentially apartment buildings in quiet, treed, family neighbourhoods. This is a radical reversal of the terms of sale that existed when homes were originally purchased. It would be less offensive to homeowners for the City to rezone and develop their own park land, such as Bowness Park, Shaganappi Golf Course, Prince's Island, etc. If that proposal strikes you as offensive, imagine how homeowners feel about similar development in their neighbourhoods, where they have invested their life savings.

**Housing Shortage and Investor Profit:** While there may currently be a shortage of housing in Calgary, it does not mean that the answer is to make prime, inner-city land available to investors to profit from, especially when their profit will come at our loss. High density development is happening naturally through the free market system in Calgary's inner city. These developments are not destroying the character of the neighbourhoods, but rezoning quiet streets to build high density housing will. Good intentions are not justification for an "anything goes" plan that makes Calgary an undesirable place to live.

**Compensation for Homeowners:** The City's current rezoning plan does not have a multi-billion-dollar compensation fund to reimburse homeowners for the loss of value to their properties that will follow from the impact of high-density structures being built next door. Ultimately, the City's rezoning plan is about money. There are people who stand to gain by it, primarily developers, many of whom do not live in Calgary or even Canada. And there are people who stand to lose by it, primarily homeowners. Does the City want to risk a class action suit from outraged homeowners who will be out hundreds of thousands of dollars because of this rezoning plan?

I urge the City to reconsider this proposed rezoning plan and to engage in further consultation with residents to address these concerns. We believe it is possible to increase the supply of housing and provide greater housing variety without compromising our community's character and the affordability of housing.

Thank you for your attention to this matter.

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



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First name [required]                      Jessica

Last name [required]                      Ibarra

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                      Preposed Rezoning in Skyview Ranch Community

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I don't agree with the proposed rezoning in my community of Skyview Ranch NE. My concerns are of overcrowding, the value of the homes decreasing, increasing crime, vandalism, and renters not taking care of the properties.



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First name [required]                      cheryl

Last name [required]                      schlefendorf

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Re-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)

Absolutely opposed to council's re-zoning plans.  
Please refer to the many studies of the negative impact on human beings living in high density areas. Would like members of council terminated.



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First name [required] Denis

Last name [required] McGrath

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 Denis McGrath

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

ATTACHMENT\_01\_FILENAME (hidden) Upzoning Letter.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

247 Varsity Estates Grove NW

Calgary, Alberta T3B 4C8

Calgary City Council

800 Macleod Trail SE

Calgary, Alberta T2G 5E6

Dear Mayor Gondek and City Councillors:

RE: Proposed City-Wide Blanket Up zoning

---

As a long-term homeowner in the Varsity Community, I am writing this letter to confirm my **strong opposition** to the proposed City-Wide Blanket Up zoning. It is regrettable that City Council rejected holding a plebiscite on this important issue that impacts all Calgary citizens.

Varsity is a beautiful community that boasts many mature trees and delightful green spaces. Varsity residents chose this area because of a desire to live in an area with predominantly single or semi-detached homes. Blanket up zoning creates uncertainty and removes housing choice for those that want to live in areas of single or semi-detached housing. R-CG and H-GO can have a major negative impact on neighbouring properties due to their very large building envelope. This causes overshadowing, reduced privacy reduced trees, many waste bins as well as increased street parking. Up zoning will negatively impact Varsity residents on their quality of life and property value. Green spaces in Varsity should never be considered for housing development.

Rather than apply a city-wide upzoning, the City should carefully examine practical locations to facilitate increasing density of low cost housing.

I request that City Council vote **against** amending the city land-use bylaw that will facilitate RC-G zoning.

Your very truly,

*"signed J. Denis McGrath"*

J. Denis McGrath

c.c. Hon Ric McIvor, Dr. Luanne Metz, Jo Anne Atkins



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First name [required] Reid

Last name [required] Henuset

How do you wish to attend?

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

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 Proposed rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is not a good idea and hurts my home value and and community value. I am strongly against this



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

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

[required] - max 75 characters	Blanket rezoning proposal.
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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 strongly opposed to the blanket rezoning proposal. I feel that this proposal will destroy communities and do very little to address the supply of affordable homes. Secondary suites and lane way homes are a better option for existing communities.



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First name [required]	James
Last name [required]	Dreher
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	On the matter of rezoning and green space removal
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 the City council members on the Matter of rezoning, the removal of green spaces and the liberal initiative of Densification of the large Canadian City's.  
The sum of money proposed will barely cover the cost of getting past the gate keepers and bureaucrats. The cost of the upgrade needed on our electrical alone will be in the Billions. Enmax has advised you that they would have to redo our whole system.  
We are already having brown outs and blackouts, and having proposals for new power stations will take years to pass the Government bureaucrat's.  
The problem of affordable housing has been engineering By the Liberal Ndp government by taxing Canada into poverty and the proposal will further burden our City.  
Citizens cannot afford more Taxes and a lower Quality of life.  
Please reconsider going down this path towards 15 min City's.



Public Submission

CC 968 (R2023-10)

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First name [required]	Laura
Last name [required]	Van Ham
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Council meeting - Public hearing MONDAY, APRIL 22, 2024, 9:30 A.M. – 9:30 P.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City of calgary rezone proposal comments_Apr 2024.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Comments to City of Calgary re: City Wide Land Use Designation (zoning) amendment

We have been community members of St. Andrews Heights since July of 2001, and are active observers and participants in our 'neighbourhood lifecycle' over these 23 years. In 2012 we moved our 1950's bungalow off our lot, and built a new home under the Contextual Development Application rules. We also own the lot adjacent to our home, with the original 1950's bungalow that we have rented to the same family for more than 10 years. We have watched several original homes in St. Andrews Heights go through redevelopment, either as a renovation or a complete new home construction. We recognize the need to densify the inner city as a continued expansion of the suburbs is not sustainable from an infrastructure standpoint.

**However, we do not agree with the City's proposal to apply zoning changes city wide without discretion between communities.**

St. Andrews Heights is proposed to be rezoned to R-CG. From the City's handout material we understand that "The primary difference between them is that the R-CG district is used in the established communities and contains contextual rules (the "C" in R-CG) to ensure infill buildings fit into the context of the existing homes on the street." (<https://www.calgary.ca/planning/projects/rezoning-for-housing/faq.html>) This gives us serious concern as the intent to approve homes that fit into the context of existing streets has been failing even under our current more restrictive approval process, and it is sure to fail even more so with the proposed rezoning.

We have commented on several Discretionary Development Permit Applications over our 23 years living here, and have noticed a pattern in City approvals. City Planning decisions will always land in favour of the developers application. While the developer might tone down their application to make the relaxation less significant they will always get a partial relaxation approved, even if it contradicts immediate neighbour and community concerns that the proposal does not fit in with the context of existing homes on the street. We have several excellent examples of homes in St Andrews Heights that do not fit in to the context of the street they are on, even when the immediate neighbours have submitted concerns and spoken to City Planners. The City's rezoning proposal will make it even easier for developers and landowners to receive approval for developments that do not fit in, and the developments have the potential to be exponentially larger in size and impact to the neighbourhood lifecycle.

We feel that the rezoning proposal as it stands does not meet the goal of increasing the amount of affordable housing in the City rather it will make a number of developers very wealthy. This is a concern also voiced by our community association.

The proposal also negates the hard work of the St Andrews Heights Community Association, as well as our surrounding communities through the South Shaganappi Area Strategic Planning Group, that have been working with the Councillor for Ward 7 to identify areas that are appropriate for increased density. This work needs to be done first, before the City creates this massive opportunity that will benefit just the select few that can take advantage of a streamlined permitting process that will result in several approvals that do not fit the context of the existing communities. We are requesting that the City work with the communities to identify areas ready for increased density instead of applying zoning changes everywhere.

We feel the City's proposal is hasty and will result in a disorganized, contentious and ineffective increased density that will detract from all communities in Calgary. Calgary is a great place to live, and we have seen some excellent modifications to the way the City operates. This proposal is not one of them, It is poorly planned and rushed.



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First name [required] PAMELA

Last name [required] BOWMAN

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm sick to my stomach over this Blanket Rezoning Proposed Bylaw. I'm a Calgarian, long time homeowner in a well-established, aesthetically pleasing, safe community with modest, single dwelling homes in a largely R-1 Zone. I'm a professional (now retired) law-abiding, tax paying citizen with a large, well established family living here in Calgary. Everywhere I go and so many people I talk to these days, particularly about this issue, are angry - so very angry. Communities are being pitted against communities. Help us understand how allowing Developers to simply construct 2 Infills, Rowhousing w Guest Suites, 2, 4,6,8-plex Buildings on 1 Lot where 1 Single Dwelling currently is going to solve affordable housing. Developers are the only ones who will benefit. At Town Hall meetings no one representing City Council has had answers to congestion, safety, parking, water/sewer issues, garbage bins. No one! Some communities are registering Restrictive Covenants against their Land Titles to protect the integrity of their Community. What a shame! You need to stop this ridiculous nonsense and govern fairly, transparently and honestly. Thank you.



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First name [required]	Ben
Last name [required]	Wineberger
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for housing/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)

My family (residing in Glamorgan) is in strong opposition to blanket rezoning. In our opinion, it is a poor plan that, if approved, will negatively impact the character, culture and livability of the communities that citizens sought to live in. Higher density housing is needed to reduce sprawl however, we have no confidence that this plan will have the desired outcome, nor will it be completed in a thoughtful manner. Leave our existing communities alone!! Focus on downtown by retrofitting office buildings, and higher density in new communities where people can choose to live as it's being built. We (those that chose, bought and are building a life) in our existing character communities were her first. We have a huge stake in their preservation. These are communities that are sought out, valued and appreciated for their current design, layout, mature trees, green space and have limited shadowing. This is a terribly poor plan that will negatively impact Calgary's livability, history, culture, quality of life, and character. Do not approve this and design a made in Calgary solution, made by Calgarians for Calgarians. Thank you.



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First name [required]	Kathy
Last name [required]	Varga
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 am against the rezoning of Calgary neighborhoods. The monstrosity being built in these beautiful old communities are dropping Property values, Unfair to everyone who bought in single home communities and is an absolute wreckage for parking. This rezoning is going to migrate people into living out city, taking up more land for acre-ages. The problem That should be addressed to the federal government is capping is immigration.



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First name [required] Elizabeth

Last name [required] McDermid

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the blanket rezoning proposal. I feel the city's process has ignored or dismissed the wishes of neighbourhoods who are strongly against this proposal. Worse, I have heard council stonewall residents who have opposing opinions to this policy.

I live in a neighbourhood whose schools are overcapacity to the point where high school students may have to travel across downtown to the north of the city instead of walking to their local high school. The neighbourhood infrastructure is very old and waste water is seeping into the Elbow River. Increasing the population is misguided. I believe city planning must include agreement from a neighbourhood's residents before radically changing the zoning.



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First name [required]	Martine
Last name [required]	Valentine
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Calgary Planning Commission Report CPC2024-0213 Calgary's Housing Strategy
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 residents of Elbow Park/ Riverdale for over 45 years, we are opposed to the alterations in zoning regulations to our community. It is not fair to impose this blanket zoning bylaw on us when the majority of residents in Elbow Park and in other communities around the city--do not endorse this plan.

We purchased this property in good faith—because it was a community of single-family dwellings—and knowing it was a peaceful neighbourhood in which we could bring up our children and grow old walking the streets safely.

Please listen to the majority of homeowners who are opposed to your plans—and who voted you in to represent us on Council for the Municipality of Calgary.

Yes—build your extra housing—but please don't impose zoning changes to our many existing peaceful neighbourhoods in the City of Calgary.

Thank you for listening.



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First name [required] Janice

Last name [required] Wotske

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My personal opposition arises from the height of the possible buildings. The shade from the taller buildings can make it colder in winter, exacerbate SAD in some people, make growing gardens - vegetable or flowers more difficult (particularly offensive when there seems to be a push to growing more sustainable food), affecting solar heating on roofs (particularly as there seems to be a push toward sustainable energy), and lack of privacy from upper floor windows looking into private backyards (which many people use to make into an oasis to escape city pressures and promote their mental health). I find the city seems to be of the mindset of all-or-nothing. Surely a compromise can be found where some development in certain areas would be beneficial, but not all areas need to be changed. I also, don't mean the more expensive neighbourhoods get an exemption while less expensive neighbourhoods lose their choice. I notice the city seems to be promoting inclusivity. What happened to the inclusivity of living choice? Some people like dense living and crowds, some people tolerate density, some people abhor it. This proposed bylaw takes away this choice. I hope the blanket rezoning bylaw is defeated on April 22.



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First name [required]

Joan

Last name [required]

Durand

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 of the City 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)

Rezoning Calgary is insane the way council wants to do it. You don't care about parking, parks, playgrounds, people. How many people can live in Calgary with the current water supply?

The city and government has created the problem of housing with bringing in so many immigrants. Now you want people living here for 60 years to suffer because of your decisions.

The hospitals, schools are too full there are too many people. The taxes went up 12 percent people can't afford that. Stop the insanity. If you would quit bringing in immigrants then the demand for housing would lower and prices would go down. Stop trying to jam in as many people as you can. This is not the Calgary I remember or want.

I hear you hired some one from the United States to be in charge really no one in Canada could do this job. We don't want to be like the United States. Hire a Canadian.  
Joan Durand



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First name [required]                      blair

Last name [required]                      bourque

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)

I don't think this issue is black and white. I don't mind providing granny suites in back yards, but am opposed to living in a house that now has the possibility of being situated next to a string of row houses. I did not spend my entire life paying for a home that will no longer exist in a neighbourhood that I chose to live in. Please reconsider this plan as it is not the way to solve the housing issue we have. If required, make new homes in new communities with this new zoning, then people will have the choice. Otherwise, simply make row housing and condo's as that's all developers will want to make anyway. Even in new communities, I'm sure people would pay extra to not live in a neighbourhood that allows this type of zoning. There has to be another way.



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First name [required]	John
Last name [required]	Whelan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	City Council Hearing on Up-Zoning (Densification)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Mayor and Council, Whelan and Bailey.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached letter.

April 14, 2024

Calgary AB

Yours Worship, Members of Council

Re: Blanket Upzoning Public hearing April 22, 2024

We are writing to express our concerns regarding the blanket upzoning proposal before Council. We have lived in Mount Royal since 2013.

On March 7, CPC reviewed the recommendations of the Housing Task Force which included increasing housing choice in all communities, increasing housing affordability, and making the land use application process faster by eliminating opportunities for citizen engagement. These objectives should also align with the long-range strategy of the City and its Municipal Development Plan, its foundation document that guides us out to 2070. All laudable goals, but the methods to achieve them will likely not be successful, and in some instances will be counter productive.

### **1. The MDP and the City Vision**

The Municipal Development Plan (MDP), adopted in 2009, sets broad principles for the growth of our City until 2070. Key principles include:

1. focusing future growth on nodes and corridors, activity centres and more recently, greater Downtown.
2. respecting the stability of established neighbourhoods.
3. focus more growth in established areas, achieving 33% of new growth by 2039 and 50% by 2070.

However, the blanket upzoning proposal ignores the MDP and throws it away, even though the administration suggests the blanket upzoning supports the MDP. The CPC report selectively chose five elements of the MDP to indicate alignment, but it did not acknowledge the three foundational and key principles outlined above.

It is Council's job to develop and approve policy. It has developed and approved the MDP, a logical plan, with appropriately zoned lands. Council has an obligation, in fact a duty, to indicate to the industry that "If you want to build in Calgary, follow the Plan and we will ensure the process moves fast." There is presently land zoned in greenfield and established areas to accommodate 440,000 more units that follow the Plan principles. This is not the time for Council to erode or ignore the central tenants of the MDP.

## **2. Affordability**

The Housing Task Force and its supporters focused a lot of its attention on the “housing crisis” and affordability. The CPC report outlined new construction costs (\$1.6 million for single, \$.9 million semi and \$.6 million for town houses.) Those are not affordable and will not help the 84,000 households, including my children, who are struggling to find affordable housing. Unfortunately, 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 like my neighbourhood of Mount Royal, new town houses will be built that will exceed new construction costs with even more luxurious town houses therefore undermine the goal to increase the stock of affordable housing. By way of example, a 1940’s bungalow at the corner of 14<sup>th</sup> St. and Joliet Ave was purchased for \$550,000 in 2019 and an RCG application was made to build four town houses with a price point of \$1.2 millions each. The developer decided to sell the property after community opposition and a new single detached home is being built now, that also does not meet any affordability goals.

Presently about 3.6% of Calgary’s housing stock is identified as non-market. That needs to increase; however, it is naïve to expect the private market to service that need because the private sector is in the business of making a profit, not to address a social need. It falls to senior levels of government to provide assistance for such housing if government believes housing is indeed a right, which I support. While primary responsibility lies with senior levels of government to address non-market housing, the City can and has contributed through use of its excess lands to build non-market housing.

## **3. Stability in established neighbourhoods**

In the 1950’s and 1960’s, established neighbourhoods across Canada struggled, and many families moved to the new suburbs. Many older neighbourhoods saw speculative up-zonings, deterioration of housing stock, school closures and a general lack of re-investment. The federal government introduced 10 programs to the National Housing Act in the early 1970’s. Some of the programs provided funding for infrastructure, for non-profit and co-op housing and rehabilitation of housing. One program was the Neighbourhood Improvement Program (NIP) which required cities to firstly stabilize land use in neighbourhoods through local plans and secondly, develop a robust community participation program to build those plans. In Calgary, Design Briefs were first produced until provincial legislation recognized neighbourhood plans with the Area Redevelopment Plan process. I spent 20 years working in Calgary’s established neighbourhoods (1979-2000) helping repair damage resulting from the dis-investment and speculation we experienced in the 1950s and 60s. We downzoned thousands of properties and collaborated with neighbourhood groups. The result is the vibrant and healthy established neighbourhoods of today.

Blanket upzoning will re-create some of the same issues we faced in the 1960’s. Residents may start to leave established areas because they do not feel comfortable investing in their houses because indiscriminate redevelopment will undermine the stability of their street with town houses or apartments that are inappropriate. They may realize it is their land rather than their house where the value lies and “cash out.” These changes will not address affordability but rather destabilize our

neighbourhoods. If blanket upzoning is approved, in 20 or 30 years, Calgary will be facing the same challenges neighbourhood planners faced in the 1970's and 1980's.

#### **4. More Housing Choices in our neighbourhoods.**

The Mount Royal Community Association was established 90 years ago. It includes 17<sup>th</sup> Ave. as a mixed-use district, Lower Mount Royal as a transition area from high density Beltline to the single-family homes of the Estate Area and the Garden Suburb Area of Upper Mount Royal. Our housing choices are robust. Thirty-three percent of our housing is single and semi-detached housing (the City average is 61%). Fifty-five percent of our residents are renters (the City average is 31%). Mount Royal has matched or exceeded the principles of choice outlined in the Housing Task Force study.

It is true that our Mount Royal population has dropped by 8% since 1970, but we also increased our housing stock by almost 29% over the same period. Our schools are at capacity and Western Canada High is now using a lottery system to allocate spaces. Our community meets today's standards of a 15-minute neighbourhood, provides choice in housing, has a stable population, has significant tree cover, and combines a blend of historic and modern designs. Our community, like the others in Calgary, is unique. Blanket upzoning is a blind and blunt instrument that will destabilize our neighbourhood and other neighbourhoods in Calgary while not meeting its stated goals.

In conclusion, I would ask that Council:

- a. Abandon "Proposed Amendments to the Land Use Bylaw 1P2007" as outlined in Attachment 3, CPC2024-0213
- b. Respect and support the MDP in terms of directing growth to nodes and corridors and respect the stability of established neighbourhoods.
- c. Inform the development industry that the way to help build Calgary, is to embrace the concepts outlined in the MDP.
- d. Continue to use the Local Area Plan process to refine areas where additional growth makes sense from both the MDP and community perspectives.

Yours truly,

John R. Whelan and Michelle A. Bailey



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First name [required] Sol

Last name [required] Castro

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council

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

ATTACHMENT\_01\_FILENAME (hidden) April 22, 2024 Hearing.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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The proposed Blanket rezoning divests the citizens from their right and duty to keep an eye on decisions made by the P&D, flag problems such as self contained basements on flood planes, or without street access, leaving window wells that freeze up in winter, as the only alternate escape route. The right to appeal in front of the plenary of elected councillors is the cornerstone of a democratic process since the elected officials have the power and duty to work for the citizens who elected them. Appealing to city department salaried staff who are mandated to execute City policy directive, does not cut it, as cases supported by P&D were approved only to be rejected by this plenary.

The decision to densify the more affordable neighbourhoods defeats the purpose of creating affordability and keeps those who are not well heeled from owning a home and unable to afford rising rents, become homeless couch surfing or living in their cars or tent cities as has been happening in other cities around Canada. We replace 700 sq ft affordable houses with mammoth units that sell 1 and a half times the price of the original structure. According to the RBC index, since this frenzy of extreme densification was unleashed on us, the dedication of income for housing already stands at 63% and rising. Densification has created unaffordable inflationary pressure. Glut in construction will not reduce the prices in the short term and maybe not even in the medium term.

When were the most recent assessments done to the undergrounds and utilities, to establish changes caused by the 2013 floods, deterioration of the undergrounds and utilities, the accumulation of oils from kitchens and cleaning products and the cutting down of trees that retain soil ?

Why do we build self-contained basement suites with only one street exit, who can become trapped behind frozen well windows?

Why do we sacrifice old growth trees in times of severe pollution from fires? Trees have to be at least 20 years old before they sequester CO2 in any meaningful way and also retain precipitation to be directed into rivers, aquifers, and back into the environment, especially in years of severe drought?

Why do we cover the land with unaffordable oversized houses which keep snow and rain from slowly percolating into the soil, in years of severe drought?

Why do we build homes so fast that there is no time to do in person building inspections which, were poorly done in the past, now probably worthless altogether? Who will be responsible for building transgressions after the builders have left our province or the warrantee has lapsed ? We consider this negligent on the part of the City.

Was a social impact assessment done to gauge the instability and rise in crime as a result of this extremely rapid and extreme densification ? Has an assessment done to gauge how this densification will split the country between the wealthy Vancouverites and Torontonians who are getting supper wealthy purchasing and developing cheap land, and the rest of Canadians in Alberta and the Maritimes ? If the Federal has not considered this social responsibility, it does not absolve Calgary's City Hall from taking responsibility and going about densification the right way. The federal money represents a small percentage of the City's budget and does not justify sacrificing the residents of our city for this handout.

**We hope that the members of this council realize that the City is setting itself up for a class action regarding several types of oversights that the public will no longer have access to catch and dispute.**

As the Swahili proverb says: Haraka Haraka Haina Baraka : Hurry Hurry Has no Blessings. The frenzied pace of densification at all cost will come to haunt us down the road.

**Our suggestion:**

Slow down the construction frenzy so that there is time to think this through, listen (not just hear) the residents, ensure that there is availability of in person construction inspections, prepare appropriate services that can absorb a population rise of 30% in the span of two years. Build capacity in education, health, traffic and transportation, in a long term sustainable view of the future. Large developments should be required to offer low cost units for purchase and rent not on the same floor or side of the building, thus offering affordable alternatives, without the downside of low affordability and the stigma that goes

along with it. This approach stands to alleviate the pressure on citizen's physical and mental health, on education, health, policing, the environment, safety and stability.



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First name [required] Michelle

Last name [required] Bailey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Council Hearing on Up-Zoning (Densification)

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

ATTACHMENT\_01\_FILENAME (hidden) Mayor and Council, Whelan and Bailey.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

See attached letter

April 14, 2024

Calgary AB

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- a. Abandon "Proposed Amendments to the Land Use Bylaw 1P2007" as outlined in Attachment 3, CPC2024-0213
- b. Respect and support the MDP in terms of directing growth to nodes and corridors and respect the stability of established neighbourhoods.
- c. Inform the development industry that the way to help build Calgary, is to embrace the concepts outlined in the MDP.
- d. Continue to use the Local Area Plan process to refine areas where additional growth makes sense from both the MDP and community perspectives.

Yours truly,

John R. Whelan and Michelle A. Bailey



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

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First name [required] Katherine

Last name [required] Kelly

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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)

Rezoning for housing is an excellent idea. This will allow the city to increase density in older neighbourhoods, providing more needed housing near established infrastructure without increasing urban sprawl. It will breathe life in to these neighbourhoods. This is the very definition of a 'win/win' solution.



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First name [required] Michelle

Last name [required] Bailey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Council Hearing on Up-Zoning (Densification)

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

ATTACHMENT\_01\_FILENAME (hidden) Office of the City Clerk, Whelan & Bailey.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 14, 2024

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

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

Dear Sir:

We write as eleven (11) year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

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

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

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

Sincerely,

John R. Whelan and Michelle A. Bailey



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First name [required] Helmut

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 Public Hearing Meeting of Council

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am providing comments regarding the proposed rezoning of my neighbourhood in Harvest Hills from R-C1 to R-CG. I am strongly opposed to this proposal for the following reasons. My wife and I purchased our current home in September of 2002. At that time, our neighbourhood was surrounded by the Harvest Hills Golf Course. Then in 2014, the golf course was sold to Cedarglen Homes and in October 2016, City Council approved the golf course for rezoning so that both single family and multi-family homes could be built. This 2016 decision was met with great dismay by many of the residents as it had an effect on our property values and has drastically increased the amount of traffic in and out of our neighbourhood.

Now in 2024, we are asked to take another "hit" where the proposed rezoning will directly affect the street I live on (Harvest Grove Close). I unequivocally oppose this proposal as I see it once again negatively impacting my property value and, once again, increasing the amount of traffic in and out of my street. This home is the one in which my wife and I will be retiring and these unacceptable rezoning changes have impacted and will impact our personal well-being and future value of our principal residence. I certainly hope that this rezoning decision is not a foregone conclusion like it was in 2016 and will not be approved by City Council.

Thank you in advance for taking the time to carefully review this submission.

Sincerely,  
Helmut Kaiser



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached, I can be reached at 403 993-1957 or at toohey@telus.net

I am submitting this comment to the City of Calgary to voice my strongly opposed position to the proposed Land Use Designation (zoning) amendment to redesignate the area in which I own my home from R-1 (s) to R-G.

My objections to the proposed amendment are as follows:

1. We purchased our family home in an R1 designated area because we wanted and were willing to pay more for the amenities and lifestyle that R1 zoning provides. The City of Calgary now proposes to unilaterally make the decision to re- zone our neighborhood. This is akin to one party to an existing contractual agreement unilaterally changing agreed upon terms without the consent of the other party. This is completely unacceptable and at the very least, a legal challenge to this type of action is warranted.
2. The federal government is incentivizing municipalities to rezone city areas. I understand Calgary is to receive \$ 228 million. Our civic leaders and administration are obviously unduly motivated by this funding but the citizens of Calgary will pay the price. Short term focus and relatively insignificant funding incentives will irreversibly change the character of R1 neighborhoods.
3. I understand the need to provide affordable housing in these times of escalated population growth and inflation. However, rezoning R1 neighborhoods to R-G will not accomplish this. One only need look at the cost of construction (land, labor, materials, approvals etc) to understand that units in 4/6 or 8 "plex's" will not be an affordable option for those who desperately need affordable housing. These units are simply too expensive for those who need them. Instead, increased housing densification along high traffic corridors will provide affordable housing with good access to public transport.
4. City Council has decided to reduce the required parking for new builds to 0.5 spots per unit as well as the potential for each unit to have a secondary suite. Parking is already an issue in many Calgary neighborhoods and these re-zoning proposals will significantly exacerbate this issue. "Parking rage", will be even more of an issue than it is now.

Thank you for considering my comments,

Tom Toohey

80 Evergreen Row Sw

Calgary, Alberta, T2Y5H9



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First name [required] Robert and Rowena

Last name [required] Milne

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation Zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are against this proposal for the following reasons:

1. Increased traffic and increased street parking.
2. Increased density resulting in loss of enjoyment and privacy of my property with larger buildings infringing on sunlight, blocking views, being closer to the property line, and neighbours looking into my yard. I expect an increase in noise, crime, pollution, and garbage blowing around to further diminish the neighbourhood. As part of this change, can I build a taller fence around my yard to attempt to have privacy and protection?
3. Loss of trees, grass and other plants due to larger buildings taking up more of the lot.
4. Strain on existing infrastructure including streets, alleys, water service, sewer services.
- 5 Negative impact on property value due to the above points.



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

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

[required] - max 75 characters	Blanket Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Dear Councilors.docx
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the blanket rezoning.

Dear Councillors,

I am writing to express my concerns about the proposal for blanket rezoning and densifying communities in our city. While I understand the need for urban development and accommodating population growth, I believe this approach may lead to significant parking issues that could adversely affect our neighborhoods. I personally oppose this approach on the merit that this could be a pet project in conjunction with the group called Calgary Future.

Firstly, increasing population density without proper consideration for parking infrastructure will undoubtedly exacerbate parking shortages. Limited parking spaces will not only inconvenience residents but also pose safety risks as people may resort to illegal parking or congested streets. So much for the beloved street hockey games for the kids. It also poses a higher fire risk in communities.

Moreover, insufficient parking facilities can have detrimental effects on local businesses. If customers struggle to find parking spaces, they may opt to shop or dine elsewhere, resulting in a decline in revenue for businesses in the affected areas.

Furthermore, the quality of life for residents may decline because of increased traffic congestion and difficulty finding parking near their homes. This could lead to heightened stress levels and decreased satisfaction with their living environment. Everyone welcomes one neighbor but who wants four to twelve neighbors in one shot. What about personal privacy when you have a fourplex looking into your backyard.

In conclusion, while the goal of densifying communities may be well-intentioned, it is crucial to consider the potential negative impacts on parking availability and the overall quality of life for residents. I urge you to prioritize comprehensive planning that addresses these concerns before proceeding with any rezoning or densification initiatives. Also, I am deeply concerned that our city council thinks it's a good idea to bypass our provincial government and deal directly with the Federal government that clearly disagrees with our way of business and prosperity here in Alberta. Would the mayor/councillors communities be treated as every other or would they be shielded from rezoning.

Sincerely,

Kevin





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First name [required]                      John 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                      Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Zoning rules are an infringement on the rights of property owners, justified by their contribution to the common good. In general, they should restrict rights as little as possible to achieve their objective. The proposal reflects a good balance. It would increase the rights of homeowners to use their property, but it would keep the common good function of keeping residential areas residential and protected from incompatible uses. It would also allow for greater housing supply where demand warrants, which is also a common good. I urge council to proceed with the initiative.



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First name [required] Patrick

Last name [required] Robson

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)

First, I would like to say that I am 100% opposed to the proposed blanket rezoning of Calgary residential neighborhoods.

Right up front I would like to say that I don't feel it is the City of Calgary's responsibility to fix the current housing situation. Calgary's housing situation is affected by many factors. Most of these factors are completely beyond the control of the city. The housing market is mostly a free enterprise system that will always suffer from either over supply or shortages, depending on hundreds of factors. Again, the City of Calgary has no responsibility to try to fix the problem when there are shortages in the same respect that the city would not be expected to buy houses during times of over supply in order to prop up house prices.

The second point I would like to make is that I think councilors are misunderstanding your role as an elected representative. When you are elected it does not mean you have been given a mandate to run the city based on your own personal feelings, rather it means you have been trusted to run the city based on what the majority of Calgarians feel.

People should be able to choose the type of neighborhood that they live in. This policy change would take way that free choice.

Changing the zoning will not fix the problem. It will only continue the trend of Naturally Occurring Affordable Homes being torn down and their occupants being displaced. New unaffordable homes are then built in their place. The only people that stand to benefit from this action are the developers. **DO NOT LISTEN TO ARGUMENTS MADE BY DEVELOPERS.** They are in it for one reason only. To make money. Also, this practice of tearing down old and building new is terrible for the environment.

Also, parking is another major concern. This current city administration seems to think that everybody should somehow live without an automobile. I personally ride my bike to work year-round, but I also require a car to fulfill other parts of my life. So do most Calgarians. The reality is that most families own cars. I would like to see a question in the next census about how many cars each family owns, so that we can further understand this situation.

Lastly, please don't let the Federal government dictate the type of city we have. Please don't sell out to their conditions for funding. They should not be allowed to influence these most important decisions. Only the citizens of Calgary should be able to make these decisions.



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

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First name [required] Anita

Last name [required] Massine

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 bought into a community because of the trees, a private backyard and a community lake. Rezoning in Lake Bonavista (and some other communities) will result in a cash grab for developers who will maximize land use for high end fourplex/duplexes - it will not address affordable homes. Infrastructure and services to support increased density will be costly and likely cause a lot of problems for existing homes. The loss of trees and green spaces in a city with so little to begin with is a shame and also negatively impacts the climate by decreasing carbon drawdown. Parking will be an issue. Prime example of Federal Government money at work is the "affordable condos in Victoria" - \$1700 for 330sq feet and \$3300 for a 800sq ft 2bedroom!



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First name [required] Kevin

Last name [required] Mundle

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We used to have a rowhouse condo with ground level access and we sold it because it is not the same as a neighborhood of single detached homes. (I'm provide this information for context). We bought a home in a neighborhood of single detached homes for the following reasons:

- We wanted the neighborhood connectivity that happens when people, especially kids, work and play in their yard. If a fourplex were built on the lots in our neighborhood then the yard either wouldn't exist or it would be too small to use and the lack of a yard changes those neighborhood interactions. The proposed bylaw changes need to consider this or we risk losing the sense of community that exists in established neighborhoods.
- We wanted to have room for people to park close to our house, not one or more blocks away. Parking was one of the largest hassles at our condo. It was an ordeal just to get a spot for a service truck so we could get some maintenance done, it was a consistent pain to get parking for visitors and it created a riff between neighbors. The proposed bylaw changes will only extend the row house parking issues to the neighboring single family homes.
- We wanted a low traffic area to give the kids more freedom and it's for this reason that we bought on a quiet crescent. A small increase in traffic will not have a noticeable effect but a blanket one size fits all solution could be a disaster. The bylaws need to consider traffic patterns in the established neighborhood.
- We paid a higher price to move into a neighborhood of single family detached home and we, like many of our neighbors, have invested a significant amount of time and money into our homes and yards. We all have a vested interest in our neighborhood and deserve to be treated like stakeholders when rezoning changes are proposed.

We are not against densification but we are against the proposed approach as it does a disservice to established communities that we, and others, are heavily vested in. We are asking the City Council to scrap the current rezoning proposal for established communities and take the time to consult and develop a plan than considers the concerns of those communities.



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First name [required] **Simonetta**

Last name [required] **Acteson**

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 2024-2030 - Land Use Amendment Citywide, LOC2024**

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

ATTACHMENT\_01\_FILENAME (hidden) **Public Hearing April 22.pdf**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please find attached my letter to Council opposing rezoning

April 13, 2024

Mayor Gondek and Calgary Council,

**RE: Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213 Proposed Bylaw 21P2024**

I have spent months researching, attending city and councillor sessions, reading numerous articles, all in advance of writing this letter. Citywide rezoning should NOT be done, it is too much, too fast, and there is so much at stake.

I am an urban planner, a homeowner, a taxpayer, a mother of two young men who want to purchase homes, and a person who deeply sympathises with people who want and need homes but can't find them. Rezoning is not the answer. You seem to believe that changing the fabric of our communities will somehow make society better, life more affordable, and our city "greater". I fundamentally disagree. I can support thoughtful and planned densification of the established areas of Calgary, but to implement blanket upzoning is to abdicate from planning and to allow market forces and developers the power to decide what will go where without recourse for homeowners and communities. Neither do I believe that this will influence affordability except to further intensify competition between developers and home buyers trying to purchase an older home in a desired established neighbourhood.

**These are my primary reasons to object 100% to blanket rezoning:**

1. **Too Much:** No city example that I can find has attempted something so severe as what Calgary is trying to do. Of the two primary examples initially presented by the city, Auckland has fully reversed its blanket upzoning. Minneapolis, which was touted as a prime north American example, has implemented something in sharp contrast of what is being proposed in Calgary. I spoke with the city planning department in Minneapolis. They have split sections of the city residential areas into three 'urban neighbourhood' areas (UN 1, 2 and 3). **The most density they permit is 4 family dwellings** in UN3 (which are primarily Nodes and Corridors). The rest is 1-3 family dwellings. In addition, rather than "secondary suites" they have ADU's, Accessory Dwelling Units. And yes, they count them as DWELLING UNITS. Only one is permitted in areas of 1-2 family dwellings, none elsewhere. They are only allowed on properties where the property is owner occupied, and they can take 3 different forms, none of which are anywhere close to the stringent requirements here. The long and short is there are only limited areas where 4 units are permitted (and no ADU's), and **NO** 8-9 units as is being proposed here. Yes, they dispensed with single family only dwelling communities, but they went softly, respectfully. They did not trample on the people of Minneapolis as is being attempted here.

Minneapolis also implemented Maximum Lot Coverage and Maximum Impervious Surface standards which, though on a sliding scale depending on area, ensure that the city will not succumb to being an Urban Heat Island, and ensure that permeable land and urban greenery are part of any redevelopment. Most areas in UN 1, 2 and 3 are 45% lot coverage, **NOT 60%**.

On page 43 of the Public Hearing for Planning Matters - April 22, 2024, are included comparison matrixes with other municipalities. The information I received directly from Minneapolis varies from what is listed in that matrix. In addition, I call attention to the fact that in almost all municipalities shown, lot coverage is listed as ranges primarily between 40-50% with only specific exceptions. Why is Calgary proposing so much more everywhere?

**2. Federal Funding:** My tax money is being used to bribe a city I live in to follow an agenda that I do not support or aspire to. If strings are attached, let it go. The Housing Accelerator Fund is dependent on the city "toeing the line". That Mayor Gondek stood up at CPC and claimed it did not fetter council is simply untrue. Council will likely lose funding if this does not pass. In the words of Sean Fraser: "the four unit rule isn't arbitrary, but something they believe to be essential." We are our own city, take a page from Windsor, Ontario and find a way forward that does not attach us to the purse strings of our federal government. We can find a better way forward.

I was told at a session I attended that passing this rezoning would mean an increase in city staff to process applications, so more money to be spent. You will take away the minimal fees required to process a Land Use Change (I calculated approximately \$6000 in application fees for R-C-1 or 2 to R-CG standard lot) and sink it into a ballooning planning department. Just so you can take federal funding to subsidize development infrastructure improvements to accommodate the increased density, to attribute funds to "give breaks" to developers that are converting office space to residential, to rent or sell for market prices. Yes, I read Calgary's application for this fund. Most of the funding will not be spent on truly affordable housing (a large part of which must be "non-market housing"), it is paving the way for subsidising development and redevelopment.

**3. Environment:** By considering the replacement of 45% lot coverage with 60% lot coverage, the city is ensuring that on a lot-by-lot basis, the urban forest will continue to decline. Along with it will be the loss of bushes, permeable land, and biodiversity that is essential to the health and resilience of the urban environment and our own personal well-being. I have personally seen how R-CG. developments push the envelop of landscaping requirements by cutting corners and introducing more hard landscaping than soft. When I questioned administration on these outcomes, the response was that the new landscaping requirements offered quality over quantity. This is patently false as there is no guarantee that plantings will survive the shadowed and cramped areas available, and no city system that tracks or enforces this. The carbon sequestration and multiple other benefits of a mature tree can't be replaced by a few bushes and small trees which may or may not survive.

I ask you: will water have nowhere to go but across the layers of shingles, concrete pathways, and other non-permeable landscapes to swell our storm systems? Will the baking heat of summer sun intensify and reflect causing urban heat islands? Will the constant hum of previously rarely needed air conditioners replace the sound of birds and drain our already unstable electrical grid?

**4. Abdicating Planning for Profit:** I have planned new communities. We delineate housing forms and group them in areas. RG (the new community version of R-CG) is not mixed haphazardly next to single family or even semi-detached housing. Pockets of different housing forms are carefully planned around services, transportation, and recreation opportunities. But haphazard placement of what is essentially multifamily housing amongst lower density forms is exactly what the city thinks is an appropriate application under rezoning. Many of us living in the established areas already live in communities that contain liberal amounts of alternative housing forms and have densities that far exceed the goals of the MDP. These locations are delineated through zoning. Ask any community where and how they can assimilate more density, and they can likely tell you where it would make the most sense.

**5. No Voice:** Development Permits whether discretionary or permitted allow citizens to voice comments, but the caveat is you must be constantly vigil to see when one is proposed around you. Moreover, there is no requirement for the reviewing file manager to take your comments and insist that a developer respond to them. Planners have the power to grant relaxations and even the basic rules of a district can be modified based on their discretion. As a member of our community association planning committee, I repeatedly see submitted plans that push the boundaries of a land use, especially the heritage guidelines and landscaping requirements, with few to no alterations being made before approval. Few people are willing to take on the process of appealing a decision by administration, and outcomes are uncertain. No one at the city is fighting for residents, only facilitating redevelopment.

**6. Meritocracy:** We live in a society that rewards those of us who work hard, and our success is based on ability and talent, rather than wealth, social class, or race. Where, and in what, we live can be a perceived reward for that diligence. For some of us the reward is a penthouse condo, for others a home in a beautiful community. To aspire is to have goals. If the rewards are limited, in whatever form, so to can our desire to strive for something better. To potentially reduce the value and enjoyment of what homeowners have strived to accomplish in purchasing a home in a particular community is simply wrong. That the city assures us having an R-CG locate next to a single-family home will not affect value is not provable or evident. Land value may increase because of redevelopment potential (increasing costs), while home value will decrease. Moreover, value is not just measured in dollars, but in how you use and enjoy your home.

**These are some strategic measures I believe could be done:**

1. Provide a guide for a minimum of two types of R-CG - R-CG1 and R-CG2. One more dense (R-CG2) than the others. Establish, with communities, where they can occur.
2. R-CG1: reduce lot coverage to 45% and the same height restrictions of existing RC-1 and RC-2 land uses to be in alignment with single family and semi-detached housing. This will support:
  - saving significant greenspace, tree canopy, permeable land, and biodiversity

- reduces issue of shading and loss of privacy
- builders can choose between creating multiple smaller units, or three larger, family friendly units
- allow for single storey units stacked to provide true aging in place housing. No senior wants to live in a 3 storey home.
- allows for increased private amenity space and opportunities to grow food
- reduces the strain on parking and infrastructure
- do not permit secondary suites except in the form of one backyard unit
- provide one parking stall per unit
- require posted DP's and require comment review and response so residents are engaged

3. R-CG2 would be based on the existing R-CG district and would require a land use change and only be permitted in identified locations. In addition, make the following requirements:

- allow for combined at grade entrances to reduce hardscaping, reduce external doorways which provides less disturbance to neighbours
- allow for single building construction (vs the two building mid block version) to allow for viable open space for planting and amenity space
- allow for single storey units stacked to provide true aging in place housing.

4. Mandate private tree protection with associated fees if removed. Use revenue to boost same community resources such as parks, public plantings, and recreation services.

5. Develop alternate blue, black and green bin designs that are shared on multifamily sites.

6. Provide incentives for green building standards as well as encouraging prefabricated construction.

7. Change city policy and count secondary suites as dwelling units.

8. Lobby the Provincial Government to create changes in the building code specific to the creation of secondary suites in existing homes. This would include a more cost-effective way for homeowners to create suites and produce more affordable housing now. Ensure:

- basic fire code is met in the form of egress and smoke detectors
- allow for shared furnaces
- dispense with the requirement to drywall and tape the inside of mechanical rooms and find alternate solutions

**DO NOT PASS BLANKET REZONING.** Find alternate, made in Calgary, solutions that are respectful of existing communities and homeowners, while preparing the city for its bright future.

Sincerely,  
Simonetta Acteson



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to Citywide rezoning to help increase supply through densification  
I feel that a one size fits all approach will hurt my neighbourhood where I have lived for almost 30 years.  
I feel that not taking this matter to a public vote is wrong.



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First name [required] Sharon

Last name [required] Irwin

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 re-zoning issue

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the blanket re-zoning changes that Council is proposing. I live in a lake community and I think this blanket re-zoning does not allow development to recognize the unique aspects of some communities in our city and that consideration on individual re-development proposals is the process that will best allow communities to maintain their character and property values.



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First name [required]

Brent

Last name [required]

Schroderus

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to voice, my disapproval of the proposed blanket rezoning changes for the city of Calgary. City Council does not have a mandate from the citizens of Calgary to make this change.

The proposed changes have the potential to meaningfully decrease the value of the single biggest asset of many Calgarian, their homes. These changes are not small changes to property zoning like in the past. In attending one of the information sessions, we learned that a developer could redeveloped a property to have four townhomes with four income suites, plus another income suite above the garage. Our 1960s neighborhood, does not have the proper electric, road, and sewer infrastructure to handle the redevelopment of single-family homes to multifamily lots.

This will greatly alter the character of existing neighbourhoods. Rezoning changes to a home have been rejected by past councils, for this very reason. When people buy a house in a given neighborhood and zoning classification they do so carefully. I did not buy a single-family home to have a developer construct a towering 4 unit townhome beside me that shades my backyard and the SOLAR PANNELS I just installed on my roof this year. We are in a climate emergency remember (council told us this, day one), I am trying to do my part.

There is currently ample undeveloped land in Calgary that can be developed to increase the variety of housing available and address affordability. If changes are being made, each neighbourhood needs to be considered individually not through blanket rezoning. Blanket rezoning does not address the specific challenges that each neighborhood presents.

This process has been put through much too quickly, and I was very disappointed that council voted to deny Calgary citizen the ability to vote on this legislation in a plebiscite. Sweeping changes, like the ones proposed need careful consideration, due diligence, and the support of the electorate.

Members of council need go get back to basics and listen to the electorate. Given the current councils approval rating, counselors have a lot of work to do, and the possibility of re-election will be difficult if you stay the course.

Sincerely,  
Brent Schroderus  
Ward 14 Home Owner



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First name [required] D. Gaye

Last name [required] Warthe

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)

The issue of rezoning appears to have been decided and the city is moving ahead regardless of feedback. There are many issues that have not have been fully considered including the issue of parking. Allocating .5 space for parking per unit is not adequate for any community I have lived in nor visited. I would rather Council work to addressing issues in advance of making decisions and engage in a meaningful consultation process





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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City of Calgary

Subject: city rezoning

I have lived in Calgary for 51 years now, purchased my first home here in a single-family Neighbourhood I still live in that home. Most of us here in Calgary see no advantage in a blanket rezoning of the city, in fact it will change this city forever and after it changed there is no going back. It will not get your 84,600 home you claim are needed built any faster. There is already a lack of trades people to build these homes so how is rezoning going to help.

I do believe there is areas in Calgary that are not single-family homes already and there is lots of those areas in the city to build a pond without rezoning the whole city. The quote from our **Premier says it all "its unfair to force that lifestyle on the entire population."** Her comments were that she feels people in the city of Calgary should have a choice on the type of neighborhoods they wish to live in.

We don't need the Feds money for building homes here, so tell them to keep their money. Albertans are smart people we will figure it out as we always do, history has shown that.

Here a few things that make rezoning a problem, for example I live in a neighbourhood that has narrow back lanes there is a bylaw preventing parking in any back lane here. So, building back lane homes are near impossible. Another thing that might have not been thought of is if I have solar panels on my roof and a two-story home or row homes were built south of my location how will that work as sun light will be gone from my roof. And lastly, we are just adding to climate change by tear out perfectly good homes to build bigger homes not to mention how our landfills will be filling up.

Colin Campbell

1928 Kelwood DR SW

Calgary, AB

T3E-3Z3

bike1994@shaw.ca



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

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First name [required]	Brent
Last name [required]	Schroderus
How do you wish to attend?	Remotely
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
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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 writing to voice, my disapproval of the proposed blanket rezoning changes for the city of Calgary. City Council does not have a mandate from the citizens of Calgary to make this change.

The proposed changes have the potential to meaningfully decrease the value of the single biggest asset of many Calgarian, their homes. These changes are not small changes to property zoning like in the past. In attending one of the information sessions, we learned that a developer could redeveloped a property to have four townhomes with four income suites, plus another income suite above the garage. Our 1960s neighborhood, does not have the proper electric, road, and sewer infrastructure to handle the redevelopment of single-family homes to multifamily lots.

This will greatly alter the character of existing neighbourhoods. Rezoning changes to a home have been rejected by past councils, for this very reason. When people buy a house in a given neighborhood and zoning classification they do so carefully. I did not buy a single-family home to have a developer construct a towering 4 unit townhome beside me that shades my backyard and the SOLAR PANNELS I just installed on my roof this year. We are in a climate emergency remember (council told us this, day one), I am trying to do my part.

There is currently ample undeveloped land in Calgary that can be developed to increase the variety of housing available and address affordability. If changes are being made, each neighbourhood needs to be considered individually not through blanket rezoning. Blanket rezoning does not address the specific challenges that each neighborhood presents.

This process has been put through much too quickly, and I was very disappointed that council voted to deny Calgary citizen the ability to vote on this legislation in a plebiscite. Sweeping changes, like the ones proposed need careful consideration, due diligence, and the support of the electorate.

Members of council need go get back to basics and listen to the electorate. Given the current councils approval rating, counselors have a lot of work to do, and the possibility of re-election will be difficult if you stay the course.

Sincerely,  
Brent Schroderus  
Ward 14 Home Owner



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is a submission expressing my opposition to the planned re-zoning of all of Calgary.

I still do not understand the “WHY” of this re-zoning. There has been much explanation on what is to happen but not what this move hopes to achieve. There have been other cities that tried this with some success and some failure. Perhaps a slow down of this, in order to find out the outcome both intended and unintended consequences would be. Is there another solution to this problem?

I moved to Calgary in 1976, there was an extremely low rental rate at that time. I do not know what was going on with housing at that time, but I imagine it was a similar “crisis”. Calgary has had these housing crises every time we have a boom in our economy. Do we have to act on it – yes, but I do not believe that we are in a crisis situation. If we are it has been going on for 50 years, probably longer but I have no memory of it. It rather loses its meaning.

This is an enormous change to our city and I believe it deserves more thought and investigation into the outcome.

Eva Mellor

52 Mt Kidd Pt SE

T2Z 3C5

[mellore@telus.net](mailto:mellore@telus.net)

403-850-3988



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First name [required] **Catherine**

Last name [required] **Haika**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Rezoing Bylaw**

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

ATTACHMENT\_01\_FILENAME (hidden) **Default Zoning Bylaw Changes - Submission to Council-Cathy Haika.docx**



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 proposed bylaw change to the blanket bylaw zoning. This change would result in the nature of our beloved neighbourhood being changed for the worst. My husband and I are among several young families in our older, inner city neighbourhood that are passionate about keeping the strong sense of neighbourhood and community we've worked hard to build. The whole look and feel of the neighbourhood would change with the re zoning as proposed and would also have several associated negative effects for the current homeowners.

Namely:

- It would take away citizens' right to object to adjacent property development related to this level of zoning.
- It would hand over control of neighbourhood density criteria, look and feel, parking issues etc. to developers.
- It would result in increased traffic and parking issues within the neighbourhood, a challenge we're already navigating.
- It would also increase crime with the associated increased density, as there is a correlation between these two factors.
- Lowering of property values for the existing residences would also be a factor.

Residents moved to these areas to have an R1 homeowner experience. This change would, in effect, be a betrayal of council of the rules under which the purchases were made. A betrayal of all existing home owners.

This change is too broad brush a solution for a housing crunch that has been created by several factors including government policy. There are other approaches that would take the housing pressure off without doing a blanket change across most of the city. My view as a Calgary property tax payer of over 15 years, is that this re-zoning would not result in more affordable housing options, but sub divide land that's being enjoyed by a new generation of young families, and sell to developers at the highest bid, leaving students, newcomers and those in lower income brackets struggling even further to find housing.

This is a very important issue to me, and I strongly oppose the suggested changes. In my opinion, a change of this magnitude to the default residential zoning would have been more appropriately address through a plebiscite.

Public hearing feedback is subject to a variety of interpretation as to that feedback. Additionally, the feedback obtained is only from the few that have the time and energy to attend. As a young working family struggling to keep up with the current affordability challenges placed upon us, in part by this City Council, we do not ha

Default Residential Zoning Bylaw Changes – Sent to Council 2024-04-14

Writer – C. Haika

Address – 10 Gladeview Cres. S.W. Calgary Alberta T3E 4X8

Email – cathyhenaff@gmail.com

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- It would hand over control of neighbourhood density criteria, look and feel, parking issues etc. to developers.
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Council, we do not have the luxury to take unpaid time from our work to attend these hearings and have our voices heard. They are by no means a clear signal like a yes or no vote from the public as a whole.

As I have stated in my opening, I am strongly opposed to the proposed changes to the zoning bylaw.

Catherine Haika

10 Gladeview Cres. S.W.

Calgary AB

T3E 4X8



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First name [required] Richard

Last name [required] Press

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket reasoning 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 wish to go on record as being strongly opposed to citywide rezoning. I made an investment in R1 real estate and pay taxes in accordance with the value of my R1 zoned neighborhood. This proposal is devaluing my property and will not result in the creation of affordable housing. I am particularly incensed with the notion that backyard suites can be built on the same property with no parking requirements.



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First name [required]	Thea
Last name [required]	Connery
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public hearing rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	rezoning letter February 21.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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February 21/2024

BY E-MAIL

Dear Councillor Chu,

I am a resident and homeowner in Ward 4. I am writing to advise that I **STRONGLY disagree** with the proposal of blanket rezoning from R-C1 to R-CG.

In response to the FAQs pages on the [engage.calgary.ca](https://engage.calgary.ca) website:

- 1) Rezoning will not make housing more affordable. Based on current information, the only people who will benefit are developers (getting 4-8 times more \$ from one lot & quicker build times) and the City of Calgary (increased property taxes).
- 2) Adding a 4 plex or 8 plex in an existing community like Brentwood is absolutely incompatible with the surrounding community. Homeowners buy into a certain area in order to achieve the kind of lifestyle that they want. It is utterly undemocratic and arrogant for the City of Calgary to impose such a change like this blanket rezoning.
- 3) Of course neighbour's property values will be reduced due to shadowing, parking and privacy concerns. How can the City even state otherwise?
- 4) There has been no provision for property owner input except for City open houses midway through the process. Again, what has happened to democracy? The City is being extremely bullish and heavy handed.
- 5) Maturing communities are revitalizing on their own – they don't need "help" – but if this rezoning process goes ahead it will put immense pressure on existing infrastructure such as utilities, roads, schools.
- 6) It will not help the housing crisis – look at the infills currently being built – many selling for \$600k and up – hardly affordable for the average person. Instead of blanket rezoning across the entire city for developer's ease and profit, the City of Calgary should be focusing on area specific rezoning to allow for mobile home parks and housing co-ops to be built in new areas. The City should also be encouraging and supporting very successful organizations like Habitat for Humanity and Attainable Homes in building affordable homes.

Thank you for your consideration in presenting your constituent's views to the City of Calgary Council.

Thea Connery  
Brentwood NW resident



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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not support the proposal for city wide rezoning in its entirety, particularly the R-CG designation proposed for Elbow Park. I agree that Elbow Park, the community in which I live, could include single detached homes, laneway homes and duplexes because of the critical need to increase housing options, the community's proximity to Calgary's downtown core and the reality that some zoning changes are needed.

For Elbow Park, I do not support zoning changes that include row housing, apartments or condominium buildings that provide multifamily housing. There is a lack of substantive, scientific evidence that blanket rezoning of cities with communities similar to Elbow Park is effective in increasing numbers of affordable homes or low cost housing nor is it likely to address the community's concerns such as preserving heritage features of the area, addressing topographical features within the district (I live on a hill and don't have a back alley) or providing adequate parking. Elbow Park is not classified as a walkable community and many households are not within walking distance to grocery and other stores or close to rapid public transit.

Modifications to rezoning should be introduced more gradually; this approach is more likely to effect change and to be accepted by Calgary residents. A top-down approach as proposed with blanket city rezoning is unlikely to be effective and is politically unwise.

Norma E. Thurston  
1111 38 Ave. SW  
Calgary AB T2T 2J3      normthur@telus.net      403 8079576



Public Submission

CC 968 (R2023-10)

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First name [required]	David
Last name [required]	Shymkiw
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	CPC Report CPC2024-0213 Calgary's Housing Strategy Land Use Amendment City
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Opposition to Calgary Land Use Amendment City Wide Apr 14 2024.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Writing in opposition to proposed city wide land use amendment. Please read.

Dear Sir / Madame,

I am writing in opposition to the proposed blanket rezoning. My biggest concern with the proposed blank rezoning are the pink areas that have been highlighted as potential areas for growth, where new buildings that are four story's or higher could be built. These pink areas surround virtually every park and greenspace in our community areas as well as across my back alley. Having a 4 – 10 story apartment building looking down into my back yard and house will most certainly degrade my family's quality of life. Additionally they will essentially create a "fence" around the few remaining green areas and make them inaccessible to the general population. In 2008 we purchased and extensively renovated a home in the R-1 zoned Elboya after living in the R-2 zoned Tuxedo for 19 years. The primary reason for us choosing the Elboya community was the lower density R1 zoning. The proposed changes are unacceptable in our R-1 zoned community.

Instead of a simplistic blanket approach to the problem, a more thought-out and strategic solution would be more amenable to Calgarians. Why not focus densification in new areas where people will be aware of what they are buying into, perhaps surrounding a C-train stops and other transportation hubs or around already built up areas. Why not convert the shuttered Holy Cross Hospital to residential units. Each room already comes with a bathroom! A colleague at work was told by an electrician doing work on his home that there are significant infrastructure challenges that will be aggravated by densification. Their block could support the installation of seven charging ports for e-vehicles. For the 8<sup>th</sup> installation, the home owner would be responsible for upgrading the transformer for the entire block, a cost of tens of thousands of dollars. Well thought out and strategic selections make more sense than blank rezoning. At the April 10 Elboya townhall meeting, Councilor Courtney Walcott made comparisons to Vancouver and Toronto, comments like 6 Vancouvers would fit in the area of Calgary. Have council members visited and driven around Vancouver or Toronto lately? I have and that is certainly not the quality of life I moved to Elboya for or what Calgary is know for. There are entire neighborhoods such as Kelvin Grove that have recently implemented restrictive covenants because of the blanket rezoning being forced upon them.

I find it very frustrating that the mayor and some councilors can apparently choose to ignore existing zoning laws at their discretion, the same zoning laws that attracted our family to the R-1 zoned Elboya in the first place. Councilor Walcott, the mayor and the group of 8 should listen to the people who elected them rather than force their own agenda. The group appear to be entitled to change the density rules to what they think is best when they don't even live in the impacted areas. At a recent Elboya open house Councilman Walcott stated he would love to own his own home. Is he looking out for his best interests or the people who elected him? What other surprises and changes can we expect in our R-1 area? This seems so unfair and I feel helpless to do anything as the majority of council members appear to have already made up their mind. I certainly feel Councilor Courtney Walcott has already made up his mind from his behavior at the townhall. There appears to be no chance of swaying his decision, no matter what is shared at the public hearing on April 22, 2024.

As an elected official, your position is to represent the people of Calgary not your personal ideals and beliefs. As recent polls suggest, the mayor and some councilors do not appear to be in touch with the electorate. This is an important matter that will impact the quality of life in Calgary. Listen to the citizens of Calgary. The mayor and councilors should realize the significant appeal of R-1 zoning to families. My kids prefer to play in a back yard, rather than in a brick covered courtyard or an 8' x 10' balcony. I would

hope that the rights of the current area residents, who have invested a significant amount of money purchasing their homes and paying taxes would have some value. Have a plebiscite or at least take a step back and listen to what the people of Calgary are saying.

Best regards,  
Dave Shymkiw



Public Submission

CC 968 (R2023-10)

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First name [required]	Kevin
Last name [required]	Van Koughnett
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Citywide Rezoning Proposal
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Office of the City Clerk, April 11, 2024.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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

April 11, 2024  
OPC2024-0213  
Attachment 38

Calgary City Council:

I am writing in opposition to the proposal for citywide rezoning for housing.

The zoning designation for my street and area is for single family homes. It was that way when we purchased our home. To change it and to eliminate any basis for appeal for any redevelopment which may occur is a breach of faith.

While we can understand the desire of the city to have more housing it makes little sense to us that redevelopment would be allowed anywhere without consideration of the ramifications such increases in density may cause. Randomly increasing density may, for example, affect the enrolment levels at local schools which may not be prepared for such increases. Roads in an area may also not be suitable for increased traffic and parking and decrease the safety of the area. To increase density without considering traffic impact is not acceptable. In addition public transportation - buses and LRT - need to be considered. Utility systems - electric, water, and sewer - may not be adequate in any area and may not be able to accommodate unplanned density increases. Allowing development without considering its impact on existing infrastructure does not make sense.

The proposal appears to abandon the process of orderly planning and remove any consideration of the impacts redevelopments will have on existing homeowners. This is an egregious undermining of the rights of homeowners and embraces disorder and chaos rather than planning.

### **Why it would not be appropriate to Varsity Acres**

Many streets in our area do not have alleyways and houses have front driveways and so there is very little street parking. This in itself results in safety issues as cars back up to enter the street. More street traffic would make this not only more difficult but less safe. We would also note that this results in composting, recycling and garbage bins being placed on the street in front of homes which adds to street congestion.

The design of our specific area is such that area ingress and egress is only by 48th street NW onto Varsity Drive. Already 48th street has heavy traffic and congestion at the above intersection. Varsity Drive is also notable in that it has three schools side by side on it west of the above intersection. Any increase in density in our area of any kind will increase traffic on area streets and on 48th street and worsen the congestion.

## **Example in a nearby area of the issues**

An example of an area without alleyways and where there are only front driveways is the northern side of 32nd Avenue west of 48th Street NW and Home Road. This block has several duplexes and also has street parking. This street has high volumes of traffic including buses. This area from a traffic view is unsafe and is caused in part because of the lack of alleyways, front drives, and the increased density caused by the duplexes whose occupants have many vehicles. This is bad development and we would not like our neighbourhood to ever become like that area.

Changes of this magnitude are an election issue and this issue should have gone to a plebiscite. Members of Council should be aware, that if this proposal passes, it will be an important issue in the 2025 election.

Yours truly,

Kevin and Carol  
Van Koughnett  
5136 Viceroy Drive NW



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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]

Trent

Last name [required]

Storek

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Zone new areas appropriately. Do NOT rezone our community for reasons that are not of our making. STOP this please.



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First name [required]	Cole
Last name [required]	Schultz
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 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 would like to express my support for the Rezoning for Housing initiative. Calgary still has a window to increase our housing supply and keep housing more affordable for more people before it's too late and we become just another unaffordable large Canadian city like Vancouver or Toronto. With what's happening to both sale and rental prices across our city, there's increasingly little time left for Council to act to prevent this. There's also federal funding for more housing relying on approval of this initiative - and it would be silly to throw free money away.



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

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First name [required]	Karen
Last name [required]	Bigalke
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 14, 2024

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

[required] - max 75 characters	blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	letter to Calgary Council.docx
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Absolutely opposed to blanket rezoning ESPECIALLY that infringes on the privacy and quality of life for those in established areas especially for who purchased detached homes. In favour of revitalizing areas with appropriate zoning and reusing areas like empty office towers for housing. Please see attached.

My family has lived in the Highwood area for approximately 63 years and seen every change time has inflicted in Calgary, some good and many not so good. Mixed housing options in this neighborhood have always existed, currently in the form of small apartment blocks, duplexes, and townhomes, nearly all reasonably thought out and grouped together with some forethought and planning in locations that work and do not infringe on the quality of life or investment for other property owners. Those who have purchased single family, detached homes did so in part because this was the tone of their particular area of the neighbourhood.

As it sits, a homeowner runs into bylaw issues every time they try to do even small things on their property, in our case a small van covering out of view in every direction behind a fence. This was somehow a problem even though visible to no one who wasn't peering over said fence and infringed on absolutely nothing. Yet now the city believes blanket zoning will somehow not infringe on those who have made a decision to purchase in an area, resided in R1 for years, and enjoy mature trees, space etc. The hypocrisy in this type of thinking is honestly mind numbing; if you wouldn't want an apartment building peering into your windows and yard you spent a lifetime and a lot of money on then neither do other people who voted for you to look out for their interests. It is not about not supporting more housing, this is about lack of due consideration and effort to those who made thoughtful decisions for their own property.

It is bad enough enormous infills are being put up that are out of character, ruining privacy, views etc., but actual complexes would be a complete disaster. It is not in the best interest of the city to just shove all previous thought and planning aside because they don't have the insight, ability or desire to work within the existing zoning and thoughtfully upgrade ***specific appropriate areas*** where these types of options might be better placed, such as small more run down strip mall areas that could accommodate small businesses on the bottom and apartment or condos on top, infringing on no one and improving what is there and currently under-utilized. These are already zoned commercial and would not be infringing on R1 homes just as one example. Or the converting of empty office space downtown to mixed use with commercial and office space below, parking already existing in most cases, and residential units converted on upper floors; options that do not infringe on anyone, address unused office space and are in a walkable core with transit options and amenities already existing and underused as it is! Revitalization is key, not destruction which is what blanket zoning will do in many areas.

Everyone recognizes housing issues exist in Calgary but attempting to jam complexes too dense and too many stories high with no care or thought to the previous planning, infrastructure and intent is not the answer. Versions of these building have already been inflicted on a number of older areas on lots that were previously small single-family homes, and they are out of character for the neighbourhoods and in many cases are poorly planned and take away from what people value in such areas. Alternatives such as laneway conversions *from existing structures* (ie detached garages) are a better alternative, as are basement suites in these areas, and even these are problematic if adequate parking is not mandatory. Even approved tiny homes in appropriate laneways are an option, not whatever you feel like putting up anywhere you want! Since homeowners are continually subjected to rising property tax because of their zoning, lot size etc. it is a safe bet to guess that should such a poorly thought out legislation

move ahead, city council will not be taking into account how this negatively impacts existing homeowners and dropping the tax hikes that have been imposed based on current zoning.

Take the time to craft thoughtful changes that enhance neighbourhoods not destroy them. You were voted to look out for citizens of this city, not take the easiest route to say you did something to address the problem when all you would be doing is creating a new one. Please do your jobs and make thoughtful planning and improving use in existing areas with appropriate infrastructure a priority so your legacy is one that improves this city for years to come not creates numerous issues that will only grow for future citizens and elected officials to try and deal with.

**I VOTE A STRONG NO to blanket rezoning.**

Karen Bigalke



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First name [required] Catherine

Last name [required] Cooke

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation

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

ATTACHMENT\_01\_FILENAME (hidden) City of Calgary Blanket Rezoning.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

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

cc: Kourtney Penner, Ward 11 Councillor

To whom it may concern,

I'm writing in relation to the notice we received regarding the redesignation of RC1 to Residential-Grade Oriented Infill (R-CG). We are **against** the proposed upzoning bylaw proceeding and are concerned about the proposed changes, specifically the rezoning to new base residential R-CG city wide, allowing both secondary and backyard suites on the same property as well as removing the parking requirements from backyard suites.

**Proceed with a planned approach, let market dictate.**

Blanket rezoning should not be approved given that it doesn't allow for strategic and measured planning, instead it supports a "wild west" mentality where anything goes. In a planned approach, it would make sense that increased density units would be approved along transit lines (LRT/bus routes) as well as major thoroughfares. In many cases, the market is already driving higher density housing along these areas. This is evident along Bow Trail, 37<sup>th</sup> Street SW, 17<sup>th</sup> Avenue SW, MacLeod Trail, 66<sup>th</sup> Avenue SW. Many corner lots are already being replaced with high density row houses and townhouses. This begs the question as to why the blanket rezoning bylaw should proceed. According to the Demographia International Housing Affordability document presented by the Urban Reform Institute and the Frontier Center for Public Policy (issued in 2023), Calgary is tied 21<sup>st</sup> most affordable place to live out of 94 large international markets. The affordability of housing in Calgary is one of the drivers for the recent population growth the city has experienced.

**Use LAP as a tool to determine location of R-CG zoning.**

When I attended the lunch and learn on rezoning in January, only 144 citizens attended. I'm not privy to the attendance in the other sessions but I would suggest that engagement was low. Many people are not following the rezoning issue closely as they are busy with life. They will not get engaged until directly impacted by a decision and by then it will be too late. The City drafts Local Area Plans periodically for neighbourhoods throughout the city. I would suggest that this would be the appropriate vehicle to determine which areas within a community would be contenders for R-CG redesignation. This would also provide community members ample time to review the proposal and to provide comments. Moreover, new home buyers would have full transparency as to which areas are ear marked for higher density ahead of purchasing a home instead of the streetscape changing a few years down the road.

### **Erosion of Communities**

As a resident in Lakeview, I often hear of new community members who moved from Marda Loop/Altadore. The increased densification in Marda Loop and lack of public transit has eroded the quality of life for residents as people are fighting for parking spots as well as daily traffic congestion. They highlight the same issues that Hong Wang raised on February 13, 2024, “(upzoning) poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality.” A planned approach to development is required to help preserve the character of neighbourhoods, avoid overwhelming schools and to prevent failure of municipal management systems (storm water drainage, etc.).

During the lunch and learn, the facilitator promoted the successful upzoning that occurred in New Zealand in 2016. They failed to mention the negative effects of this policy change, one of which is that beaches are often closed given that polluted stormwater is being directed to the ocean. According to the National Institute of Water and Atmospheric Research, “urbanisation leads to increased stormwater volumes and peak flows as vegetation is removed and soils are compacted or covered by impervious surfaces such as roofing, asphalt and concrete, which do not absorb water...Human activities, particularly industry and traffic, lead to the build-up of sediments and contaminants which are eventually washed off during rains, and conveyed via stormwater networks to receiving environments.” A planned approach is required to ensure municipal infrastructure is not overwhelmed and can manage the cumulative increased density that is being proposed. In addition, the results of the upzoning policy in New Zealand remain in question, with Auckland continuing to be one of the least affordable housing markets in the world (88<sup>th</sup> place in the same affordability document reference above).

### **Impact to Property Values**

Purchasing a home is the single largest investment people make. There is a lot of consideration in purchasing a property including the schools in the area, access to downtown, amenities and safety. Changing the rules midflight should not be allowed. If someone has chosen to live in a higher density location (closer to downtown), they are aware that other large multi-family buildings will coincide. Policy changes of this magnitude require thoughtful planning and should not be approached with a one size fits all attitude.

Councillor Penner, I ask that you vote against the current proposal pertaining to the blanket rezoning on April 22, 2024. I believe a solution can be reached to increase density overall in Calgary but it requires more strategic and thoughtful planning including wider spread community consultation.

Respectfully,

Catherine and Ian Cooke



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my position in regards to Calgary Council initiating a citywide Land Use Designation (zoning) amendment. I own a home in the community of Douglasdale and personally bought this home because of its low density and parkland. I do not agree with Council's position on arbitrary rezoning of my or any other community within Calgary. I am extremely concerned with Council's plans without public disclosure prior to September 2023 and specifically before the last civil election occurred. Council does not have my support for this change and although the implications are that our housing costs will not lower, it will take away from the existing community if homes are sold and multi family dwellings built in their place. The parkland is important and more residents in this community will effect and discourage the natural setting and wildlife currently here. This is a drastic change to this community and many other existing community's that were built as single family only. Although it may sound like a simple solution to just add more housing to existing communities, it is not. Adding more dwellings in this communities that were built were never meant for this added increase let along infrastructure in place. I respectfully request that Council consider my personal perspective and reconsider this very drastic change to our city. My personal viewpoint is to express my deepest concern and distrust with Council and the overall globalist agenda including 15 minute cities.



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First name [required] Jennifer

Last name [required] Palichuk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like to express my opposition to the blanket rezoning proposed for Calgary. My concerns are as follows. In my older neighbourhood we have infrastructure issues (sewer) already so allowing up to 9 units on a 50 ft lot will create huge stress on the system and costs to the municipality to upgrade. In my case we have had 3 visits from the city in the past 6 months for sewer back ups. Secondly parking is already an issue on my street. If we allow multiple units on small lots with only 2 parking spots this will only become a bigger problem. Also as more people transition to electric cars how will they charge them if they are expected to park randomly on the street. In family oriented suburban neighbourhoods it's unrealistic to think people won't have cars. No parking might work in the inner city where transit is better but not in the suburbs. Thirdly I believe that allowing multiple units on a 50 ft lot will affect property values. For example if 9 units are built next to my home and my lot is just under 50 ft my property value is lower from a developer stand point not to mention my single home being dwarfed amongst multi units making it less desirable. Finally I am not opposed to allowing different types of homes in my neighbourhood. I would support duplexes OR garden suites OR carriage houses but not 9 units on one lot. If the city fast tracked applications for a secondary suite (duplex or garden suite or carriage house) on all existing single lots this could potentially create 1000's of units. Kevin Eby from The Alliance for a Liveable Ontario refers to this as Gentle Intensification to create affordable and low-impact housing. Perhaps further work needs to be done and Gentle Intensification adopted rather than this blanket rezoning approach.



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First name [required] Diane

Last name [required] Boettcher

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning - Public Hearing

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

ATTACHMENT\_01\_FILENAME (hidden) Rezoning.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I, as are many Calgary citizens, are opposed to blanket rezoning. Please see comments attached.

Dear Mayor Gondek and Councillors,

Having lived in Calgary for over 65 years I have seen my city grow from 228K to over 1.65M. I am not deterred by growth but believe that blanket rezoning is not the right solution to address Calgary's housing challenges. It poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality. I believe that the current proposal is short sighted and will have a negative long term impact on our city. Further evaluation of rezoning is required. Per your records, the City currently has enough land to build 40,000 homes. Process and procedures are already in place to address what type of housing and where those homes should be built.

Here are my concerns :

**Infrastructure:** Most older communities were not developed to support mass densification. Traffic flow, parking, and amenities will be strained. Fire services will be overwhelmed as the distance between residences is reduced.

**Utilities:** There were water restrictions last summer, we are currently in a drought situation, and we had power shortages and numerous waterline breakages during the deep cold earlier this year. How will a large influx of new homes impact those of us who already live here, especially with the addition of air-conditioning units which are not the norm in older communities? What will the City be doing to mitigate future problems given our current and projected population? How will the city manage water runoff once densification builds over natural drainage opportunities? What are the proposed additional infrastructure costs to taxpayers which in older neighborhoods is very often seniors?

**Affordable housing:** The City intends for this blanket rezoning to address the issue of affordable housing. The City's projections state that developers will be selling these new row houses for about \$580,000. This doesn't meet the needs of those seeking affordable housing! The City has also mentioned trickle-down effects, meaning that as more expensive homes are available those who can afford them move up until eventually affordable houses are available for those who need them. This takes about 30 years which does nothing to solve the current crisis.

**Schools:** The City is saying that our schools are under-utilized and that densifying our communities will put them to better use. It is my understanding that our schools are actually at capacity with many over.

**Natural Areas:** While this discussion places no monetary value on our green spaces they are one of the most important parts of our neighbourhoods. They build community, offer opportunity for exercise, and access to nature improves mental health. Green spaces are invaluable and once we lose them, we won't get them back. In my community, the proposed development of greenspaces between 14th street and Brenner Dr. NW has potentially been averted for now, but the City considers these greenspaces prime for development now that they have been rezoned. Reassigning these greenspaces, along with other parks, community or environmental reserves with S-SPR (Special Purpose) designations would be a great start in supporting natural areas within our communities.

Trees: The tree canopy is vital to our neighbourhoods. It provides shade, reducing temperatures both in and outside of homes, which will actually reduce the need for air-conditioning and subsequent pressures to our electrical grid. Trees clean the air and they provide habitat for our non-human friends while greenspaces manage water runoff. How does the over development of city lots and greenspaces support the cities meager 2026 goal of a 9% tree canopy? In comparison, Toronto's canopy is currently 28% with a 2050 goal of 40% and in 2019 Ottawa had a 46% canopy. Further Calgary's own tree program calls for "Preserving, restoring, and building natural infrastructure" which is a direct and glaring contrast to the rezoning plan.

Watershed: As mentioned earlier adding more hard surfaces to our communities in the form of roofs, asphalt and pavement increases the risk of flooding and decreases the lands ability to manage the water. The ground is the best place to store water. So much can be done on our land to slow the movement of water while increasing biodiversity and support the cities environmental emergency declaration.

Zoning practices have cultural and social considerations to preserve community character and enhance property values. These points cannot be ignored. I acknowledge the need to more affordable housing and believe that a targeted approach to zoning is the most responsible course of action. Please do not approve this or any rezoning proposal before having meaningful discussions with all stakeholders. I'm sure that by engaging communities, environmental groups, urban developers, etc., we as a city can make sustainable decisions that meet the needs of all Calgary's citizens in the short term and for many years to come.

Further, I can't believe that the decision of this magnitude is already considered "a done deal" by council. Citizens should have been consulted prior to any decision being made. In my mind, this is a much larger issue than fluoride in our drinking water, so, at the very least a plebiscite should have been held. And, unfortunately, since councillors may have, apparently, already given the reins to Developers, a change of this magnitude will happen much faster than fluoride. I sincerely hope our city councillors will reconsidered blanket rezoning as it is not a viable option.

Sincerely,

D. Boettcher



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

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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

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

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

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

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

[required] - max 75 characters      I am opposed to the current proposal for rezoning.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are strongly against what council is proposing. We purchased a home in an area with single family homes and want it to remain this way. Council does not have the right to rezone the city without voter approval.



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First name [required]

Rod

Last name [required]

Kormos

How do you wish to attend?

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

Council

Date of meeting [required]

May 31, 2024

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

[required] - max 75 characters

RCG BLANKET REZONING

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

In opposition

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)

While I understand the desire to increase residential density and affordability this plan might increase density at a great impact to infrastructure, parking, schools and other community based services, both government funded and private, that were sized and built according to past zoning. Infrastructure upgrades will cost more that what the city will receive in federal grants that seem to be the catalyst driving the zoning change. There seems to be little or no research supporting the statement that it will provide lower cost housing, in fact the opposite is probably the reality. In this one decision the current council has undone over 100 years of careful planning that has included not only community zoning but as stated above, the supporting infrastructure and area services.

When the cost of upgrades to infrastructure in response to conversion to more environmental friendly products like electric vehicles that will require grid upgrades is added, it is just to much tax payer impact all at once. It's very overwhelming and unsettling.

The current council members did not include rezoning in their past election platform and with a change of this magnitude the voters need to have the opportunity to provide their support through the electoral process.

All levels of government need to understand that taxpayers are to source of funds for all government programs whether civic, provincial or federal and grants are funded by the taxpayer. For this initiative funding is shifting from civic taxation to federal taxation but is still a cost to the taxpayer.