



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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]

Last name [required]

How do you wish to attend?

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

Date of meeting [required]

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

[required] - max 75 characters

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

“One of the reasons I moved to Bonavista, 50 years ago, was because there was no multi housing here” (from community FB page). Obviously anyone from any of Calgary’s low-density neighborhoods could say this.

Ours is a vast, sprawling, mostly low-density city, facing an unprecedented housing crisis of affordability and availability, for both home renters & homeowners. It’s going to take creative thinking, bold action and multiple approaches to tackle the issue. We all have to be part of the solution.

We should clamp down on short term rentals. Converting office space to residential and multistory housing will help. But high-rise living isn’t for everyone, and can’t be the only option. For many reasons, we can’t keep expanding outwards. Council shouldn’t have to be approving every rezoning application when there are far bigger issues to deal with.

Like many other North American cities, Calgary suffers from “Missing Middle” density. We lack townhouses, rowhouses and duplexes. We have mostly low-density communities, most of which are nowhere near capacity population. But it seems many people in these communities think theirs is extra special, and should be exempt from blanket rezoning. Classic NIMBYism, which was on full display at a recent session in our neighbourhood. I was disheartened & embarrassed by a hall full of angry Boomers, displaying a level of entitlement I’d heard was the purview of Millennials. I know change is hard, but from the misconceptions expressed & questions asked it seemed a lot people had not read the material the City has put out. The disdain for the councillor, City staff and anyone with views in favour was appalling. We were definitely nervous raising our hands when it was asked who was in favour.

Given the rhetoric, you’d think developers (who are apparently in bed with council and City staff), will swoop in, raze the neighborhood, slap up row upon row of townhouses, develop every last park, and the neighborhood will be filled with – gasp – renters or low income people. We seem to forgot that many of us were previously renters, many of our children are, and always will be as homeownership becomes ever more unattainable.

There will be densification in all established neighborhoods, but in the outer, more expensive ones, it will be a slow barely perceptible process, with random single plots being redeveloped over years.

We need bold action and many approaches. We need to look outside our bubbles, and all be part of the solution.



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First name [required] Eugene and Janet

Last name [required] Sandahl

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters land use designation rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are against the city wide rezoning. We feel this will not increase affordable housing and lower property values and ruin neighbour hoods with inappropriate structures and no parking.

Affordable housing should be built in new neighbourhoods where people understand the type of neighbourhood they are moving into. the developers should be made to build smaller affordable houses. The infills being built now are not affordable. only the developers will benefit from this.



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First name [required] Liesel

Last name [required] Fedkenheuer

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition and I do not see this as creating "affordable housing" at all. What this is going to do is make it even more impossible for a family in Calgary to purchase a single family home. Developers will be able to outbid and drive up the price of a single family home that they wish to purchase because they will be able to develop the land and make 4 times as much profit (or more) and there is no requirement for them to make it "affordable". It will degrade the environment of the homeowners already in the community who have thoughtfully purchased, saved, or taken care of the home they live in specifically for qualities in the neighborhood such as backyards with views of the sky, big established trees, and privacy in their yards...taking their rights away to have any say on what is being built beside them. How do you propose to keep the old growth trees in neighborhoods when a "fourplex" or development of some sort will be built to the edges of the property lines and take up entire lots...and please don't patronize me by telling me there are bylaws that require new builds to replace trees, a law only ever works if it is enforced...it also takes decades for trees to grow to any size if they do not die from lack of water or care. We are already concerned about the tree canopy and trying to expand it...how is this helpful? Removing any privacy in backyards, blocking of the sun to established gardens, "apartment blocks" looming down on established housing. Parking? Yes there is a drive to make public transport more accessible and available but it will be years before this is a reality, this is a car city whether we like it or not, where will the influx of cars park? How do you propose the infrastructure that was built to house a certain number of single family homes will support the additional water supply, sewer system, electrical grid, etc? There are new communities being built in every direction we look in Calgary, some high density, they are built for it, have the infrastructure for it, the people who buy there know what they are buying, why would you take that away from the people who live in older areas of the city who bought into the area and thought they knew what the neighborhood was? Are there requirements for every community developer to build a section of high density and "affordable" housing into their new developments? If not, why isn't there? This proposal is not addressing the big issue of "affordable housing" at all. Please do better.



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First name [required]

Scott

Last name [required]

Brassard

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)

This is not in the best interest of Calgarians. It is undemocratic as it was not part of your election platform
A proposal of this magnitude needs to be decided by the citizens not a small group who do not have the best interest of their constituents in mind .



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First name [required]

Ruth

Last name [required]

Hollis

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

Reasoningforhousing

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

Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Yes, we need more housing. However, in my neighborhood, East Vista Heights, the other side of the street does not have a sidewalk. There are times when it is almost single traffic to leave the area. The winter months make it more challenging when there is no snow removal. I believe infills would work, not anything more due the sidewalk situation adding more cars making it harder to exit the area. . Thank you.



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First name [required]

Lori

Last name [required]

Winkler

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Land Use Designation amendment

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



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 start but saying I whole heartedly agree that more affordable housing is needed in the City of Calgary, but I strongly disagree with the fire-hose approach this city council is taking to address the problem; an approach that fundamentally changes how this city feels and will develop forever. Further, if the federal government is indeed making this a condition of obtaining housing funding, you should be holding out for a better deal (and this being said by one of the city's lonely Liberal voters).

I live in one of the older inner city neighbourhoods that is currently R-1 and that is and will be significantly affected by the rezoning amendments. The community has tried to work with the city to develop a smart plan - one that accommodates the much needed growth but that retains the feel and character of the neighbourhood. Unfortunately this council prefers to open the gates to the developers and have them develop at will. I have a problem with this. While I currently have single-family homes surrounding our home, I now face the prospect of having 8+ individual families on lots all around me (4 townhomes, 4 suites and potentially a backyard suite per lot). This not only significantly devalues my property but hugely impacts my quality of life as a Calgarian. One only has to look at the houses along 17th Ave SW and 37th St to understand the approach of the development industry: buy up the properties, turn them into rental properties and run them into the ground until enough owners sell to acquire the land to build the size of development they desire. It is a well known formula - one that brings many types of problems for existing residents of the area including drug houses, noise and vagrancy. This is not an over statement - we lived through it. Is this now what I can look forward to within the core of my neighbourhood? This city council must serve the needs and preferences of existing homeowners as well as those of new residents and homeowners. Your proposed amendments are extremely one sided and shows a lack of creativity to solve a housing crisis that is a short term problem in the scheme of things. One only has to walk through Westgate, Killarney and other such areas to experience the mish-mash of styles, building types and parking congestion to understand the outcome of your proposed amendments. We can solve the housing problem with a more strategic, creative approach that works for all Calgarians.



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First name [required]

Marilyn

Last name [required]

Sheppard

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Land Use Designation (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)

Our area is already a Low Density Mixed Housing area WITHOUT the designation. Please leave it as is and let all single family homes remain without rental additions allowed to be added to them.



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First name [required]	Leslie
Last name [required]	Robertson
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	Response to request for public input on proposed Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Housing Strategy comments 041124.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

L.J. Robertson
2515 17 Street S.E.,
Calgary, Alberta
T2G 3V8

April 11, 2024

City Council
City of Calgary
PO Box 2100, Stn. M
Calgary AB, T2P 2M5

Dear Councillors:

Re: Housing Strategy feedback

After 25 years of community advocacy on planning issues, I wish to provide comments on the City's "Housing Strategy", supposedly designed to address the housing crisis.

1. The Planning push for increased density by zoning elimination is a culture shift that has been in the works since 2017 and has nothing to do with the housing crisis. Rather, it is a financing tool directed towards significantly increasing land value thus expanding the city tax base.
2. The "missing middle" (i.e., a Goldilocks place where the middle class can find a housing happy place above multi-unit housing and below luxury single homes) is a PR invention by developers. Multiple builds on small residential lots will never be priced below market because it is not part of the developer business model.
3. The Mayor (and others) has been emphasizing that RC-G does not allow for apartment buildings being built next to R-1/2 housing. This is a semantical defense. The mass of a block that covers 65% of a lot (as opposed to the existing 45%) and can be 11 m. tall, is easily the equivalent of a walk-up apartment and will be as disruptive (by both shade and overlooking issues) as any apartment to neighbors that bought in expectation of light and privacy.
4. Once again, the "engagement" process with those affected, residents, voters and taxpayers all, has been in name only. Failure to listen and incorporate feedback violates the City's own rules as to being honest in public consultation. Even the taxpayer-paid flyer eliciting public input on April 22 reads like a TV infomercial to solve homelessness.
5. Rezoning insular residential neighborhoods, when there are many swaths of centrally located parcels already zoned for higher density developments, is solely to maximize developer profits. When the already zoned locations exist and are shovel-ready, rezoning is completely unnecessary to achieve the goals of housing the less advantaged and actually takes away construction resources.
6. Communities have provided the City planners with feedback that supports increased density in areas will work within their neighborhoods: main streets, area specific TOD development, a more functional downtown. The City position is that saying a thoughtful "yes" to density isn't a good enough answer. The no-rules policy simply emphasizes that no thought has been

given to its impact across Calgary, whether good or bad. No analysis of current capacity for density, not to mention timelines or benefits therefrom exists, thus exposing that it is all about money (See 1.)

Passage of this standard-shattering initiative will have myriad negative consequences for Calgary's livability in the immediate future and will **NOT** reduce homelessness. Solutions are readily available and simply require critical thinking and resolve. This inequitable decision - one that bulldozes property owners' rights - cannot just be reversed in the future. I respectfully request you to reject this faux "solution".

Yours very truly,

A handwritten signature in black ink, consisting of a stylized initial 'L' followed by a long horizontal line extending to the right.

L.J. Robertson



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First name [required] Robert

Last name [required] Beitzel

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

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)

Thank you for collecting the opinions, of the citizens of Calgary. Changes of this magnitude shape what the city becomes for its future citizens, & some choices cannot be reversed once the wheels have been turning in a direction that only once started, showed it's flaws because of unguided decisions of "let's just do something". Here is my concern, just like with the proposed Olympic bid that a few were all gushing over of how great it would be, & how much we needed it, all the money that it would return just like last time! Except for all the other reports from known past holders, the cost that would never be recouped, the Olympic corruption, & all the bad that comes along with it. Thankfully the Province had Calgary hold a plebiscite to give their wishes more weight than a few salivating vocal proponents of this venue.

This "Equality for all" decision needs the same path, yes there are areas within Calgary that need a redevelopment, but I see this as the city admin/ council forcing their opinions on everyone else, with the appearance of look at us, we're solving a problem. It's affordability, I have a simple home here in Bonavista, I didn't start out here, I worked my way through to get here. I purchased a house that could use a Reno, & I did it mostly myself, in an area with things that I valued. I can afford a larger house in a new community, would love to have a heated 3 stall garage, but Bonavista has a "best of" Scouts 144 group, Fishcreek Park, 3 grocery stores, Southcentre Mall everything we can walk to, even our jobs we walk to.

I've worked in service, past 43 years, seen the roll over of some areas such as Kilarney turn over older well built properties to developers, nice & new infills, duplexes, 4-6 plexiglass, mostly out of reach \$\$ wise to average workers. So by removing homes that were still livable for modest earning people, that has driven up the prices now as corporate & individuals search for more homes to tear down for pure profit, instead of a roof over your head. I see your proposal with this change is exactly that. Sure builders will build 400 sq' condos to appease bylaws, they have already been doing that in Kilarney area, price per sq' is still out of reach for a lot of the people supporting your idea of Rezoning.

You control the taxes charged, but not profits that come with all the business/Corp for greed & shareholders. I chose to not live in DT, so don't build DT beside me. Thank you,



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

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First name [required]	Steve
Last name [required]	ONeill
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 15, 2024

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

In a previous submission I inadvertently included inaccurate data regarding the number of citizens of India living in Calgary. I would like to correct that error. According to Statistics Canada, 2016 census profile there were 154,585 foreign nationals living in Calgary. I regret my error in my original submission.



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First name [required] Michael

Last name [required] Campbell

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 fully against the proposed city wide re zoning bylaw

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Disappoint that you would not allow a plebiscite on this important matter. I believe that you have already made up your minds and are only checking off boxes.



ATTACHMENT_02_FILENAME
(hidden)

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

I'm writing to express my thoughts regarding the proposed blanket rezoning of land in Calgary and they would be by NO! DON'T DO IT! I'm not very eloquent in expressing my thoughts so I refer you to the attached documents written by Rick Craig and Peter Collins with whom I agree. A blanket rezoning would be a disaster for so many reasons so I urge you to vote "No."

Thank you for your time

2024/04/08

The Mayor and Councilors
Calgary of City

Calgary Rezoning Public Hearing - 22 April 2024

In my opinion, the Mayor and Council are elected, by the residents of the City of Calgary, to represent the best interests of the residents. This council's current mandate does not include making sweeping changes to the zoning and development rules, as contemplated in proposed bylaw changes, without seeking the informed support of the residents of the Calgary.

While I agree that increased density is desirable and affordable housing is urgently needed, it must be achieved in the context of maintaining attractive, distinctive and desirable inner city communities. Not the boring, monochrome, battleship gray approach taken by the council.

The images, specification and current examples identified in the documents on the city web site paint a picture of high density slums, devoid of significant grass and mature urban canopy. It is already happening in some locations.

Dramatic changes, such as proposed, often have unexpected consequences. Just look at Portland Oregon, who started a similar inner city densification project 20 years ago. To quote Chris Nelson, "Portland is a city under siege. Gone are those pristine walks along the riverbank and the carefree, youthful ambiance of downtown". The picture Chris Nelson goes on to paint is chilling and not in the best interests of any area of Calgary.

Our inner city community was established about 70 years ago. It has developed over the last 40 years, based on the R-2 DC model, into a full spectrum, family oriented, friendly community with a large percentage of semi-detached homes. Its schools are full to overflowing and it is a desirable neighborhood to purchase a home and raise a family. That should be a model for development, not a target for mass H-GO infringement. It is already happening in our community in spite of significant objection from the residents which were ignored.

As I see it, the City Council has abdicated its responsibility to the residents of Calgary. The city website is full of comments about streamlining approvals to appease the developers, who then treat the residents like annoying scum. An H-GO development, struck down in the fall of last year is back on the books. The wear them down approach, the only development process our administration knows. The developers don't live here, so why should they care?

I call on the council to follow through with the plebiscite they flirted with, a few weeks ago. Before you object about the costs, consider that the cost will be a fraction of the money made by the developers in just the next few months and the damage this free-for-all development can do to inner city communities and individual homeowners. Consider the stress inflicted on the residents of inner city communities, faced with an onslaught of unwelcome H-GO etc development, which will be forced down their throats by the developers, the city administration and an out-of-touch council. The is not one councilor who would want to live beside an H-GO development.

Richard Craig

SUBMISSION BY PETER COLLINS TO CALGARY CITY COUNCIL REGARDING PROPOSED
2024 BLANKET UPZONING

LEGISLATIVE OBLIGATIONS AND RESTRICTIONS

For planning and development matters, provincial law¹ sets out an authoritative statement.

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of

land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within

which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

The Court of Appeal of Alberta reviewed this law in the specific context of a municipal zoning bylaw, and made the following statements²

:

These values – orderly and economic development, preservation of quality of life and the environment, respect for individual rights, and recognition of the limited extent to which the overall public interest may legitimately override individual rights – are critical components in planning law and practice in Alberta, and thus highly relevant to the interpretation of the Bylaw.

Central to these values is the need for certainty and predictability in planning law. Although expropriation of private property is permitted for the public, not private, good in clearly defined and limited circumstances, private ownership of land remains one of the fundamental elements of our Parliamentary democracy. Without certainty, the economical development of land would be an unachievable objective. Who would invest in land with no clear indication as to the use to which it could be put? Hence the importance of land use bylaws which clearly define the specific uses for property and any limits on them.

The need for predictability is equally imperative. The public must have confidence that the rules governing land use will be applied fairly and equally. This is as important to the individual landowner as it is to the corporate developer. Without this, few would wish to invest capital in an asset the value of which might

¹ Section 617, Municipal Government Act (Alberta)

² Love v. Flagstaff (County of) Subdivision and Development Appeal Board, 2002 ABCA 292 (CanLII)

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tomorrow prove relatively worthless. This is not in the community's collective interest.

...the scheme and object of the Act reveal a legislative intention not only to expressly protect individual rights but to permit those rights to be eroded only in favour of a public interest and only to the extent necessary for the overall public interest.

OUR MOST IMPORTANT INVESTMENT

In nearly all cases, a home is the biggest financial commitment a person ever makes. A home is not only a financial investment, but it is the owner's place of refuge, a "home base" from which life is conducted. People often expend substantial time and energy in maintaining their homes and gardens, developing and maintaining community connections, and organizing their lives around their home base. Society is connected and organized in many ways and at many levels, but families, homes and communities are among the basic and most important aspects of societal connection.

A threat to that home base is a threat to the structure and stability of a person's life, their family life, and their community connection. There is nowhere to run and hide when the

home base is threatened.

Council must respect home ownership, and maintain the certainty and predictability of that ownership. Blanket upzoning of established neighbourhoods, however, destroys that certainty and predictability, contrary to the fundamental principles of planning and development set out in the Municipal Government Act (Alberta).

LAND USE CHANGES NEED FULL INPUT FROM AFFECTED OWNERS

The Municipal Government Act (Alberta) requires public hearings when enacting or amending bylaws, and requires that the City have a public participation policy, which for Calgary is the "Engage Policy". That policy speaks of "purposeful dialogue between the City, impacted or interested Calgarians and other communities or groups". Yet, by a blanket bylaw amendment changing the zoning of most residential lots in the City, affected home-owners are deprived of any proper, meaningful, "purposeful" input into the zoning change.

A public hearing to consider the effects of a zoning change on one lot would permit surrounding residents to fully present their views, including consideration of a wide range of relevant issues such as building context, sun/shadow effects, privacy effects, traffic effects, urban forest effects, utilities infrastructure effects, and other relevant considerations.

The blanket upzoning bylaw amendment limits a concerned resident to one five minute presentation to Council, along with any written material the resident wishes to propose. It

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is unrealistic and simply impossible for Council to consider the effects of this zoning change on each individual lot touched by the blanket zoning change.

The proposed blanket upzoning bylaw change is contrary to the governing principles of the Municipal Government Act (Alberta) and the City's own Engage Policy.

IMPORTANT CHANGES REQUIRE VOTER APPROVAL

The proposed blanket upzoning is arguably the most significant change to land use policy in the City since the implementation of zoning bylaws many decades ago. In the past, major rewrites of the zoning bylaw were technical updates, introducing more detail, and incremental in nature. This amendment, however, is a substantive and significant change in land use policy.

61% of Calgary housing is either single detached or semi detached dwellings, and 69% of all homes are owner occupied.³ These are substantial majorities of Calgarians in each case. A major land use policy change affecting so many Calgarians necessitates that the scope of consultation – and deferral to residents' wishes – must be commensurate to the scope of the change.

No councillor advocated for this policy change while campaigning for office, no councillor (other than Peter Demong) was elected with a majority of votes in the applicable ward, and voter turnout was only 46% city wide. In my own ward (Ward 11), Kourtney Penner received only 28% of the votes cast. Assuming the turnout rate for Ward 11 was the same as the City-wide rate, that means that Ms. Penner was elected by only 13% of Ward 11 voters. Silence on blanket upzoning, combined with this low number of votes, is the opposite of a mandate to impose blanket upzoning.

Council had an opportunity to permit wide public input on the issue, via a plebiscite, but a majority of Council rejected this potential method of obtaining public input. Those councillors voting against the plebiscite are demonstrating a profound disrespect for the voters of Calgary, for the principles of the Municipal Government Act (Alberta), and for informed democratic decision-making.

BLANKET UPZONING DOESN'T ALIGN WITH THE MUNICIPAL DEVELOPMENT PLAN

The Municipal Government Act (Alberta) requires the City to enact a municipal development plan (MDP), which Calgary did in 2005, and updated in 2019/2020. While the MDP contemplates a range of housing opportunities and choices, and a balance of growth

between established and greenfield communities, it also speaks of “reinforcing the character, quality and stability of neighbourhoods.” It calls for locating new housing in Activity Centres and Main Streets, reasoning that “focusing most intensification to defined 3 Statistics Canada – 2021 Census - Calgary

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areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.”

One MDP objective⁴

is to “reinforce the stability of Calgary’s neighbourhoods and ensure

housing quality and vitality of its residential areas.” “Intensification should be accommodated within existing communities in a sensitive manner”. The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Another MDP objective⁵

is to “Respect and enhance neighbourhood character and vitality,

including the following policies:

- a) Respect the existing character of low density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b) Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.
- c) Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.
- d) Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods

Finally, section 3.5.3 of the MDP states that land use policies should “encourage modest redevelopment of Established Areas”

The new building forms permitted by R-CG, up to 11 meters high (current R-C1 zoning limit

is 10 meters) and 60% lot coverage (current R-C1 zoning limit is 45%), are not “modest”. R-CG higher density building forms would “create dramatic contrasts in the physical

development pattern”. To be clear, labelling housing forms which permit 9 dwelling units on one 50X120 lot “low density” does not alter the higher density reality.

THE CITY’S DENSITY GOALS CAN BE ACHIEVED ELSEWHERE

It is not necessary to destroy established communities to achieve the City’s growth and density goals.

According to an internal City document⁶

:

⁴ Section 2.2.5

⁵ section 2.3.2

⁶ Calgary Planning & Development Services briefing document dated 5 July 2023

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Calgary is well supplied with 22-31 years of planned land supply in new communities. This far exceeds the minimum 15 years' supply of planned land identified within the Municipal Development Plan (5.2.3 (d)(A)). Overall, there is enough land to accommodate close to 500,000 people. The 12 Area Structure Plans approved in the last decade are cumulatively built out at approximately 9 per cent. This demonstrates a significant amount of vacant land where planning policy work is already complete, and where The City has plans for growth. In addition to land supply on the periphery of the city, there is land owned by the City. It is disappointing that the City has identified only 2 parcels of City-owned property, out of 407 possible parcels, which would be suitable for residential housing development. The City should require that all potential sites (other than green/parks space) along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels must first be developed before densification via R-CG in established neighbourhoods is permitted.

Why, for example, is the former Ernest Manning School site, taken by the City as part of the west LRT expansion, sitting undeveloped after so many years?

CREATING DENSITY IN ESTABLISHED NEIGHBOURHOODS WON'T SOLVE AFFORDABILITY

Redesignating land to R-CG does not create affordable housing. There is NO requirement for affordable housing on any privately owned land. Removing older more affordable bungalows from the rental market may further reduce affordability.

A variety of studies 7

,
8

,
9

,
10 show that increased density achieved through upzoning does not create affordable housing, and in fact usually results in the creation of housing stock which is more expensive than that which it replaced.

R-CG densification does not create affordability. Rarely, if ever, is an existing single family dwelling replaced by multiple dwelling units which each cost less than what was removed.

Developers do not construct affordable housing; they construct the amount and type of housing which will maximize their profit from development of the parcel(s) in question. That is a rational response by developers to the market.

R-CG densification simultaneously increases the stock of more expensive housing and decreases the stock of comparatively more affordable housing.

7 Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis 15 March 2019 – The Planning Report.

8 Overview of Evidence for Universal Up-Zoning. Suzanne Tough PhD

9 3 We Zoned for Density and Got Higher House Prices: Supply and Price Effects of Upzoning over 20 Years
Cameron Murray C, Lim M, Urban Policy and Research V41, 2023 Issue 2

10 Broad Upzoning Makes Housing Less Affordable, And Doesn't Add Supply

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If the City wants "affordable" housing, then it must either increase the land supply (my preferred choice) or intervene in the housing market. Intervention could be achieved by

mandating a certain percentage of housing units for low income groups, or granting long-term leases to housing cooperatives committed to affordable housing.

I am not optimistic that government intervention is the solution: the City has not done a very good job managing its existing City-owned affordable housing stock, and there is little reason to believe it can do better than the market with an even larger stock of housing under its administration. Since Calgary's inception, housing has been planned and

developed by the private sector, and I have great faith that if the many restrictions on housing development which the City imposes on the housing development and construction sector were removed, the private sector would respond by building a sufficient supply the housing that Calgarians want and can afford.

R-CG DENSIFICATION WILL DESTROY EXISTING NEIGHBOURHOODS

Single family dwellings in established neighbourhoods are an essential and desirable part of Calgary's housing stock, and should be maintained, not destroyed.

R-CG driven densification would simply remove single family dwellings and replace them with equally or more costly multi-family dwellings, without regard to the overall impact on the community. And, in the process, the removal of single family dwellings would result in a reduction in choice in type of housing. Single family dwellings are the most sought after dwelling type, especially by families, so R-CG densification would also not be effective in providing most Calgarians with the type of housing they seek.

Blanket R-CG densification also means that the Local Area Plans (both completed and in process) for established communities is a waste of time. Why plan for increased density in logical places (along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels), if developers can build anywhere in a community to the limit of R-CG? This is the opposite of responsible, planned, careful densification.

UNFAIR TO ESTABLISHED COMMUNITIES

Newer Calgary communities are developed according to a master plan which includes a carefully designed mix of single family, multi-family, commercial developments and cultural/community facilities, all with appropriate roadways, park spaces and utilities infrastructure.

Established communities were master-planned communities, complete with boulevards, parks, schools and churches. They were designed specifically for low density single family and duplex dwellings. They were not designed for the substantially greater densification which blanket R-CG zoning would permit. Neither roadways, utilities, nor public park spaces could properly accommodate the greatly increased number of residents.

Page 7 of 8

Rezoning without consideration for neighborhood character and heritage would result in the loss of unique architectural features, cultural assets, and community identity.

Replacing heritage homes with generic buildings would not only erase a vital piece of the community's identity but also disregard the cultural and historical value they hold. These homes contribute to the unique charm and identity of our City, attracting residents and visitors alike with their architectural beauty and historical significance.

To quote Richard White:

Calgary's urban planners and some politicians don't seem to understand one of the reasons Calgary is one of the best places to live is NOT because of its urban vitality, but because of its affordable spacious, suburban tranquility even in our inner-city neighbourhoods."

PARKING

Reduced parking requirements will exacerbate on-street parking conflict and degrade the quality and desirability of neighbourhoods. Developers do not care about parking; the residents they leave behind must live with the shortage. Council may seek to convert Calgary to a city with many fewer motor vehicles, but that goal is contrary to the desires and actual demonstrated behaviour of most Calgarians, who value and need motor vehicles in order to get on with their lives. Shifting parking from residential parcels to the street does not solve the parking problem; it only relocates it.

While the City planners apparently wish for a future where Calgarians ride bicycles, "wheel" in other ways, or ride public transit, the reality is that Calgary is a large city of suburbs, and vehicles are a necessity for virtually all Calgarians. The City's own data shows an historical household automobile ownership rate of 1.85 per household as of 2011. Auto ownership in 2011 was higher than in 2001 in every household size category.

Younger and older residents still have ~1 vehicle per household, with rates over 2 per household for the 35 to 44 demographic. Data do not support the proposition that smaller dwelling units have no need for parking. Increased densification would require more, not less, parking.

As a final point, the blanket upzoning would set a parking ratio of 0.5 parking stalls per dwelling unit/suite in established areas, whereas the parking ratio for the newer communities covered by R-G zoning is one stall per unit. Why the difference?

ENVIRONMENTAL CONCERNS

The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces reducing evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of

11 Changing Travel Behaviour, October 2013

Page 8 of 8

stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.¹²

CONCLUDING COMMENTS

Making the base residential "low density" land use district R-CG in place of the various R1 and R2 districts will certainly increase density, is unlikely to increase affordability, and will destroy the character and desirability of many existing neighbourhoods. Put simply, it would be a bad and ineffective policy.

The proposed blanket rezoning to R-CG is a radical proposal, will not achieve its stated goals, and will substantially alter – in a bad way -- the look and feel of Calgary.

Don't do something irreversibly bad. I urge Council to just say no to blanket R-CG.



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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Calgary's new build communities are an example of well-planned and designed neighborhoods that include a multitude of housing types for various family size and levels of affordability. This type of community development should be the major focus in city planning because it builds a large number of housing units relatively quickly. Also the redevelopment of many partially or completely vacant multi-story offices buildings on the west side of the city core will add significant volume of units. A renovation of an existing, large structure does not require more land. The continuation of East Village development needs to continue and will add volume to help meet the demand.

The proposal to implement the "Home is Here" strategy will not address the immediate need of creating more diverse housing quickly as Calgary and many other Canadian cities are seeing rapid increases in population due to federal government's recent mass immigration policies, not city zoning.

The City of Calgary strategy to rezone will lead to building new house types that are NOT compatible with the existing housing infrastructure within a community. Changing an existing communities original design and density will be a long and slow process. It leads to slow death of the original flavour/type of community. It is a form of gentrification that does not start from the core and moves outward but rather the entire city at the same time. Communities will eventually look unplanned. The infrastructure to support the existing community from low to higher density will be costly to implement.

The argument that more affordable housing will be created is too simplistic. Depending on the area and street within an area a developer will buy an existing single family dwelling for the going market rate and build a multi-unit structure that will maximize its profit potential. That will not lead to affordable housing.

Entire communities may eventually become more expensive because of where they are geographically to existing infrastructure like schools, parks and shopping.

Due to the significant impact this plan has on all Calgarians a plebiscite should be adopted. A mail in ballot, one per household can be initiated and completed fairly quickly & cost effective vs. planning and executing in person voting. A democratic process will confirm which direction Calgarians want for their city. Let the people decide if we maintain the current development process or adopt the proposed rezoning change.



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First name [required] **Barbara**

Last name [required] **McAuliffe**

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) **Barbara McAuliffe - Submission for Public hearing of April 22.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

[See my submission](#)

Submission for Public Hearing Meeting, April 22, 2024 - Blanket Rezoning

I am opposed to the City of Calgary's proposed housing strategy of blanket rezoning existing R-C1 and R-C2 single family districts to new multi dwelling R-CG, R-G and H-GO land base parcels. I understand this is a portion of the proposed "Home is Here" housing strategy. I am not opposed to the entire new strategy for increased housing in the City of Calgary (City). I believe we should work on a more measured community focused approach, such as the Local Area Plan (LAP). I understand from the City's website, that all communities would have eventually completed a LAP before this new housing strategy was put forward.

In conjunction with this, it seems the existing lengthy rezoning process is a large problem point in the current house building process. I would suggest to streamline this process first instead of looking for a one size fits all, wide ranging, indiscriminate answer to a very complicated problem. Most homeowners will not redevelop their own property. This will be left to developers who have to make a profit and, if they are not obligated to rezone, will not have to consider the effects of changing the character of the community.

Information posted on the City's website suggests that adding new homes improves affordability. As suggested in the research posted, this affordability increase results from a 'migration chain mechanism', whereby housing built in higher and middle income neighborhoods eventually makes more housing available and affordable in middle and low income neighborhoods. However, this chain can be broken by several things which are in play in the City of Calgary:

1. Seniors do not want to leave their single family homes.
2. Young people cannot afford to save up for a down payment due to the high cost of rents and increasing cost of new housing.
3. Young people living in their parent's house move out to purchase/rent a new house, but the parents remain in their house and it does not become available.
4. New condominiums used as second homes by persons outside the city.
5. A house is filled by a family from outside the city so no extra housing becomes available.

It can also be noted that there is no mention of blanket rezoning in any of the posted articles. I could not find any references to blanket rezoning that says it is a proven option. A New Zealand paper has largely been discounted as unreliable. I cannot support an experiment in these unstable economic times. Therefore, I believe the statement about affordability will vary with the criteria mentioned and should not be stated as fact. The building of any type of housing in the future will be expensive. The City of Calgary should concentrate on building affordable housing on their own land base so the land cost can be discounted or eliminated.

As well there are many other downsides to blanket rezoning:

1. Lack of available parking in the multi-unit land base parcels.
2. Loss of freedom of choice to live in the neighborhood you have already chosen. Going from single family dwellings to fourplexes is a dramatic change to lifestyle.
3. Uncertainty as to how your neighborhood will change.
4. Loss of the existing tree canopy which negates the proposed housing strategy's climate change goals.
5. Negative impact on community infrastructure with increase in housing structures.

In conclusion, I cannot support the blanket rezoning proposed by the City of Calgary in their new housing strategy. **I believe many members of my community also support this position and we are not being fairly represented by our councillor, Kourtney Penner. Mayor Jyoti Gondek has stated many times that she listens to the citizens of Calgary. Please listen at the Public Hearing on April 22, 2024.**

Thank you

Barbara McAuliffe



Public Submission

CC 968 (R2023-10)

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First name [required] **Glenda**

Last name [required] **Rowley**

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] **In opposition**

ATTACHMENT_01_FILENAME (hidden) **Letter to City Council re Blanket Rezoning.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Attention: Calgary City Council
Public Hearing, April 22, 2024

Re: Opposition to Blanket Rezoning

I have thrived here for 57 years and love Calgary. I've had a successful career, social life, and remain committed to contributing to the betterment of our community.

I have studied the Citywide rezoning proposal and am vehemently opposed to blanket re-zoning for many reasons including but not limited to:

1) Loss of single-family residential neighbourhoods and my life-long retirement dream.

Where I was assured of backyard privacy and exposure to the right amount of sunlight to grow my own food and for the many species of insects, birds and animals that reside in Calgary.

I was already forced to relocate from Inglewood due to a recent approval of a massive building that was outside the community ARP.

I moved to Acadia where I knew I would be able to experience my retirement dream. It is a community of bungalows with sections of apartments and condos for densification purposes as well as variable cost options.

Under blanket rezoning:

- I will lose my current backyard privacy where I spend quiet time with family, friends and pets.
- I will lose my sun exposure to grow my organic, healthy plants and trees.

I will lose my lifestyle. The lifestyle I've worked my entire adult life to create.

2) It is Not-Green and does not support a healthy sustainable future as well as creating a fire hazard for neighbourhoods.

The extreme densification and shadows cast by these developments will make it difficult to grow shade trees that are essential to:

- reducing City temperature overall to combat the effects of climate change,
- capture carbon,
- grow organic gardens of food and health habitat for insects and birds,
- utilize solar panels and heat absorbing windows for existing homes.

Further, with no setbacks, there exists a strong opportunity for the spread of fires between dwellings.

3) Lack of Infrastructure to support the proposal.

We are already experiencing significant power outages and excessive costs to maintain the current demands. We have difficulty maintaining roads.

It will be extremely costly to create infrastructure for this hasty development plan. For instance, if two electric cars belonged to the same house and were to charge at the same time, a new transformer would be required at minimum. That is a \$40K fee. A small example.

Add to that, the electrical costs and demands to all communities and that of roads, sewer and gas. Transit and parking too.

4) No Community Input

The plan will allow for changes without community consultation and public input.

Decisions such as these have been and should be handled at the community level with citizens' input.

I understand there is pressure from the Federal Government in order to receive funding and it looks desirable; however, it is NOT a good deal for Calgarians and any reasonable government would be willing to provide the funding without strings and allow the community to best determine how to make it happen given the prevailing culture of the City.

5) Not Affordable

It will not result in more affordable housing overall. I have witnessed this for years now.

The Developers introducing 2-4 units on a current lot, will continue to charge the maximum they can; for instance, 4 units at \$600K, rather than 4 units at \$250. This is evidenced by the current developments within the inner-city communities. Take a look at the cost of a side-by-side and you will see that they charge the same as a single-family unit.

We should be discussing sustainable growth as a community of people who truly want to solve homelessness and house people, to create a sustainable, green future and at the same time realize the dreams they have worked so hard to fund.

Please do not be bullied into a poorly conceived non-sustainable housing plan in order to take money from the Federal Government. Push back, get a deal that will really work for Calgarians. Do it LOUDLY. Show other jurisdictions that we can all work together.

Thank you for reading my concerns and for considering a stronger, more sustainable way forward.

Best Regards,

Glenda Rowley
T2H1T1



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First name [required]	Cassy
Last name [required]	Weber
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Cassy Weber re Letter of Opposition re- Blanket Upzoning Calgary April 15 -- The Nature of Calgarians.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Attention City Council - please find attached my letter regarding the nature of Calgarians.

April 13, 2024

Dear Mayor Gondek and City Council,

Re: my strong opposition to Blanket Upzoning

There has been a plethora of news articles written by trusted journalists, expert opinion pieces submitted by city community associations, and an abundance of social media activity from residents all clearly and unequivocally voicing concerns and strong opposition to Council's *Blanket Upzoning Proposal*.

Additionally, there are experts who have weighed in based on lessons learned from other major municipalities in Canada and the United States regarding best practices, all who have stated Blanket Upzoning does not result in affordable housing.

My concern resides in Council's attempts to obfuscate Calgarians' concerns and expert insights. I don't need to elaborate on what has now been stated by tens of thousands of Calgarians re: Blanket Upzoning negative outcomes, so will just summarize those key issues in point form:

- Changing 60-year-old bylaws to blanket the city with R-CG and H-GO eliminates certainty of use, and this is undemocratic given the vast majority of Calgarians are in opposition
- Reduced property values due to overshadowing, loss of backyard privacy, parking density
- Traffic congestion, pedestrian safety
- Damage to the urban tree canopy through mass culling of trees in existing RG-C1 lands
- Infrastructure that is aged and was only designed for low density
- Waste & recycling management issues
- Aging in place disruptions
- Absolute lack of appropriate community engagement
- Myopic view that affordability is a ZONING issue

Critically, I and the hundreds of people who I've spoken to, take issue with City Council's 'demonization' of single detached homeowners – referring to this segment of the population as 'exclusionary' land or property owners. My community has 47% single detached housing and 53% low rise, high rise, middle, senior, subsidized and more. It took decades for prior competent city officials to implement the urban planning guidelines and the result is spectacular – we have housing options for every possible type of living need, including single detached homes. Why on earth would our City Council demonize one segment of the population with attack-oriented words such as 'exclusionary'?!

What concerns me the most is that Council seems to not appreciate how highly informed and highly educated Calgary's population is, which has resulted in attempts to obfuscate the realities of legitimate concerns raised by Calgarians from all quadrants of the city:

- Calgary is the hardest working city in Canada – 29% work more than 50hrs/week.
- 61% hold a minimum of one post-secondary degree (national average is 56%).
<https://www.calendar-canada.ca/faq/what-city-in-canada-has-the-most-educated-people>

- Most common degrees Business/Law, Engineering, Health – Calgary outpaces every other city in Canada in STEM related education (16% compared to national 11%).
 - Calgary has highest number of engineers on a per capita basis (builders, innovators, fixers, designers, collaborators).
 - Alberta has the top ranked k-12 education system in Sciences, not only across Canada, but globally, which is why we have the highest educated adult population.
(see PISA Study (Alberta is ranked second, only behind Singapore),
also <https://www.calendar-canada.ca/fag/what-city-in-canada-has-the-most-educated-people>)
 - Alberta is home to 527,000 businesses and home to 3,000 emerging tech companies.
(<https://calgaryherald.com/business/local-business/alberta-now-home-to-3000-tech-companies-new-report-shows-an-industry-hitting-its-stride>)
 - Since 2015, the innovation ecosystem in Calgary has seen a 460 per cent growth in business incubators and accelerators, which has resulted in over 1,700 privately held technology companies. Innovators who seek venture capital to scale their big ideas can find it in Calgary.
<https://www.geekwire.com/sponsor-post/north-american-tech-talent-streams-to-calgary-canada/>
 - Calgary tech industry is among the highest in Canada in terms of growth, says a report released by Coldwell Banker Richard Ellis's (CBRE) Tech-30 2022. Calgary was ranked the top 30 leading technology markets in the U.S. and Canada, as well as 10 up-and-coming sectors. Nov 2, 2022 <https://calgary.ctvnews.ca/calgary-s-growing-tech-sector-turning-heads-1.6136079>
-
- Population: 1,306,780 (2021) – 50% female, 49% male
 - Over 65 - 177,405
 - 15 to 29 - 240,245
 - Median age – 38
 - 502,300 households
 - In 2021, approximately 420,000 or 33.3 % were immigrants
 - Recent immigrants (last 5 years) - 81,315 or 19%, of this 72% aged 25+
 - In 2021, first and second immigrants comprise 6 out of 10 people in Calgary
 - Alberta, specifically Calgary, disproportionately contributes to Canada's GDP on a per capita basis.

The above points of consideration should inform that Calgarians are some of the most highly **competent**, well informed, educated, scientific, hardworking citizens across all of Canada. Additionally, based on the highly amplified level of opposition to Council's Blanket Upzoning proposal, I would also add that we have an equally competent level of engagement re: our civic affairs issues.

There is a resounding level of opposition to the Blanket Upzoning proposal.

Listen to Calgarians.

Cassy Weber
Ward 1, Varsity resident, cassyweber@gmail.com

cc. Councillor Sonya Sharpe, MLA Ric McIver, MP Len Webber, MLA Dr. Luanne Metz, Jeromy Farkas, George Brookman, Bob Benson, President, VCA Community Association, Jo Anne Atkins, Director, Civic Affairs, VCA Community Association



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First name [required] Eugene

Last name [required] Rubin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary rezoning

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 a citizen of Canada, I'm a resident of Calgary, and I strongly oppose Calgary rezoning



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First name [required] Wayne & Patricia

Last name [required] Bell

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] Neither

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)

Before this is dealt with we would like to see the following issues addressed: affordable housing, electrical in-fracture, water availability, sewer in-fracture and road up keep. We feel that implementing this rezoning can further impact these things. As we are currently experiencing issues with these things and this type of rezoning will add more people to areas in the city it will impact the in-fractures mentioned that are already experiencing problems. We also feel a public vote would be a better way to address this as it can change the neighbourhood we currently live in. Thank you for listening and we appreciate your hard work.



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First name [required] Rick

Last name [required] MOTT

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 Report CPC2024-0213

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)

Proposed changes of this magnitude require a clear mandate from Calgary taxpayers via a plebiscite. The fact that 8 Council Members have decided that one is not required illustrates the true crisis here, an abuse of power by City Council. The bottom of page 4 of Attachment 5 provides clear direction to City Council: "Of the comments analyzed to date, approximately ... two-thirds are opposed." In short, Calgary taxpayers have spoken with respect to blanket rezoning. The answer is "NO"!



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First name [required]	Jason
Last name [required]	Morgan
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)

I would like for city council to vote in favour of the Rezoning for Housing initiative. It is the most reasonable way to address the housing issues that Calgary is currently experiencing. 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. Please don't let your personal partisan affiliations prevent you from doing your job – making informed decisions that are good for our city.



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First name [required] **Matt**

Last name [required] **Deacon**

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) **Letter of Opposition - RCG Blanket Upzoning.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

Over the last few months, we've heard a lot of anecdotes from people in favor of this recommendation – there's people struggling to find housing, students sleeping on couches and unable to afford housing, a growing homeless population in Calgary while overall we're seeing a net increase of people into the province and city.

I am a homeowner in the NW of Calgary and the fact is this is not a new problem. As a student 25 years ago, I also could not find affordable housing, in one case lining up with 150+ other people to do a walkthrough of a 2-bedroom apartment for rent. I had slept on friends couches when I couldn't find a place I could afford, and had to have a significant number of roommates in a too small house, just to be able to have somewhere to stay, so I fully understand these challenges that people are facing.

The province and the city have kicked the can down the road for decades and avoided this topic altogether, which has exacerbated the issues we're seeing now. So, I do appreciate the dialogue that is happening to try and tackle the housing issue in Calgary.

However, from what I've heard so far, there has yet to be any empirical evidence presented to suggest that creating a policy of blanket upzoning and eliminating a lot of the democratic rights that homeowners currently have will actually address the issue. Municipal government is much more important to people's day to day lives than federal and provincial government as decisions made directly impact the communities that council is supposed to represent – in this case I fear the mayor and council are not acting on behalf of its constituents. I've listened to anecdotes in favor, I've reviewed the city website and resources that most Calgarians don't even know exist because they haven't had ample time to understand what is actually being proposed, and its not clear from the resources of what the long-term objective or goal that this recommendation will provide to address this issue.

Accessibility does not equal affordability.

I live close to University District, where most people would say that the development has been an overwhelming success in terms of creating more dense living and creating a more walkable neighborhood near the university and surrounding neighborhoods. 5 years ago, it was a field with nothing on it, fast forward to now and there are thousands of new residences in the neighborhood already with thousands more to come; have rental prices and home prices gone down? No, quite the opposite, the prices have skyrocketed in that neighborhood, where an area that takes its name from the University and should be able to service students on limited incomes has already become too expensive for them to live in.

Again, accessibility does not equal affordability.

There are numerous issues that this singular decision will create in our city

- 1.) We're shifting the responsibility that should lie with the city and homeowners of developing this city to private developers, who naturally want to earn a profit and will most definitely prioritize profit over what's best for my community or any other community in the city. Asking a developer to jeopardize profit or the success of their own business over selling properties at an "affordable" price is not reasonable. Statistically, tearing down single-family homes and replacing them with infills has only resulted in higher home prices on the same lot
- 2.) In my neighborhood, which is close to the university, mall, children's hospital and foothills hospital, we do not have alley ways, but in fact have sidewalks behind the houses, similar to many other communities in Calgary. As a result, garbage bin pickup is at the front of our houses; this will result

in the aesthetics and pride of ownership in my community to erode. I have attached a picture of what having potentially up to 24 or even 36 bins, but in front of houses, would look like. This is not to mention if minimum parking restrictions are also eliminated, then you are also creating a safety and security hazard.



- 3.) This recommendation will eliminate the unique make-up of each community that makes Calgary so great. You're completely disregarding all the work from the city and community associations that has been put into developing local area plans (LAPs) that consider not only the community it represents but also the city's strategy of densification already. Substantial and thoughtful work has been put into these plans considering the unique make-up of each community; you're rendering these useless and instead are shifting all that work into the hands of profit-oriented developers who do not actually have to engage with the communities
- 4.) And finally, this recommendation doesn't touch on the impact this will have on existing infrastructure including schools, police and emergency services, which are already stretched thin. In Ward 1, we have a minimal number of police officers supporting the entire ward. My neighborhood is already 55% multi-family use which exceeds existing city average, and we will have added 15,000+ new residents through UD, plus tens of thousands more with the Innovation Quarter being planned. Despite all the increased pressure on infrastructure already taking place, and expected to increase substantially in the coming years, I've heard nothing in terms of boosting resources where police already can't effectively support us, emergency services response times are already lagging behind and schools that are aging and taking on more pupils with less resources available.

Ultimately a strategy such as this that only considers housing without incorporating all the other factors that impact housing will simply not work. We need a comprehensive plan, and there is no evidence publicly available in any city globally to suggest this plan will be the solution.

In terms of solutions:

1.) Immigration

Working with the Provincial and Federal governments to develop a better immigration strategy. While most would agree we need immigration into this country, we have a flawed federal policy focused on increasing immigration with no plan for where to house them. While these are 3 distinct levels of

government, we are seeing increased rhetoric and input from the federal government on municipal affairs, specifically on this topic. Be bold and work with all levels of government to come up with a practical plan and avoid political rhetoric.

2.) Short-term rentals

Until we eliminate or put more strict guardrails in place over short term rentals such as Airbnb in our city, which uses precious housing that could go to permanent living, we will not address the issue.

I went on Airbnb last night and there were over 400 units for rent last night alone. I've included a picture of one property located in the NW, a residential neighborhood in every sense of the word, a massive corner lot, and it has been redeveloped as a full time Airbnb unit. No one lives in it. This property does not serve anyone in need of housing and is in a community where generally more affordable housing is available. Ironically, blanket upzoning may actually exacerbate the problem more, as Airbnb owners attempt to get more creative in order to attract more short-term rental customers. The city taxes businesses, it taxes hotels and requires hotels to have minimum standards in place to allow people to stay in their facilities and yet doesn't tax these units. Council is responsible for determining business taxes, therefore simply increasing taxes on these units to discourage this practice would largely address this issue.





3.) Out of province speculation

Until we put a stop to out of province and out of country real estate speculating from happening, where ironically people are buying units in Calgary because they are more affordable than where they currently live / invest, we will not address the issue. I've heard stories from real estate professionals where out of province people have bought 3, 4 or even 5 apartments in one university district building and then jack up the rental rates. The province and city do have the power to control this, but to date have done nothing to even highlight the issue, never mind tackle it.

4.) Red Tape and Bureaucracy

Most would agree we should cut red tape in municipal governments where possible; and on this topic there is a lot of red tape. With a council mandate, performing an introspective review of areas of waste and inefficiency, and diverting those resources to more resources in the city planning and development office will help speed up development permit reviews and processing times. Instead of wasting taxpayers' money on widely unpopular initiatives such as the failed single plastic use ban, that money could have gone, and can go, to hiring more resources in the city planning and development office which could help to reduce red tape and waiting times.

I want to remind council that you did not run in the last election on this platform and therefore do not have the mandate of Calgary homeowners to proceed. Some councillors briefly discussed densification, but this is a much larger and impactful decision than simply discussing densification, which Calgarians generally agree with. If you genuinely believe in this policy, then I implore you to wait until the next election and let Calgarians and homeowners decide – your argument is that we need to tackle this issue

now, however until we address the other issues I've outlined as a comprehensive approach, this recommendation will not address the issue now anyways. If you vote yes to this recommendation, you will alienate a large percentage of Calgarians and homeowners and I can be fairly confident it will then become an election issue that will not look favorably on those who vote in the affirmative when you are due to run again.

Finally, I want to also remind Council that you must remain amenable to persuasion on the subject until the conclusion of the Public Hearing and corresponding debate; the rhetoric we've seen from the city (incredibly misleading fliers), Mayor and certain councillors to date suggests to me that you are not fulfilling your duties and obligations to Calgarians.

Thank you for your time and I just want to finish on the note that again, based on historical evidence in the city, simple accessibility taken alone does not, and never will, equate to affordability.



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First name [required] Alex

Last name [required] MacNeil

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Blanket Rezoning.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As long-term residents of Calgary, my spouse and I are writing to register our opposition to the Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. Having lived in different parts of the inner city and experienced many positive aspects of balanced redevelopment and densification, we are confident that "Blanket Rezoning" is the wrong approach and it will negatively affect us, our property, and communities. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

1. Blanket rezoning will have significant and irreversible negative impacts on neighbourhood character and cohesion.
2. Blanket Rezoning does not address the housing issues the City claims it is seeking to solve but does help line the pockets of developers.
3. This proposal will increase the strain on city services and infrastructure.
4. Blanket Rezoning will accelerate deforestation of Calgary's mature canopy.
5. Blanket Rezoning reduces certainty as to investment decisions in housing by individuals and families.

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



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First name [required]

Lee

Last name [required]

Wayne

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 of Calgary from R1 to multiple dwellings.

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 reason Calgary differs to other municipalities results from mid town having an open and parkland feel.
I was in support of the Heritage plan, increasing density around transit hubs, makes perfect sense.
However, to introduce a policy where any lot could be transitioned into multiple residences, densifying all areas of the community is poorly planned relating to infrastructure.
Creating more houses in areas of high land value, will not provide affordable houses to others, it will simply created many more smaller and still unaffordable houses, resulting in developers getting rich and communities deteriorating.
NIMBY - absolutley, but respect of the City towards existing homeowners appears lost.
The electorate will be paying close attention to Cllr rhetoric and voting on these matters.



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First name [required]

Fons

Last name [required]

Dekker

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public hearing meeting of council

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Certainty of living in an R1 community would be gone. Leaves biggest asset vulnerable to what neighbours do. Consider:

Parking - .5 spots per unit – cars will all be on street

Air pollution - warming cars in winter

Noise pollution - no garages

No privacy in own yard

No trees, grass, green space

Nowhere for 3 bins to be stored

Easement enforcement between properties/to sidewalk?

Concerns around water run off?

Where will electric cars be plugged in

Utility and other resource strains



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First name [required] Bernice

Last name [required] Frandle

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against the rezoning for housing. The info sent out says that 84600 households can't afford current housing. Building new properties will not make it affordable for low income people. This will just help the rich get richer. The increased traffic and parking issues will be disastorous. I bought in this community based on what housing was. Build these new properties in the new areas being currently built. A vote on the issue should be held only in the communities affected by this application!



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First name [required]

Tara

Last name [required]

Pyke

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Citywide rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose this citywide rezoning. There are other ways to build houses and utilize land than to over populate current neighborhoods.



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First name [required] Valerie

Last name [required] Rechel

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am in favor of most of the rezoning but not for the allowance to build up to 12 units on a 50' lot. The density in my area has almost doubled in recent years due to in-fills and duplexes. People have paid well over a million for one of these and soon they could be living next door to twelve units! Another area for this kind of density needs to be found. Maybe the CFB site or the Viscount Bennett Highschool site but not an area that is already 70% to 80% changed to in-fills.



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First name [required] Chyla

Last name [required] Cardinal

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide Rezoning

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

Please immediately rezone all residential areas to allow single-detached homes, semi-detached homes, suites, rowhouses, secondary suites and laneway housing. There is a housing crisis and this is the best way to modestly increase density and affordability. We cannot just keep sprawling with zero concern for the environment. There are too many unhoused people in the city and it is heart-breaking to see this in a community as wealthy as ours. This problem is impacting even folks with traditionally high-paying jobs. I know engineers and medical professionals who cannot afford to buy homes in our city right now. We must urgently take action.



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First name [required] Rosemary

Last name [required] Brown

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 favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Letter regarding Blanket Rezoning

To City council

We are senior citizens in our mid to late 70's living in Brentwood and we are writing in support of the City's proposal for blanket rezoning.

We know that people have expressed concerns about rezoning lowering the value of their homes and changing the character of the neighbourhood.

We would welcome a more economically, and demographically diverse and integrated community here in Brentwood. Our community would become even more vibrant and the capacity to support local businesses would increase. Also, the idea of being able to downsize in the same community we live in now is very appealing.

As for the value of single detached homes like the one we live in, we are not convinced that the value would decrease that dramatically. More importantly, however, we believe that access to housing, whether it is through renting or owning a home is a human right.

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

To ignore the housing crisis in our city is unconscionable. Increasing housing supply via rezoning would contribute to easing this crisis. The value of our home pales in comparison with the stress, insecurity and hardship experienced by many Calgary residents as a result of the housing crisis.

And from a personal perspective, increasing the housing supply would assist our children and grandchildren in the future, as their circumstances and housing needs change.

If we don't rezone and change the nature of our neighbourhoods, we increase urban sprawl which in turn places an increased burden on the supply of city services and on us as taxpayers and has negative environmental consequences.

Calgary has one of the highest if not the highest market basket measures in the country, as well as one of the highest levels of income inequality. Studies have shown life satisfaction and sense of well being experienced by citizens is inversely related to high income gaps. Therefore, increasing the housing supply in Calgary would go some way to addressing these issues and creating a healthier community for all of us.

Rosemary Brown and Don Ray



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First name [required]

Teena

Last name [required]

DeAtley

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Citywide Land use Designation zoning amendment

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

If you change the zoning in the proposed areas from R-C1 to R-CG, how are ensuring the following will happen BEFORE density increases:

1. schools are already at capacity and current families that are in their designated school areas are already having to go into a lottery. Are you renovating these schools and hiring more teachers to accommodate this even higher increase of students?
2. already lack of street parking in some areas, how are you addressing this? Narrow streets as well. If more people park on the streets it reduces to one lane traffic, are you addressing this?
3. there is already talk of water restrictions for 2024. If multi-housing is built and more people move to Calgary in these areas, will this not increase water usage? And what happens to water pressure in older areas that already have lower water pressure if multi-housing is built using the same city water lines? Are city water lines being upgraded to increase water pressure so we can wash our face and have a shower at the same time without the pressure dropping?
4. City electricity has already had rolling blackout warnings. If multi-housing is built and more families move in, will this not use more electricity? What will be done to mitigate this? Are old power lines & transforms in the older areas being replaced?
5. what will be changed to help with the extra car traffic in these areas as the roads and infrastructure are not built for all the extra people/vehicles?
6. Will EMS, Police, Fire services not need to be increased to help with the increase of people moving to these areas? Are you hiring more?
7. I understand we need more housing for low/middle income families. But are the rowhouses, semi-detached, secondary suites, etc that will be built, be affordable to these people or will they only be \$1Million + housing and this doesn't help the overall issue?



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]	Mike
Last name [required]	Moellenbeck
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, Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning-2024_Calgary Council Members.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I have attached a 'pdf' file with my comments.

Attention: Calgary Council Members

Re; Blanket Rezoning

I am opposed to blanket rezoning for several reasons, many of which I will mention.

The housing strategy has many good initiatives, however blanket rezoning existing areas is not one of them. Do not take away people's choice to live in single family dwelling neighborhoods.

My property is zoned as R-C1 (single family dwellings). I chose to buy my homes over the years in this zone to provide our family with a certain quality of life. Generally, everyone owns these properties so care about their investment and maintain the property. There are many families, the streets are quiet, there is lots of parking whether in garages, on driveways or on the street. There is a strong sense of community. I feel this will be lost with more and more people coming into our neighborhood.

Five years ago, I moved from Sundance to McKenzie. Prior to selecting a home, we looked in many newer areas but did not like the atmosphere, primarily due to the densification, too many semi-detached homes, townhomes, rowhouses, apartments and cars. We like that we have choices. Let Calgarians have those choices in the years to come.

There are many areas throughout the city already zoned to allow more density. Continue with these policies and densify as we grow in new areas. I'm sure there is already much consideration to older commercial and industrial areas that are no longer viable and need to be redeveloped. Think about corridors that have good public transportation (C-Train and major bus routes) for densification.

Money from the federal government based on rezoning conditions is not and should not be a motivation to passing these new zoning rules. The federal government is not responsible for municipal planning. Fight for the money that Calgary is rightfully owed but don't accept the conditions imposed by the feds. Once this rezoning happens, I understand it is very difficult and likely impossible to reverse it. Don't be so short sighted and destroy our neighborhoods for some short-term federal government contribution. City council was not elected to further some Liberal agenda.

The subject of rezoning is a huge issue. City Council members did not run their election platforms based on this topic and should not be allowed to make this decision on the people's behalf. I suggest you drop this agenda topic and leave the zoning rules and procedures as they are now, alternately let Calgarians decide. Implement and pursue other initiatives outlined in the "Calgary Housing Strategy" report. We have had plebiscites in recent years (Olympics & Fluoride) that were of far less importance and did not impact citizens as much as this will for years to come.

The City of Calgary's Housing Strategy talks a lot about affordability. In fact, the terms "affordable" and "affordability" are used more than 100 times. As developers purchase an R-C1 property and redevelop, their goal is to make a profit. Buying a property for ~\$500K – 800K plus then building new single-family homes, semi-detached homes, rowhouses or townhouses on these properties will not create affordable housing. These new builds will be very expensive. You are fooling yourselves and trying to pull the wool over our eyes if you think this is the case. Incentivise and work with developers to build affordable homes in areas that make sense, and are properly planned, including access to public transportation. Below is a quick example.

Single family home in Bankview sold for \$665K in 2022,
New semi-detached unit built in 2022-2023,
Each unit sold for \$1.12M

That is not affordable housing. I would suggest Calgary just lost an affordable home. I suspect that the city doubled the tax revenue collected from that property though.

In Summary:

- Leave zoning as it is now, don't change the rules in the middle of the game.
- Prioritize densification in areas that can truly handle it.
- R-C1 to R-CG will not make home more affordable.
- This subject is much too important for council members to decide.
- Don't be short sight with some federal government funding and federal government agendas.
- This will affect Calgarians for many generations, let them have choices on how they choose to live.

Regards,

Mike Moellenbeck



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First name [required] Sandra

Last name [required] Ronn

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)

Hi - please build out, not on top of each other. There is a plethora of land available around the city. Thanks.



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First name [required] Patreick

Last name [required] Saunders

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 Item1 Proposed Bylaw Number 21P2024 (LOC2024-0017/CPC2024-0213)

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 the proposed amendments to Land Use Bylaw 1P2007 to redesignate portions of the City of Calgary to allow for a greater range of low-density housing including rowhouses and townhouses in all low-density residential parcels across the City of Calgary.

The proposed bylaw has been presented as a solution to housing issues facing Calgarians. I am of the opinion that the proposed base residential district R-CG will not support housing affordability or enable non-market housing. The rezoning will provide more market housing, increased average housing costs, increased density, will exacerbate existing issues with our aging and deteriorating infrastructure.

There are already processes in place for rezoning and options for increased density including maximizing density on main streets, transit corridors and underutilized assets including city lands. Bylaw 56P2022 provides provisions to accommodate maximizing density on main streets and transit corridors.

More housing options are required however I am concerned about the state we find ourselves in with polarization, division and residents feeling completely left out of the process.

It's unacceptable to propose major sweeping changes without purposeful, transparent, consistent, clear meaningful engagement in the decision making process with those most impacted. Information Sessions and Online Surveys are not engagement.

I am respectfully requesting that the Mayor and Council reject and abandon proposed Bylaw 21P2024.



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First name [required] Joshua

Last name [required] Cameron

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The rezoning of housing to allow more options on land that was traditionally only for detached/semi-detached housing will lead to increased affordability for all Calgarians. This policy will allow the use of multi-generational families to better share a single property, increase density in more accessible areas, diversify the housing market, and decrease demand while increasing supply in our too-hot housing market. The people opposed are trying to protect their equity and have fallen victim to unsupported claims that the safety in their neighbourhoods will be threatened. As a home owner myself, we need to consider the greater good of all and how no one should be going paycheque-to-paycheque to be able to afford sufficient shelter for them and their families.



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First name [required] Lynlee

Last name [required] Parker

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We just paid close to \$5000 to have our lot rezoned. Will we get our money back as now this is not applicable and useless



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First name [required] William

Last name [required] Garman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am vehemently opposed to the rezoning proposal which would change the zoning of our home from R-1 to R-CG. In addition to the obvious serious problems such as inadequate parking, I believe that this rezoning will drastically alter the entire character of OUR city. I have been transferred in to and out of Calgary to many other cities both domestic and foreign many times over the last 50 years. The most important lesson I learned from all of this was what a good place Calgary is in which to live. I am incensed that such a far-reaching decision is being dictated by 8 members of council to an entire city of about 1.5 million people without holding a plebiscite.

I do not believe that this rezoning will increase the supply of affordable housing for low income people. Rezoning is simply treating a symptom of the problem, not the root cause which is more people moving here than we can accommodate. We do not have the physical capacity to build as many housing units as would be required to handle the migration rate that we are experiencing and thus drive down housing costs.

Please do not destroy the very nature of a fine city in an attempt to solve an unsolvable problem with meaningless virtue signalling.



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First name [required] Hardeep

Last name [required] Gill

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 17, 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)

Rezoning of housing is not in the favor of house owners who bought their houses knowing how their surroundings will look like for rest of their life when they will live there. If there are 5 people living in the house and if we are trying to fit 100 in it you have to go outside the boundary and adjust them outside not in the same place punishing others who already living there. City needs to go outside to adjust surge in population in new developments outside in new locations where people will know how surroundings will look like when they are buying their house at the first place and not after 20 years of living there and then come to know that there will be big building in front of you which won't allow you to get sunlight or won't let snow melt from your yard. Parking problems are already crucial as people are renting illegal basements, imagine adding to it and then leave people fighting for it. People are too busy and frustrated dealing with increase in costs of everything and can't come to meetings and give their feedback, when all council will know how they will feel if there is big building surrounds them where they live. If people are not coming forwards does not mean they agree. When old rules were made there was a reason and nothing is changed, if need more housing go to new developments. you can not adjust 100 people in the same place which was planned for 6 people without punishing them who already live there, you need to go out.



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First name [required]	Sharon
Last name [required]	Grant
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 Lake Bonavista Community South East
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 husband and I join our fellow residents of the Lake Bonavista Community who object to rezoning for housing in the Lake Bonavista Community. We purchased our property in this area because it was a single family zoning community and want it to stay this way. City wide decisions such as this initiative of rezoning city wide should not be approved, or at the very least put to the public to vote in plebiscite or an election. People and communities should have a say in what happens in their neighbourhoods.



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First name [required] William

Last name [required] Horner

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Past rezoning has utterly destroyed many inner City communities that were previously designated R-1. The main reason for this unnecessary negative IMPACT is the FACT that the CITY does NOTHING to improve and incorporate the needed infrastructure(updated traffic controls and flow endeavors) to accommodate the added population density in these rezoned areas. Hence, many have experienced a MODERN GHETTO impact in various highly impacted areas within these rezoned communities. Leave the existing communities alone!



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First name [required]	Sharin
Last name [required]	Adams
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing on Planning Matters - Land Use Designation - Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of St. Andrews Heights for 47 years, I am acutely aware of the parking challenges faced by those who live in the community given the proximity to the Foothills Medical Centre and now the new Tom Baker Cancer centre. I note in the brochure that I received regarding the blanket rezoning of our district that "the changes would also remove the need to provide a parking space on the property for the backyard suite". More cars on the street is a safety issue for children, pets and the many walkers and runners throughout our community as it makes it more difficult for drivers to see them. I feel that a backyard suite requires a parking space on the property. My neighbours down the block have a backyard suite and they have a parking space beside the garage on the property which is as it should be. I will only support this amendment if it becomes mandatory for builders to provide parking for each rowhouse, all semi-detached housing and the backyard suite. For safety reasons, please consider the importance of providing parking. Thank you.



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

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

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

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

Mayor Gondek and member of Council

We applaud Calgary City Council's efforts to support the construction of more 'front doors' so more Calgarians have a place to call home.

Except for the rezoning initiative that will permit a development 'free for all' that leaves neighbours and neighbourhoods vulnerable to developers who will build anything that is saleable. We know there are developers who couldn't care less about the lasting impact on a neighbourhood after they've collected their money and gone on to their next project. Allowing them to build virtually anything anywhere with zero input from neighbours is 'conduct unbecoming' of Council.

Council's action to take Ottawa's strings-attached bribe of federal tax dollars and to impose on Calgarians up to eight front doors on a conventional single family dwelling lot puts us in the "steamed" side of the population. Ottawa's decision makers don't have the right to dictate changes to a century old norm for those who want to live in a neighbourhood filled primarily by single family dwellings. And while City council has the legal authority to make the change, it has no moral authority to up zone virtually all residential properties in Calgary.

Nor does Council have the political authority to take such consequential action. This was not an issue in the 2021 election—no elected councillor or mayor advocated for this kind of rezoning. If Council remains determined to rezone, its advocates should make it a ballot issue—including a plebiscite—in the 2025 election. Issues of this consequence should be decided by all voters, not just fifteen.

We are asking you please: do not vote in favour of this one element of the city's comprehensive housing plan.

Thank you for your consideration.

Jim Dinning and Evelyn Main
Residents of Ward 8



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First name [required] Sandy

Last name [required] Helfrich

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 Housing Strategy 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 council should not be allowed to make changes to existing communities for the following reasons. 1. In many communities street parking is already an issue. Increasing density with make the situation worse, especially with the removal of the parking requirement for backyard suites. 2. I look at communities like Hillhurst and Marda Loop that have a mix of infills and single family dwellings. I think it is estheticly unappealing and I would never consider purchasing in such an area. As such, I believe this rezoning would negatively impact property values. 3. Think about bin collection days. We are told to leave 4 feet between bins. How would that be possible considering overcrowding of street parking. The rezoning would also increase traffic flow which would makes streets less safe for pedestrians. 4. Homes in Calgary are outrageously expensive. Citizens have invested a great deal of their finances into their homes. They have chosen the neighborhood and home for a reason. Council has no right changing the community they have chosen. In addition, why are you proposing to change the zoning of parks if there are no plans to convert them to housing? I think this is a very sneaky underhanded way of positioning for the future loss of park lands.



Public Submission

CC 968 (R2023-10)

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First name [required]	Josh
Last name [required]	Traptow
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
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	Heritage Calgary - Rezoning for Housing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see the attached letter from Heritage Calgary.



April 14, 2024

Mayor & Council

The City of Calgary
800 Macleod Trail SE
Calgary, AB T2G 5E6

Dear Mayor Gondek & Council:

Re: Rezoning for Housing

As a charitable Civic Partner of The City of Calgary, Heritage Calgary is focused on the research, education, and preservation of our shared heritage, including historic properties both humble and grand, that tell the story of the people and places that shaped our history. We believe heritage is a dynamic process by which identity is experienced, interpreted, and represented, and take pride in working with Calgarians to honour the fabric that we are all a part of.

The proposed Rezoning for Housing will impact all of the neighbourhoods that include Calgary's largest concentration of heritage properties, including many century homes. Heritage Calgary has heard from many homeowners in inner city neighbourhoods who feel that their primary asset – their home – may be under threat of demolition if the proposed change in rezoning is approved.

To alleviate these concerns, Heritage Calgary has assured homeowners that rezoning may improve existing zoning as it could permit increased density on a site, thus allowing homeowners with the ability to add a secondary and/or laneway suite for additional income. It may also enhance the ability for property owners to age in place by providing a diversity of housing options that create support for the ongoing maintenance of their heritage property.

To ensure the heritage character of these areas is maintained Heritage Calgary is an active participant in developing Heritage Guidelines as part of the Local Area planning process for the North Hill Communities, Riley Communities, and West Elbow Communities. To ensure that the community engagement work supports the rezoning plans, Heritage Calgary would like to see a stronger connection made between the Heritage Guidelines and the proposed Heritage Area DC pilot in the Bankview Community as tools that could be applied elsewhere in the city in concert with rezoning.

Heritage Calgary looks forward to working with this city's oldest communities to ensure future growth remains compatible with existing neighbourhoods and doesn't provoke the demolition of houses that remain viable after a century, many offering multi-unit affordable housing. Heritage Calgary encourages the city to continue to explore tools and incentives that encourage rehabilitation, retrofit, and renovation rather than demolition, and we believe that rezoning can assist in this rehabilitation as it seeks to find new uses for existing buildings.

Some tools and incentives that are proven to work in maintaining heritage properties while assisting cities to grow and change include heritage tax incentives, municipal grant funding, density bonusing, and the creation of a Direct Control heritage area. Heritage Calgary supports these initiatives and looks forward to continuing to work with the City of Calgary on further development and implementation.

To address the Calgary Climate Strategy, and to ensure that materials from demolished buildings are diverted from landfills, Heritage Calgary recommends the City adopt a demolition waste and deconstruction bylaw, similar to one implemented for the City of Victoria. It requires a refundable fee to be paid at the time of demolition permit application, and the careful deconstruction of the building to salvage as much material as possible. A full refund is provided if the salvage target is met. A similar bylaw could assist Calgary in meeting its future waste targets and ensures the reuse of valuable building materials.

Providing a Life Cycle Analysis (LCA) to measure the carbon footprints of any new development or rehabilitation should be a common practice when determining the best environmental solution of rebuilding vs renovating and/or retrofitting existing buildings. To meet net zero targets, Heritage Calgary recommends the City of Calgary ensure that all building proposals requiring demolition of an existing structure provide an LCA that includes a detailed analysis of the carbon costs associated with their proposal. The LCA needs to consider the carbon cost of all materials, as well as the embodied carbon of the existing building and future carbon emissions associated with building operations to understand the overall benefits of a new building vs. a retrofit of the existing building.

Sincerely,



Josh Traptow
Chief Executive Officer
Heritage Calgary



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First name [required] Diane

Last name [required] Smith

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

It is unreasonable for the City of Calgary to upset over 300,000 homeowners by rezoning neighbourhoods of single-family dwellings. The City will contribute \$537 million to replace the Saddledome, and yet will cause innumerable problems in order to receive merely \$228 million from the federal government for housing by acceding to a blanket rezoning proposal. The policy did not originate with and is not approved by the majority of city taxpayers. It is true that the federal government is largely responsible for the housing shortage, but the provincial government is also responsible by trying to attract other Canadians to Alberta with \$5000 for moving expenses. Downloading the problem onto established neighbourhoods is patently unfair and undemocratic.

Diane



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First name [required] Jennifer

Last name [required] Krawchuk (Haley)

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 ammendment

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 adamantly against the redesignation of the all properties in Calgary.

I understand that more homes are needed in Calgary, but please reconsider where it makes sense to build these large complexes. We bought our house because of the neighborhood, because there was space, parking open on the streets, still close to the city. The side of the street we currently live on is all single family homes, not even any duplexes. We enjoyed the mix of old and new. I can't imagine living here if one of the homes next door is knocked down and large building is put up towering over our whole property. Will anyone even want to buy our house if this happens? How much will the value of our home decrease? One real estate agent said it will cause a 20% loss to the value of our home that we were depending on for the future.

Are we really able to handle all of these new people in our neighbourhood? Sewage/ water systems are old - we just had a sewage backup in some of the homes on our street. Our schools are already over crowded (my daughter's class is in a room that was not a classroom previously). The roads can be very busy and hard to get on to at certain times of day. Every adult (non-teenager) that I know owns a vehicle. I know that the city of Calgary is under the assumption that people that live in the inner city won't own a car, but that seems completely inaccurate. Under the new designation, many lots will be 4+ homes, so that will be at least 4 additional vehicles and possibly even 8 if it's a couple that lives there for each lot. Any parking in the alley will be blocked by the abundant number of trash cans, so that leaves the street.

It makes sense to limit the redesignation to the neighborhoods close to the c-train, walking distance to many amenities; areas where the infrastructure is accurate. I've seen large empty lots on main roads (like Edmonton Trail); wouldn't these be better for condo/apartment buildings? Our Mount Pleasant neighborhood really does not seem like a good fit for allowing complete redesignation of all lots. Please consider the current homeowners and how this could affect them financially and mentally as well as how this will completely change the feel of a neighbourhood like ours for the negative.



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First name [required]	Aryn
Last name [required]	Gurski
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary Community Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning Calgary April 12 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see the attached letter with regards to Calgary blanket rezoning.

Warmest regards,

Aryn

Friday April 12, 2024

To whom it may concern,

After careful consideration, I believe that as a long-time resident of Calgary and more so a fellow human being. I should write to express my opinion with regards to the up-and-coming blanket community rezoning that will affect thousands of long time and new members of our well-loved and already developed communities of Calgary.

First, I would like to say that I understand we are in a housing shortage. But this shortage does not come from a problem that just happened over night. Over the years, we have had many well-to-do foreign and local investors purchase multiple properties leaving them either vacant year-round, or bulldoze them to create a larger space for a family of two. As an example, I can count three homes on my in-law's street in NW Varsity that have had this issue for more than 10 years. I can also say that we have friends who sold their Million dollar home last year in the community of SW Evergreen as a cash sale. It has now sat vacant for over a year and Stats Canada still contacts our friends with regards to the property they no longer own. These are only two examples of problematic housing issues in a city that boasts more than 531,062 private dwellings.

Secondly, Calgary has always been known as a city for green space. We boast the greenest space per community in all of North America. If you have lived in Calgary for any amount of time, a conversation that can be heard is about the privilege and experience of being able to walk out of your hotel or home and have green space to use. Grandparents, parents, children, families, friends and pets have the ability to enjoy green space daily without a concrete jungle towering over and around you. (Do we really want to be the next Toronto or Vancouver, plagued with cement buildings.)

Third, are we not trying to cut back on emissions and make our environment "eco-friendlier"? Were we not just given a grant to do this to our pre-existing and new build homes? Demolishing mature trees, green grass and gardens to build row housing or modified multi-family homes to cram more people in, will not help our emissions problem. It will make it worse. Look at China, the government took away farm land and pushed everyone in to large city metropolises for families to live on top of each other. Now China is plagued by smog, at a high cost of living with a small chance of ever enjoying a "healthy life style". This is not an isolated example with China. Many other places such as the UK, India, and Europe have row housing, no yard space and multiple families living on top of each other at a very high cost. We can clearly see that people are not interested in a dense living situation as more people are moving and trying to immigrate to Canada on their own terms and not as a refugee.

So, taking that all into consideration... and If we can be frank here.... If blanket rezoning goes through, the people who will win in this situation will be the "developers" who make large amounts of money, while the everyday community member will lose out on living any kind of

normal healthy life. Blanket rezoning is not the answer to the housing crises. Please do your part for your fellow human and citizen of Calgary. Take the time to think this through, and really take into consideration the opinion of your everyday joe.

Warmest regards, Aryn Gurski

aryngurski@gmail.com



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First name [required] Marian

Last name [required] DE SOUZA

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Rezoning.

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

ATTACHMENT_01_FILENAME (hidden) Rezoning Comments.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Per attached.

We understand the housing crisis facing most Canadian cities. We don't understand the elected Mayor and Council ("City") choosing a solution that has not worked and that, they admit, is polarizing its citizens.

In 2018, we moved to Wildwood because it was zoned for single family dwellings. We paid a premium for a lot facing green space, park, baseball diamond, tennis courts, and community space. Members of the community congregate regularly, and this contributes to wellbeing and safety in our community. Despite these benefits, the City has since issued a proposed redevelopment map which includes carving out a section to erect 3-story multi-residential row housing, interrupting access, view and enjoyment of this community space. There is no question that adding a handful of homes in an area where the property values are around \$1 million will do little to address the housing crisis and much to disrupt the community gathering.

The mayor and Council suggest that we, as citizens are uninformed, and blanket rezoning will not change the look and feel of a neighbourhood. "Like" will be built with "like". Having lived through the redevelopment of Harvest Hills, we know too well this is not the case. As a young couple, we had moved into what was, for us, a step-up home and chose to invest in a lot that faced a pond, surrounded by trees and a golf course. Despite numerous resident protests and petitions, the concerns of existing residents were not considered; the "consultations" were merely a charade so that the developers and the City could say we were "consulted".

All the trees surrounding our property (which were at least 40 years old) were cut down, the pond and surrounding greenery were bulldozed, over the ensuing months, and multiple houses, duplexes and massive multi-residential buildings were erected over the course of several years. Despite maintaining an immaculate home, prospective buyers said there was too much uncertainty with the redevelopment and rezoning and would not commit to purchase. The new homes that were built looked nothing like the existing structures, crime increased dramatically, and the road which was once safe and quiet became a hazard for drivers and pedestrians. The look and feel of Harvest Hills changed for the worse, forever. The City said they could not do anything about it because it was a private sale, but surely what little park and nature reserves existed in the area could have been maintained so that the impact to existing residents was not so severe.

We once could rely upon the City to make decisions that did not cause fear and anxiety for its citizens, that would bridge opinion of its citizens rather than cause division and disparity. Through ineffective, unilateral decisions such as these, and no compensation for hard working citizens who sink their life savings into their homes, it is nothing more than building City coffers on the backs of its private citizens in the name of homelessness and a housing crisis.



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First name [required] Angelo

Last name [required] Mazza

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 30, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have lived in Calgary all my life and its been a great place to live even with ups and downs...to many people aloud to come into city and we already have parking problems as it is...allowing more people in the community is going to cause alot of stress for people who have lived here and paid taxes all the life...is seems that we are allowing third world countrys to run Canada, when will the people wake up and see whatbis happening...we will soon not have our Canada as it was it will be run by thrid world people and they will bring all.there troubles here...Canada was a great place to live but in another 5 years nobody will come here, it will mostly be third world country operated...we have no voice here because of to many migrates ,we are all divided here and not unified, very sad, government here can do what ever they want...very sad..people of Canada need to wake up and stand up.for their country..where are all the European people that built this country, none of them want to come here to live.....we will have parking problems all over the city, lack of medicall services to help out seniors whi have lived here and suppprted Canada most of their lives and now they have to suffer cause they have not enought doctors,medical staff etc..it goes on and on very sad....



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Christine

Last name [required] Pyrcz

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 respectfully urge Calgary City Council to reject the proposed city-wide rezoning motion. My husband and I are not "wealthy". We chose to buy one of the "worst" homes in what we believed to be one of the best neighborhoods because we viewed our home as an investment in our family's future. As our nest egg – and we have quite literally put all our eggs into this one basket – it is indeed the most significant financial investment that we've ever made. I, like a significant number of other Calgarians, believe that blanket rezoning will change the nature of our community – and Calgary – for the worse. We bought our home under a set of zoning rules, including a caveat, on purpose. In addition to completely eroding the character of inner city neighborhoods, it will have consequences that I do not believe City of Council will adequately address, including parking and traffic congestion, overcrowding of schools, and loss of green space. My city councilor has already stated that he does not represent me, he represents the city. I have a hard time understanding this. It does not have to be a zero sum game. City Council can do better by all Calgarians. You owe that to all Calgarians.



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First name [required] Kim

Last name [required] Ferguson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am extremely opposed to the blanket rezoning proposal. Not only will it take away from the green space and tree canopy in the city, it will cause major problems with traffic and congestion and put a strain on the existing infrastructure and services. I believe it will negatively affect communities and the people who live in them with no benefit. This model is unproven and I believe it will NOT be of benefit to community members.



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First name [required] MICHAEL

Last name [required] KINAKIN

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)

My wife and I purchased our home 25 years ago in an area zoned for single family residents. It was a deliberate attempt to live in such an area. I do not believe it is acceptable to come along 25 years later and change the development rules. If it is necessary to densify homes in the city, do so in new areas so that a buyer knows what the final development will look like.



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First name [required] Jack

Last name [required] Dorval

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 opposed to your plan for blanket rezoning for Calgary. It's an unnecessary move that will destroy neighborhoods and overload existing infrastructure leading to costly upgrades not to mention the parking nightmares that will be created. This type of zoning should only be allowed in new communities so people know what they are investing in.



ATTACHMENT_02_FILENAME
(hidden)

Are Restrictive Covenants an Impediment to Densification or a Homeowner's Legal Right?

In the rush to densify housing Calgary City Council has unleashed a poorly thought-out city-wide rezoning proposal. In doing so they have failed to recognize a fundamental right of homeowners in the City of Calgary, where they have Restrictive Covenants attached to their land titles.

In the last six years members of the Hounsfield Heights Briar Hill (HHBH) community have been working their way through a densification proposal that would have quadrupled the number of homes on a lot within the community. This process entailed a public presentation by a developer to the HHBH Community Association, 2 council hearings and 7 court appearances. In addition, there have been numerous letters and signed petitions from the closest neighbors to the affected lot.

A major problem in the process occurred in October 2019, when the Calgary City Council used a land use amendment to redesignate the lot at 1924-10th AV NW from RC1 to RC1N. A simple search of the land title at this time would have shown that this would conflict with the Restrictive Covenant placed on this land, as defined in section 48(4) of the Land Titles Act, Chapter L-4. It was not until a lawyer from the City of Calgary wrote a letter to the developer's lawyer in November 2022 that this conflict became identified. This was made public when all the 10th Av residents adjacent to the 1924 lot received a copy of this letter in January 2023.

There is a very human side to this action. For many years, Mary B was the owner of the property adjacent to the 1924 lot and her land title had the identical Restrictive Covenant. She was a recent widow, living on her own, when she was abruptly summoned to court by the developer's lawyer to defend her Restrictive Covenant. Mary B had never had anything to do with lawyers or courts before and she reached out to some of her neighbors. Several agreed to come with her to court and help her through the process. Even after five court appearances where the lawyers pleaded various reasons for not being prepared, she never got a chance to make her point that she did not want her Restrictive Covenant lifted. Eventually Mary B became too ill to continue.

The City of Calgary set up an ill-conceived process when they accepted the land use amendment to build four homes on a single lot in October 2019. This should never have been allowed to go ahead without involving the HHBH community associ

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

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The City of Calgary set up an ill-conceived process when they accepted the land use amendment to build four homes on a single lot in October 2019. This should never have been allowed to go ahead without involving the HHBH community association and the adjacent neighbors. It started a process that pitted developers against residents. In this process Mary B got dragged to court multiple times to defend what was legally her interest.

If Calgary City Council wishes to densify housing, it must be done in an orderly and respectful manner. They cannot turn developers against residents just because the lawyers within the Calgary City Council choose to "take no position" on the legal rights of families who own a city lot with a Restrictive Covenant on it.



Public Submission

CC 968 (R2023-10)

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First name [required] JACK and MARGARET

Last name [required] QUALLY

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) SUBMISSION TO CITY REZONING PUBLIC HEARING.docx



ATTACHMENT_02_FILENAME
(hidden)

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

SUBMISSION TO CITY OF CALGARY REZONING PUBLIC HEARING

We have been living in our home in Northeast Calgary since the very beginning of the sub-division, knowing the development would in the majority be single family homes.

From the beginning we were told our taxes would be higher due to the single family home majority, and we paid those taxes every year that we have lived at this address. Over the years, the City implemented all kinds of zoning bylaws and maintained tight control over what you could do and could not do with your property. And we abided with those zoning changes because we recognized that even though many were a huge inconvenience at times and added costs where none should have been, by and large the changes assisted in the maintenance of neighbourhood character. It should also be noted that throughout the time period, The City of Calgary was never reticent when it came to enforcement penalties that were levied against homeowners who did not obey the bylaws. But we all endured and the City profited through increased taxation on our single family dwellings.

But now, after almost 50 years, city Administrators and Councillors claiming a housing shortage, “aka crisis”, want to throw single family zoning out the window and allow for all kinds of hybrid infills and replacements to accommodate more people, focusing their campaign on immigrants in order to pull at the heart-strings I suppose, or perhaps to hopefully “guilt” homeowners into acquiescence. In other words they want to build up not out – more multi-family, more low cost, less single family or none at all. The fact that all of us single family homeowners have invested our lives in our dwellings and the character of our sub-division seems to carry little weight if any when stacked against those who haven’t invested dime one. So, once again it appears to be another case of the City manufacturing an “emergency”, much like “the climate emergency”, that can only be solved by citizens making sacrifices that I claim are detrimental to their own peaceful and peace-of-mind existence within the confines of their own home and community.

For the citizens to allow blanket rezoning we open the door to all kinds of builder, developer and City of Calgary administrative abuse. Any rezoning bylaw, as of this

date, is not yet approved but there are already multi-family buildings and developments underway, which clearly don't follow current bylaw, particularly in the southeast and northeast city quadrants, and yet the City hasn't done anything about them. But those are in the two areas that the City has targeted for the largest part of the building influx.

I doubt we will ever see rezoning apply to areas like Upper Mount Royal, Eagle Ridge, Pump Hill or Scarborough, just to name a few.

Blanket rezoning also creates a parking influx. The City has almost guaranteed parking problems by changing parking guidelines. This means that the space in front of your home is no longer (de-facto) yours. It's open to free range parkers and whatever the City decides is ok. Forget the fact that you're the one who has paid for everything in your community if you've lived there for the past 50 years. Now, simply because city politicians want housing money offered by the Feds and they won't get it unless they rezone according to the Ottawa dictate, you as a single family homeowner are expected to give up any notion of expecting a financial consideration through a lowering of taxes or even a tax rebate, and give over your earned tenure rights to the influx masses because of a City defined "housing crisis" that is making housing unaffordable for immigrants.

Adequate housing for immigrants is not my problem. This situation was created by politicians – mostly federal but all three levels of government have to share the blame. However, it's a problem that can be solved just as easily by rezoning in areas where rezoning is the best option determined by lot sizes that can provide the potential for housing expansion and defined proximity to transportation corridors. They can take down red-tape-barriers to spur private sector action and provide both development and tax incentives. None of this is as bureaucracy-friendly as a boatload of new cash when all it takes to get it is a change of legislation. But it can be just as effective in achieving the desired goal. The "blanket solution" simply offers a one-stop answer that lessens any administrative works the city "might have" to do which saves them money, and replaces it with a structure that you "must follow" and "costs" you money. So let's all recognize that this rezoning isn't about city administration making your neighborhood better.

It's about the City of Calgary getting federal housing money with strings attached and politically designating and defining a "crisis" in order to quickly ram through bylaws that mirror a federal government socialist agenda hoping you won't question what it might cost you in terms of real money and lifestyle. It seeks to downgrade your rights as an existing taxpayer homeowner and put you on the same level as someone who may have never paid taxes in their entire life and getting you to swallow the Ottawa driven concept that these new Canadians are somehow worth your sacrifice. They get a measure of instant societal equality while taking away or downgrading yours.

In summation, I do not believe that City Council has the political mandate to put blanket rezoning into legislation without asking the citizens who will pay for it. The asking has to be well beyond a few inclusionary town hall meetings and write-in balloting. The entire number of people that get involved in this city defined process cannot be construed as a good cross-section of the Calgary population of 1.5 million. A binding referendum is the only way this question should be asked and answered.



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First name [required] **David & Laurel**

Last name [required] **Diakow**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Public Hearing Meeting of Council: regarding motion for 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)

As homeowners in a potentially impacted area, we are providing this submission to express our objection to the proposal to approve city-wide rezoning.

Our reasons for opposing city-wide rezoning include:

1. It does not actually address the shortage of affordable housing in well established communities due to the price barrier. Housing prices will be market and developer driven.
2. Creates haphazard development across the city.
3. Destroys the character of existing neighborhoods (rezoning was not part of our area structure plan or understanding when we moved into our neighborhood).
4. Creates an environment for low-quality developments.
5. Denies the rights and needs of existing homeowners.
6. Decreases property values, which are a significant part of the equity of most individuals.
7. Creates issues with parking.
8. Limited available construction labor resources will restrict the number of housing units the industry will be able to construct, irrespective of rezoning

City council should consider the following;

1. A major issue like blanket rezoning which impacts the majority of Calgary citizens should be put to a public vote/plebiscite in the 2025 municipal election.
2. Base residential zoning should only apply to those areas where densification is already taking place.
3. Base residential zoning should apply to new areas of development so that buyers are fully informed about their purchases.
4. The City of Calgary should improve its development and approval process prior to any type of rezoning
5. City or provincial or government owned lands should be the first areas to which blanket rezoning applies, not current residential areas.

Respectfully,
David & Laurel Diakow



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First name [required] Lisa

Last name [required] Crooks McKean

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



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against the proposed blanket rezoning. The proposed change will remove any input from "pesky" citizens on development that has the potential to seriously harm the value of their property. Rather than blow up the current system I think Council could have City Administration put forward some less extreme zoning changes that would allow for increased density, allow access to Federal Government funding, which seems to be a driving force in this proposal and show some respect for the concerns of Calgary citizens.

Council has had ample time since they approved this plan in September of 2023 to request some alternatives, but has apparently chosen to do nothing. I find it difficult to believe they did not anticipate the current backlash. This backlash cannot be dismissed as simply "NIMBY". This is true to some degree but the change is so potentially extreme, and the ability to question any future development nonexistent, it is not surprising that citizens react defensively. The proposed changes to parking requirements are also unrealistic. It's stated that the change in parking requirements "allow people to choose homes that meet their needs", not if you require parking. It seems to me Council has already decided the outcome of this proposal and the April 22nd is for show. Regardless I am submitting my comments in hope Council will listen to to citizens.



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

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First name [required] Pamela

Last name [required] Scott

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 - Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a forty-eight-year resident of Calgary who supports all five aspects of the rezoning plan proposed in the City of Calgary's Housing Strategy. Calgary is facing a housing crisis. We must increase density within established neighbourhoods as a key action to address the issue of insufficient housing supply. When I moved to Calgary, I was able to find rental accommodation with little difficulty. The affordability of apartments allowed me to save enough money to buy my first home four years after I graduated. My son, who is gainfully employed, saw his rent increase by 62% between 2021 and 2023. By October of 2023, 53% of his income was going to housing. I want him to be able to thrive in this city. Calgary must do everything it can to increase the supply, stability, and subsidization of housing. The advantages of rezoning outweigh the perceived disadvantages. Increasing density in established neighbourhoods helps keep schools open longer, decreases sprawl and the resulting tax and environmental impacts, offers more housing choice within a neighbourhood, and advances the likelihood neighbourhood businesses survive. I ask that City Council rely on the research, outlined in The Affordable City, Homelessness is a Housing Issue, and Supply Skepticism: Housing Supply and Affordability, to make an informed decision. Increasing density in established neighbourhoods expands housing supply which, in turn, moderates price increases and promotes affordability. I encourage Council to give special consideration to the needs of the unhoused, and to those living in poverty and on low incomes. I ask members of Council to vote in favour of rezoning. By doing so, you will help ensure Calgary is a great place to make a living, a great place to make a life. Thank you.



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First name [required]	Elaine
Last name [required]	Seto
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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We have been inner city homeowners (Crescent Heights and Tuxedo Park) for the last 20 years. In that time, we have watched as the neighbourhoods became more and more densified. Along with increased density came the corresponding issues including noise, crime, lack of parking, construction, traffic, short-term rentals, garbage bins everywhere, knocking down blocks of older bungalows to build expensive multi-units buildings and rental high rises (none of which were affordable) and cutting down trees to put these buildings in.

As the noise and hub bub continued, we decided to move to a more leafy suburb with larger lots near the Glenmore Reservoir. People intentionally buy in quiet older neighbourhoods to have more space and greenery and now you are proposing to make a sweeping blanket change to these established areas. How can you justify building an 8-plex beside a 1950's era bungalow? Why are you trying to ruin our neighbourhoods and why do homeowners and the citizens of Calgary not get a choice as to what is built beside their homes? Completely ridiculous and short-sighted by council. Yes, we need more affordable housing, but this is not the way. There are some blocks of empty lots along MacLeod Trail (namely the old YMCA on Heritage Dr SW) right beside Heritage LRT station that could have affordable housing built on it.

We urge you to consider a different alternative to this blanket rezoning proposal. Thank you.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I do not support the blanket proposal to rezone all areas in Calgary to allow for higher density housing. The area we live in is an attractive area due to the low density and suitable spacing. The proposal to rezone would increase density and traffic beyond the currently strained infrastructure. The safety and well being of the current residents would be at stake and would decrease the land value and attractiveness of the area.



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First name [required] Edmund

Last name [required] Barker

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)

Although responding to valid issues the proposal itself appears more based on ideological zealotry which is a dangerous basis for such radical changes. The underlying premise is more about promoting a "fifteen minute" city a response to climate alarmism + to minimise vehicle (0.5 vehicle parking) use as anything, as evidenced by the promotional literature.

There are two main broad concerns.

First - there is a massive lack of democratic legitimacy in the group/s promoting the action.

The City population by record appears to be about 1.3 million, the electorate in the 2021 election was recorded as 847,556; the Mayor was elected with 176,344 votes (45% of cast, 20.8% of eligible votes) the council elected received 150,856 votes (39% of cast, 17.8% eligible votes (and 8/14th of council would put the members in favour representing approximately 10.2%!)). The proposal for rezoning was not a significant issue during the vote. How can it be reasonable for such a significant change be initiated by such a poorly representative body.

The unwillingness of some on council to recognise this and deny a wider input (plebiscite) and discussion, points to the zealotry of the group rather than a willingness to engage the citizenry (because council fears the response would not be the zealots wish?).

Eight (8!) citizens can apparently dictate to 1.3 million.

It appears the "bribe" of \$228m from the Federal Government is working?

Second - the impact of diminution of diversity across communities is being minimised with a glossing over of the damage potential in current communities and strain on community resources.

In the City presentation there is a "cute" community lifecycle description leading to a mixed, acceptable structure endpoint. Established communities have been through this process and ended up with a structure that works for them. It may vary from the ideologues perspective but why is it less valid?

One size does not always fit all. This is implicit in the apparent variation of the proposed zoning being applied to outer communities as to inner ones; "newer" buildings justifies different zoning? The proposal appears as an attempt to minimise the need for a properly thoughtful development process, to make the work of City council and planning easier rather than represent the citizenry's wishes. It should be more carefully and genuinely reviewed before implementation (if appropriate) than with the process currently underway.

Respectfully Submitted

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



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First name [required] Bernadette

Last name [required] Butler

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 live in the community of Vista Heights NE and am writing because I strongly disagree with the rezoning from a RCI to a RCG. This will not solve the housing crisis in Calgary. There are so many factors at play when it comes to this issue. For example labor shortages, supply issues, air BNB. This is only going to allow developers to buy up properties, put in infills, secondary suites, and resell for large profits. House is the average hardworking Calgarian going to compete with this. There is going to also be a huge problem with parking in these neighborhoods without having to have a designated parking space. Before city council votes to rezone these neighborhoods the citizen's of Calgary should be able to vote on this issue. The city council needs to hold a plebiscite on this issue. Thank you



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First name [required]	Glen
Last name [required]	Ciurysek
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. Agenda is not available until April 18, 2024
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

I understand the need for increased housing density within the city limits. It would be unreasonable to expect that the existing density will never change. My concerns are related to the magnitude of the proposed density changes and the notice period related to increasing density. The magnitude of the density increase should be proportional to the population increase of Calgary. The notice period of zoning changes should also be tied to the timing of people's investment decisions.

Magnitude: The density increase should be proportionate to the population increase. It has taken 27 years to double Calgary's population from 1996 to 2023. The proposed RC-G increase in density is disproportionate to the projected population growth. The proposed RC-G increase on an existing 50' R1 lot is an 8x increase (4 dwelling units and 4 secondary suites). It will take over 80 years for the population of Calgary to increase 8x from the existing 1.65 million to 13.2 million. Also, new high density developments in undeveloped areas make the need for increasing density on existing properties even less. A 2x density increase to existing properties is a better reflection of need.

Timing: People have invested their life saving to purchase properties based on existing zoning rules. It is unfair to make changes without adequate notice periods. A reasonable notice period is ~ 30 years as this is a typical period of time that people own homes.



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First name [required] **Cindy**

Last name [required] **Flaman**

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 in residential areas**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We live in Oakridge. Yes, it is a well established community but we already have five young families living in homes on our cul de sac. It is a community in renewal already and we don't need rezoning to renew it. And please do NOT touch our community parks.



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First name [required] Nadine

Last name [required] Callahan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning to R-CG from R-C1.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Sirs: Opposed to rezoning changes.
Newer areas appear to be organized by distinct housing types: single family, apartments, condos or row housing. With a blanket change to zoning, in the older neighborhoods, each street will be subject to every type of housing. If high density is the objective, perhaps it should all be restricted to the new neighborhoods and the existing neighborhoods left relatively unchanged. Then neighbors would not be unhappy with their neighbors and everyone unhappy with the City of Calgary.
Existing residents in R-1 neighborhoods have already paid the price for what they have. If the new rezoning bylaw is approved, the "newly" allowed residents will be essentially subsidized by the existing residents....:Their gain is our loss." This is inherently unfair. The Community Association, neighbors to a site, and other affected people have an enshrined right to weigh in before a decision is made. Since the current proposed rezoning impacts 500,000 households, their rights are being totally ignored and new legislation forced on them.
Thank You
Nadine Callahan
Brentwood Senior Resident



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I am the new owner of 41 Auburn Bay Ave SE Calgary T3M0K4. I have received the notice in my mailbox, addressed to the previous owner, about the Rezoning for Housing. Since i just bought this home, so i am not at all aware about anything. Neither the previous owner nor my realtor informed me about this rezoning things. Please let me know that what am i supposed to do?



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First name [required] Christine

Last name [required] Konoza

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 fail to see how rezoning will provide housing for those who need a cost effective place to live. A 700k house will be bought up, torn down, and replaced with multiple units at the same price point. How are the amenities supposed to account for all the extra people? Schools in a lot of areas are full, kids programs are full, parking is scarce. It is very apparent the only councillors supporting this change are the ones in cahoots with developers. We all know that's how our mayor got in.



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

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First name [required]	Chris
Last name [required]	Cann
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Council Meeting - Planning Matters, 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)

I wholeheartedly support the proposed re-zoning initiatives set forth by Council as a pivotal component of their housing strategy. However, it's deeply disheartening to witness the selfish response from many Calgarians regarding this plan and the broader housing crisis gripping our city. While the majority may acknowledge the existence of this crisis, their readiness to dismiss solutions, citing "not in my backyard" sentiments, speaks volumes about our collective ignorance of the severity of the issue.

If only those opposing these changes could spend a week in the shoes of the most vulnerable among us, grappling daily with the harsh realities of the housing crisis, perhaps then they'd sing a different tune. As someone who directly supports seniors, I've borne witness to the devastating impacts: skyrocketing private rents, dwindling housing supply, and a lamentable lack of governmental investment across the board. Imagine having to inform 70 and 80-year-olds that their sole housing options boil down to a homeless shelter or the confines of their car, all because waitlists for subsidized senior housing stretch beyond a year, and private rentals are financially out of reach. Once one confronts such heart-wrenching scenarios, only then can they credibly argue against taking drastic measures to address the crisis head-on.

We often pride ourselves on being a compassionate city, one that rallies around its own. Yet, in the face of mounting political polarization and an increasingly individualistic ethos, we risk forsaking those most in need, allowing them to slip through society's widening cracks. This isn't the Calgary we claim to be; this isn't reflective of our values.

To the Council: re-zoning represents just one facet of the solution, not the panacea. You pledged to serve all Calgarians, yet the agonizingly long waitlists for Calgary Housing paint a starkly different picture. This is unequivocally unacceptable. It's imperative that you redouble efforts to expand the supply of subsidized and affordable housing across all demographics, collaborating closely with agencies spearheading such crucial projects. Your current trajectory falls woefully short; urgent action is demanded today, not tomorrow.



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First name [required] Mitch
Last name [required] Ferguson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am very opposed to the blanket Rezoning model proposed. It will have grave environment consequences to our green space in the city and our tree canopy. This is not going to solve our housing issues and will infact create many new issues for the city and its community members. There will be a great strain on the infrastructure and services already in place as well as major issues with traffic and congestion. The blanket rezoning model is completely unproven. Choosing to go ahead with this will change the city and not for the better. There is space all around our city for things to expand and while keeping communities filled with green spaces and parks and places for families and pets to be outside and safe. Amenities and services can be built alongside as they should be. Cramming more housing into existing communities is a major mistake. No one (beside developers) will benefit from this model. I am extremely opposed.



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First name [required] **Lenore**

Last name [required] **Mills**

How do you wish to attend? **In-person**

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **2024 Blanket rezoning.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

Councillors and fellow Calgary residents,

Thank you for your attention to the Proposed Blanket rezoning of Calgary residential neighbourhoods and thank you for allowing me to speak today.

I have a few questions...

Your poster shows that Council adopted the R-CG district 10 years ago. Why?

The project launch was in January 2024 with no NOTICE to residents. Why?

The NOTICE (in late March 2024) sent to Calgary residents is not signed or dated. Is that legal?

How many residents of Calgary's R-C1 neighbourhoods asked their alderman to rezone their neighbourhoods to increase density?

Was this policy initiated by Calgary residents? Or from Developers?

The undated and unsigned NOTICE invites us to learn more about this proposal by inputting our address to calgary.ca/rezoningforhousing. No information was provided on that website.

The undated and unsigned NOTICE invites us to visit calgary.ca/planningmatters for ease of reference and electronic copies of the proposed bylaws but again I was not able to find the proposed bylaws on this site.

We are invited to submit comments but we must focus on the planning merits. Is that compelled speech?

If I understand this proposal, the rezoning will allow 12 units to be built on a typical 50' lot and they must all have ground access? Is that correct? Where will 12 -14 cars be parked? If the City allows 12 units to be built in our single family neighbourhood, our excellent resale values will be severely negatively affected. How many families will want to purchase a single family home next to a 12 unit building that only has street parking? How will the utilities installed in 1975 be able to manage the increased population?

The Bonavista neighbourhood has a private lake that is supported by funds associated with the title of the property. Will this rezoning project split the single title 12 ways? How is that fair to the other existing residents?

For decades, the Calgary city council denied R-C1 home owner the ability to build safe, affordable secondary suites. The rationale was that there was not enough parking available on the streets for a a secondary suite in an R-C1 zone. Now Calgary city council wants to put 12 suites on the same 50 foot lot. So they will now allow 12 to 15 cars to park on the same streets that they would not allow one additional car. And there will be no limit to the number of 12 unit properties that a street zoned R-CG can have so the parking on how streets will become a nightmare. Will this be another opportunity for the city to ban all street parking and then only allow for paid parking on our streets?

The current development in Bonavista is not progressing as planned by the development and building permits and the developers are not communicating their intentions with neighbours with sidewalk signage and letters are not being sent to neighbours within 100m of the development as required by the development and building permit.

In 2022, the house at 1203 Lake Twintree Drive was approved for renovation and a new deck. No notices from the developer (LineWalker Renovation and Custom Design) were sent to residents within 100m of the property as required by the development permit. The existing property was demolished to the main floor and a 2 story home was rebuild from the ground up. That was not approved by the development permit. (DP 2022-03678)

In 2022, the house at 1012 Lake Twintree Drive was also approved for renovation by a Calgary development permit. Again it was removed to the ground floor and rebuilt. Now a development company called SEBO homes has placed 2 signs in 2 front windows of the property advertising a website SEBOhomes.com and a phone number 403-860-3329. My calls to this phone number have not been returned. How many residents within 100 m of this address received a notice from this developer? Is this zoned commercial for a business to operate in a R-C1 neighbourhood?

In 2023, the house at 1172 Lake Sundance Cr had a permit for an addition, basement development, a deck, a porch and general improvement. In 2023, the house was removed to the main floor and totally rebuilt. My property is directly across the alley and I did not receive a letter from the developer of the development permit or building permit. At this location the garage has a rooftop patio. The developers have removed the stairs to the roof and the railings around the perimeter of the roof have been removed. When the garage doors were open it was noticed that a centre pole is supporting the garage roof. Is this to code? Can the railings and stairs to the roof top patio be replaced? The city sent the inspector to this address to have an inspection be completed by 1pm

on the 8 April at the latest. My calls to this inspector have not been returned either.

I have provided this information to city planner who I met at the Bonavista rezoning information night on 9 April 2024. She promised to follow up on the transgressions of the developers at these 3 locations by 12 April 2024. I have not heard back from her.

Several years ago and single family house across the street from us was converted into a group home. Why were we not notified of this change of use from a single family home to a group home?

As you can see from the above noted evidence, the developers are not following the development and building permit parameters that the city has provided. The city planner has explained to me that inspectors cannot be everywhere to supervise development. The city can take on the simple task of sending the development and building permits to neighbours within 100m of the project that the developers are currently not sending to neighbours. This job can be paid for by the developers so that the neighbours are informed of the city approved buildings and development and any deviation from the permit can be submitted to the city in a timely manner.

Since developers are not communicating with neighbours, as is required, and the developers are not following the development and building permit on current developments, what will be their motivation to follow the City building permits and development permits and send the required notices to neighbours?

Lake Bonavista is already a mixed use neighbourhood with single family homes, group homes, condos, assisted living facilities and commercial zoning.

I understand that the rezoning task force had 2 developers on the committee. How many R-C1 residents were on this committee?

This proposal needs to be presented to the electorate of Calgary in a plebiscite like the highly controversial Olympic Games bid.

I urge all council members to vote against the rezoning proposal now and in the future because as I have shown in this submission, the City Building and Development Permit process is being abused by developers and a 12 unit building will negatively affect the resale prices of the single family homes next to it.



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First name [required]	Ross
Last name [required]	Gourlay
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 (rezoning) amendment
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am shocked that the council will revisit the zoning issue so soon after approving the Heritage Communities Local Area Plan. There is no justification for deviating from the current zoning. The proposed change will not result in any more affordable housing in this neighborhood but will accelerate the destruction of the current character of the neighborhood. The city is already short of construction workers and any change to the zoning will not alleviate that issue. I have seen no discussion or costing of the need to increase the sewer, water and electrical services that will be required by this change in zoning. My experience has been that it is less expensive for greenfield construction than for brownfield construction - not to mention the disruption caused by brownfield construction to the citizens of Calgary. And finally, none of the current council or mayor ran on the a blanket rezoning - this issue must be put to the voters of Calgary to ensure that their wishes are respected and not ignored (which seems to be the reality on many decisions that the council makes).



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First name [required]	Peter
Last name [required]	May
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)	PeterMay letter to City of Calgary re Blanket Rezoning 14-Apr-2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see the attached pdf letter.

City of Calgary Re-zoning Strategy Comments Submitted by Peter May

I am writing to you today regarding the City of Calgary Rezoning for Housing approach which will be the subject of a public hearing on April 22, 2024. I live in the Lake Bonavista community.

I understand the background of the project and do understand the need to address affordable housing in Calgary as well as diversity of available housing options. This letter does not describe what we understand to be some of the benefits. That information is covered in the City's available documentation. However, I **DO NOT SUPPORT** blanket rezoning due to a range of concerns summarized below.

Note, I understand the difference between City Council and staff. My use of "the City" is inclusive. The City as an entity, led by elected representatives, is pushing this rezoning approach on me as a citizen.

Change to the character of our community:

- I have lived in numerous communities in Calgary where a range of housing types are allowed. I chose to live in the Lake Bonavista community **because** it is limited to single family dwellings. This provides the community with a certain character based on the density and the available space – road, alleyways, green space, traffic, trees, etc.
- Allowing different types of dwellings would change that feel in a significantly negative manner. City documentation speaks of none of those changes. Among my concerns are other unintended consequences. Both I and the City "don't know what we don't know". Given the implications of this change, **we must all know** and base decisions on that knowledge.
- I am blessed to live in a lake community – I **chose** to live in this community and have paid for the right to do so. The Lake Bonavista Community Association has voiced to the City its concerns (i.e., lack of support for the rezoning approach). Comments heard at Ward 14 public meetings show these concerns are shared in other communities. It is also clear that the City lacks an understanding of how the increased number of owners in communities will affect the lake amenities that we all cherish. The City Councillor and staff at Ward 14 meetings said that (1) the City does not have jurisdiction over lakes which are privately run; and (2) they do not have answers as to the impacts of increased numbers of homeowners on management of lake resources. Essentially, the City is prepared to make changes that affect this community without knowing the implications and, seemingly, not caring.
- I bought in this community to, among other things, to maintain the right to use the facilities rather than to have irreparable and unknown changes.

Increase in negative issues in the community:

- The rezoning initiative, once building starts (and it will start), will change many things including traffic loads, increase congestion, and will cause significant parking concerns. Once one homeowner sells or allows redevelopment, a domino effect will start. Again, I chose to live in this community because it does not have those issues. The City intends to impose the approach and citizens will suffer the consequences.
- There will be a need for improved / expanded infrastructure in the community. There are costs – financial, disruption, etc – to those needs.
- Suites are already allowed in our area which provide rental opportunities. I support that approach. My concern is that the densification from one single family home to up to four

units on a lot and each of those having the right / ability to have suites completely changes the character of the neighborhood in every way – none of which are positive for me.

- City officials have told me that this will increase housing values. I have no information to verify or refute this. However, I know that I would not buy a lot/home next to a set of row houses (for example). Therefore, the value is less to me. As a citizen, what I think should matter.

Who benefits?

- The City, via the information available, has touted this approach as being positive, and a key step in affordable and available housing. At least for affordable housing, I do not agree. My community is already expensive and taking down one single family home and building, for example, two side by sides (or infills) will not result in more affordable home ownership. I previously lived in areas where infills were built (Mount Pleasant and Banff Trail) and, without exception, the new builds were more expensive.
- As mentioned earlier, there may be an increase in available suites but the cost is to citizens who have changes imposed on them that they do not want.
- Having lived in areas of Calgary where densification has occurred, we know that those builds are generally not done by a single family with a desire to build a rental suite. That is, the builders / developers are not the ones who will live in the community. Typically, the builds are done by a development company, a group backed by investors, and/or realtors. Their purpose is to generate a return, not ensure a strong community. This will change our community for the worse.
- The City must also be aware of the investment rental market in cities like Vancouver. Areas of the city become an investment opportunity and not a community.
- I do understand that there will be more availability of housing options with this approach. But, a blanket approach is not an acceptable solution.

Who loses?

- The citizens of our communities where the approach will deeply change they lives they **chose** to live.
- This imposes a City of Calgary approach on citizens who do not want it. It takes away our choice and breaks an implied contract that I believe I have when purchasing a home in a certain area. That is simply not right.
- I chose to live where we do for many of the reasons noted previously. It is not a NIMBY situation. I could choose to live in an area where there is more density (as noted, I have done so before). But, I chose not to. Now the City intends to impose a situation on me. As an analogy, consider someone who purchases an acreage. They do so because they want the space. Now, consider building a series of row houses along their fence line. The acreage owner is clearly faced with something completely against what they anticipated when they bought the property. Other than the lot size is smaller, this is no different. It is wrong to take away my ability to choose.
- Once this change is made, there is no going back – as stated by the City at the Ward 14 public meetings. The rationale was that this breaks a contract (implied or not) with the buyer such that they cannot develop the land in the way they expected. True. **And, it is exactly what the City is doing to current owners – changing under our feet the understanding we had when we purchased our homes.**
- The Ward 14 meetings clearly showed, amongst the hundreds of people in attendance, minimal to no support for the blanket rezoning initiative.

The Process is Flawed

- Above all, I believe the process that has brought us to this point is flawed and treats residents and homeowners as impediments to “progress” within and by the City.
- The enormity of the potential issues from this change has greatly increased citizen interest. The City said that there were opportunities to be involved in the strategy stage. Technically yes, but the average citizen does not have time, energy, resources, etc amid all their other challenges to engage at the strategy stage. It is Stakeholder Engagement 101 to have expected the level of concern by citizens for whom this blanket rezoning will have the most impact. I believe the “engagement strategy” (to charitably call it that) used by the City, followed by a Council vote rather than a plebiscite, was done as a deliberate strategy to get the desired result.
- This blanket rezoning approach is not well thought through in terms of the impacts to citizens. It attempts to use a broad approach in communities that are all different – different people with different needs and wants. It takes a BIG HAMMER and applies it to many different types of nails – thereby damaging many of those irreparably.
- The use of a City Council vote to decide on this is unquestionably the wrong way to treat the citizenry. Many Councillors already have entrenched positions. For certain communities where there is limited to no change to their existing situation, why not support it? But, why should changes in our community be decided by Councillors and residents of other communities? The answer is that they should not.
- This process is happening far too quickly given the enormity of the issue to citizens. Citizens need time to understand what is happening and what it might mean to them. The lack of City engagement and no full spectrum answers to the “what ifs” and “what abouts” is deeply concerning.

Closure

I urge that City Council:

1. Defers a decision on this matter.
2. Conducts more comprehensive and meaningful consultation and includes information on all sides of the matter (benefits plus downside consequences).
3. Includes citizens in the development and execution of that consultation process.
4. Allows people impacted to have a voice and a choice in decisions that affect them and not have their fate decided by people who are not impacted. Community by community – not a blanket approach.

Sincerely,

Peter May



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First name [required]	Jim
Last name [required]	Griffin
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)	Blanket Upzoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Councillors,

I am objecting to the proposed blanket upzoning of all Calgary residential lots from single family homes to rowhouses.

I live in a neighborhood in Varsity Acres with approximately 300 single family homes where commuting is funneled through one street connected to a major school zone. Most houses are over 50 years old and my neighbours have lived here for many decades. The houses are relatively modest but well maintained. The stability of the neighborhood, easy access to shopping, schools and green spaces makes for a neighborhood where middle class Calgarians are happy to settle permanently. The proposed upzoning will destroy our neighborhood.

It will promote transient living and weaken our community

It will increase traffic congestion and street parking.

It will take out our trees and vegetation

It will create more neighbour disputes due to overshadowing, street parking, noise and loss of privacy.

It will add uncertainty to prospective homeowners seeking a stable living environment

It will add more unsightly garbage and recycling bins

It will lower property values and the city tax base.

Most lots in my neighborhood are approximately 60 x100 feet. Imagine my shock when I learned that the upzoning would allow, without city approvals, a three family three story rowhouse in the front yard, a 2 family three story townhouse in the backyard and secondary suites in each basement. In addition, I understand we would have no recourse to object. This would be a tragedy for the surrounding neighbours

The existing City of Calgary Municipal Development Plan (MDP) is a common sense strategy that ensures Calgary remains an attractive place to live. It promotes a mixture of low density areas (single family homes) with higher density (rowhousing) concentrated around infrastructure and commercial areas and corridors. It refers to the importance of redevelopment that takes into account the impact on existing homes and is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhood. New development should respect the existing scale and massing of its immediate surroundings.

This new blanket upzoning plan violates these principles. It does not reflect the wishes of your constituents and has to be rejected by city council.

Sincerely

Jim Griffin
5039 Vanstone Cr NW
Calgary, AB



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

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First name [required] Karen Michelle

Last name [required] Troncoso

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I live in the community of Vista Heights NE and am writing because I strongly disagree with the rezoning from a RCI to a RCG. This will not solve the housing crisis in Calgary. There are so many factors at play when it comes to this issue. For example labor shortages, supply issues, air BNB. This is only going to allow developers to buy up properties, put in infills, secondary suites, and resell for large profits. How is the average hard-working Calgarian going to compete with this as the developers have millions of dollars in funds and will outbid any young family trying to purchase a home.

There is going to also be a huge problem with parking in these neighborhoods without having to have a designated parking space.

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Before city council votes to rezone these neighborhoods the citizen's of Calgary should be able to vote on this issue. The city council needs to hold a plebiscite on this issue. Thank you



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First name [required] Richard

Last name [required] Soares

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
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ATTACHMENT_02_FILENAME
(hidden)

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

blanket rezoning stating densification would increase traffic and parking congestion affect property values and alter the character of single home community's .



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First name [required]

Luis

Last name [required]

Troncoso

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)

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First name [required] Taya

Last name [required] Ferguson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am extremely opposed to the blanket rezoning model proposal. If this goes ahead, I worry for our communities and families. Green space and parks will be lost, traffic and congestion will become an enormous problem, services and infrastructure will not be able to keep up with the demands. The city was developed in a way to create communities (many of which in Calgary are close knit). Care was take to create areas of green space and park for people to enjoy and for mental well being. Infrastructure and services were built together with housing to be sure that community ebb and flow was at an optimal level. Blanket rezoning will destroy these communities. This model is also unproven for helping with what it claims. I am very opposed. I hope that council will NOT consider this ridiculous option any further. Please do not ruin the integrity of this great city.



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



ATTACHMENT_02_FILENAME
(hidden)

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

April 14th, 2024

Calgary City Council re Rezoning for Housing

My wife and I have lived in Killarney/Glengarry for 40 years, 29 years at our current address of 2205 27th St Sw. We chose this neighbourhood because of the proximity to downtown, local shopping, schools and the general family oriented community.

The proposed zoning change to R-G Residential - Low Density Mixed Housing District is already and will continue to alter the face of the community. Understand that we do not oppose the single detached or semi-detached housing plans, but the addition of rowhouse-style housing and secondary suites are a major concern. The rowhouse housing that has already occurred add nothing to the aesthetics of the neighbourhood as they are nothing but 2 or 3 story boxes out of character with existing housing.

We understand that the adjacent property, 2201 27 St Sw, has been sold to a developer as the current tenants have been given their 3 month notice to vacate. No development plans are available yet, but being a corner lot, I'm sure the proposal will be for a 4 unit rowhouse, possibly with secondary suites. We would welcome 2 new neighbours if the proposal is for single detached or semi-detached housing but are not interested in having 8, 12, 16 or possibly 24 new neighbours. As our home faces east, we would be deprived of the quiet and privacy as a north facing rowhouse's back windows would be directly overlooking our back yard. And the respective number of vehicles associated with the number of individuals living in a rowhouse will be considerable for this neighbourhood. In a 4 unit rowhouse, I can envision at least 5 vehicles, possibly as many as 8, added to the limited available street parking. Granted that most of these rowhouse units have 4 single car garages that are sized for small and/or mid sized vehicles and because of Albertans' love of pickup trucks and larger SUV's the garages generally become storage units for the owners.

City Council voted down the proposed plebiscite on rezoning, depriving Calgarians the opportunity of voicing their opinion on the matter. Regardless of the housing requirements facing the City, it's important that the citizens have a voice in the matter beyond waiting for the next local elections. These units, whatever the type, are not affordable. Four unit rowhouses are generally listed at \$600,000 to \$700,000 each; single detached and semi-detached units are in the \$1m range. All I can foresee from the proposed rezoning is an expanded property tax base for the City of Calgary.

I would hope that from the upcoming Public Hearing that City Council seriously reconsider a plebiscite on the Rezoning for Housing proposal.

Barry Elliot
2205 27 St Sw, Calgary, Ab T3E2E9
elliottbarryj@gmail.com



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First name [required] Danielle

Last name [required] Carr

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary rezoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

As a long term resident of Lake Bonavista we vehemently oppose rezoning of this community. The potential loss of single family homes and sense of community will be lost. Our investments in our home and community will be lost. Parking congestion, infrastructure strain and green space will all be affected. We live in Lake Bonavista to take advantage of the community and its character. Many of us have paid a heavy investment to live here with the intent of living in a continued single family area. The lake is a bonus that already is at capacity. High density housing in a low density community will only aggravate the problem. Rezoning is not a proven solution. and I have seen no studies that indicate otherwise. Even the thought of rezoning this community has added a certain stress level because of the impact it could have on our daily lives and our health care system. The City should abandon this blanket rezoning initiative and establish criteria for rezoning certain communities or study municipally owned land throughout the city and the surrounding area for the affordable housing community. Developers should be encouraged through incentives to find and establish multi family initiatives.



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First name [required] Serena

Last name [required] Baxter

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

The federal government needs to stop immigration. This is the reason we have a housing crisis.



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First name [required] Laura

Last name [required] Lawlis

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) Calgary Rezoning For Housing_20240414.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council, Committee on Infrastructure and Planning, Committee on Community Development,

I am writing to express my strong opposition to the proposed rezoning for housing in the city of Calgary and our communities and especially in my community of Aspen. As a resident of 17 years, I am deeply invested in the well-being and sustainability of our neighborhood, nature and wildlife, I believe this rezoning poses significant risks and challenges that could detrimentally impact our community in the long term. Below are just a few examples, and specific reasons for my strong opposition to the proposed rezoning:

1. **Increased Traffic Congestion:** Additional housing developments can lead to more cars on the roads, potentially causing congestion and longer commute times for residents.
2. **Strain on Infrastructure:** Rezoning for housing may strain existing infrastructure such as roads, schools, and utilities, leading to overcrowding and decreased service quality.
3. **Impact on Property Values:** I am concerned that the introduction of new housing developments could negatively affect property values in the area.
4. **Change in Community Character:** Rezoning for housing may change the character of the community, leading to concerns about loss of green spaces, increased density, or alterations to the neighborhood's aesthetic appeal.
5. **Environmental Impact:** Development of housing in certain areas may have environmental consequences, such as habitat destruction, loss of green spaces, decrease in wildlife or increased pollution.
6. **Insufficient Public Services:** Concerns may arise about whether the local government can provide adequate public services, such as police and fire protection, waste management, and healthcare, to support the increased population resulting from rezoning.
7. **Noise and Light Pollution:** Additional housing can lead to increased noise and light pollution, particularly if the new developments include commercial spaces or high-density housing.
8. **Impact on Schools:** Rezoning may lead to changes in school district boundaries or increased pressure on existing schools, potentially affecting the quality of education for current students.
9. **Loss of Community Identity:** I fear that rezoning could lead to the loss of the community's unique identity or cohesion as new developments alter the social fabric of the neighborhood.
10. **Lack of Community Input:** I feel that there has been insufficient opportunity for public input and consultation in the rezoning process, leading to concerns about transparency and accountability in decision-making.

Furthermore, I am concerned about the lack of adequate community engagement and consultation in the decision-making process regarding this rezoning proposal. It is essential that the voices and concerns of the residents who will be directly affected by this decision are heard and taken into consideration.

In light of these concerns, I urge you to carefully reconsider this rezoning proposal and to prioritize the best interests of the existing community members. Our neighborhood's unique character and quality of life are at stake, and it is crucial that any development aligns with our shared vision for the future.

Thank you for your attention to this matter. I look forward to hearing your response and to engaging in further dialogue on this important issue.

Sincerely,

Laura Lawlis



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First name [required]	Ian
Last name [required]	Brown
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 24, 2024

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

[required] - max 75 characters	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 opposed to blanket rezoning my community, "Discovered Ridge. The wild life using the Elbow River Valley corridor often wonder into our neighborhood and are stressed enough with the current density of human housing. Discovery Ridge should remain as is to serve as a gradual buffer for native wildlife.



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

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

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

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

ATTACHMENT_01_FILENAME (hidden) PROPOSED VARSITY REZONING SUB.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

PROPOSED REZONING & PREDICTED NEGATIVE IMPACT ON THE VARSITY AREA

As a home owner in the Varsity community for **28** years I strongly **oppose** the proposed rezoning plan in the Varsity Area & specifically the areas along Varsity Drive NW close to existing schools. Despite the challenges of living in proximity to 3 schools, (St Vincent de Paul, Marion Carson & FE Osborne) this area is currently, more or less in equilibrium with the demands of visitors as well as the resident population. The older communities in Calgary can support a model of **sustainability** rather than the **growth** proposed in the rezoning plan.

Regardless of the outcome of the April 22nd public hearing, areas within Varsity in a 1 block radius of the Varsity Area schools & associated sports fields should be exempt from rezoning. This strategy will preserve the safety of the students as well as the lifestyle of the residents who have spent significant time & money contributing to the success of the community.

Changing the dynamics along Varsity Drive NW will have consequences which in my opinion will be overwhelmingly **negative**. Major issues of concern & collateral damage from the proposed zoning changes are listed below.

1. **Increasing Density Increases Fire Risk:** The prevailing winds in the Varsity Area are from the West. In the event of fire, it is likely to be spread by the wind from West to East. Maintaining the existing distances between structures provides the best chance to limit fire damage & associated losses. Even without the effects of climate change & wildfires, the proliferation & storage of lithium battery powered devices is anticipated to exponentially increase the risk of fire as these devices age. The proposed plan to increase the height while simultaneously decreasing the distance between structures will create an impossible scenario for any fire service to contain a fire. The devastation endured by the communities of Slave Lake & Fort McMurry are well documented. Calgary should learn from & avoid making similar mistakes.
2. **Increasing Density Increases Traffic & Safety Risks:** Over the years, the volume of traffic along Varsity Drive has increased dramatically. To date, the safety record along Varsity Drive has been decent but not perfect. The current situation is **close to, but not yet** at a tipping point. Purposely increasing the traffic flow to service developments along Varsity Drive & within the general area poses an unnecessary & increased safety risk to drivers, as well as pedestrians. Varsity Drive is a very active roadway & heavily used by motorists, pedestrians & cyclists. Outside of school hours, traffic continues to transit through this area during the day & night as well as on weekends & holidays. Participants of the area's schools as well as spectators of community & sporting events constantly use the playground, sports fields & school parking lots. Vehicles used to support daily living as well as these activities range in size from compact cars to large commercial trucks. On any given day it's possible to see family vehicles transporting students mixed in with

transit & school busses, garbage trucks, delivery vehicles, construction vehicles & snow plows. Peak traffic volumes coincide with school activities & delivery schedules. To ensure safety, congestion along Varsity Drive needs to be minimized & sightlines to the heavily used **crosswalks & intersections** improved or at the very least, preserved 'as is'.

- 3. Increasing Density Increases Congestion:** Parking along Varsity Drive is often at a premium. My driveway is already intermittently blocked during the day by parked vehicles transporting students to & from school. Delivery vehicles in search of parking are in a similar situation. Increasing the number of residents along Varsity Drive with their associated vehicles will make the current parking situation worse.
- 4. Loss of Habitat & Sustainability:** The Varsity area benefits from the generous efforts of generations of residents who planted & nurtured trees, gardens & lawns making the community 'nature friendly'. The area supports a diverse collection of wildlife which depend on the mature trees, gardens & lawns for their survival. Losing these assets in order to increase the population density & in the process destroy serviceable buildings is a contradiction to the goals of any 'green' philosophy.
- 5. Overloading Existing Infrastructure:** Over the last 28 years, obvious upgrades to the existing infrastructure in Varsity have been minimal. Adding more stress to the existing electrical, water distribution & waste systems is predicted to result in failure. Unknown to most residents, over the years, the water pressure in Varsity now fluctuates & has been measured as high as 90psi. Why this situation has developed is unknown? Any household appliance rated to a maximum working water pressure of 60psi is already at a risk of failure.
- 6. Loss of PV Performance & Privacy due to Shade:** The height of the existing buildings along Varsity Drive allows shared access to direct sunlight as well as affords the standard level of privacy afforded by a 6ft fence. Shade to adjacent properties is minimized & the photo voltaic potential of adjacent properties is predictable. With the proposed increase in the height of new buildings, any adjacent shorter building is at risk due to loss of privacy & shade. The privacy provided by a 6ft fence adjacent to a 4-story building is 'zero'. The loss of photo voltaic & garden potential is another contradiction to the goals of any 'green' philosophy.
- 7. Increase in Crime:** Crime in the Market Mall area has increased. The effects of this 'spike' of criminality on surrounding communities is unknown? The existing residents along Varsity Drive particularly those adjacent to the schools are vigilant during their daily routines. Thus far, their routines at various times during the day & night act as a deterrent to crime. By increasing the population density & congestion of the area this deterrent will, at best, become more difficult to maintain.

In summary, I hope that City Council rejects the 'carrot & stick' approach to solving a complex housing problem. To stand any chance of success, many external factors affecting housing need to be addressed & resolved prior to rezoning. The proposed rezoning strategy cannot solve the supply or affordability problem.



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

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

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

First name [required]	Devin
Last name [required]	Mylrea
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 - The City of Calgary's Housing Strategy 2024-2030
Are you in favour or opposition of the issue? [required]	In opposition

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

As a longtime property owner and taxpayer in the City of Calgary, I am opposed to "Blanket Rezoning" of any kind in the City of Calgary, including the type of rezoning proposed in the City of Calgary's Housing Strategy 2024-2030.

Over the past 3 decades, our family made deliberate financial and geographical choices in selecting the type of homes and neighborhoods in Calgary. Our choices have been fundamentally based on the needs of our family, and the qualities, benefits, and controls zoning provides over proximity to businesses, access to main traffic routes, parking, type of dwelling, number of dwellings, density and so on.

In making our home choices, we reviewed the diversity of zoning types in Calgary and weighed them as either appropriate or not appropriate for our family at the time. A considerable value has been placed on the allowances and restrictions afforded to property owners in such zoning and the long-term stability and dependability of the type of neighborhood zoning provides for. Our family has enjoyed living in several very diverse neighborhoods in Calgary, both inner city and suburban. In living and eventually buying in those neighborhoods, our family made deliberate and measured choices about density, mixed uses and proximity to other neighbors and businesses.

I am alarmed at the apparent lack of foresight of members of Council who support this proposal. While providing more homes to citizens in our city is a laudable goal, the Blanket Rezoning approach proposed is unenlightened at best and raises greater concerns of additional pressures on existing neighborhood infrastructure and City services of all types which would have the effect of reducing property values. Such pressures will surely necessitate further taxation of property owners, serving to add cost and reduce enjoyment, even the net benefit of owning a home in Calgary. This would, in effect, be the opposite of the goals purported in the City of Calgary's Housing Strategy 2024-2030.

At its worst, Blanket Rezoning is a troubling approach that will alter decades of measured planning so that all neighborhoods subject to Blanket Rezoning may lose some or all of their established character. More worrisome is the unfortunate division among neighbors sure to arise in neighborhoods affected by Blanket Rezoning as they respond and adapt to this inelegant and harmful solution.

Thank you for your consideration of this submission.



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First name [required] **Barbara**

Last name [required] **Surplus**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **City Submission Re Upzoning Bylaw April 14 24.pdf**

Public Submission

CC 968 (R2023-10)



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the-unassailable-case-against-blanket-rezoning_240413_152205 (1) (1) (1).pdf

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

Dear City Clerk, I have previously sent the attached letter and report to members of City Council. I am sending it through this online channel to ensure that it becomes part of the public record. Thank you.

April 14, 2024

Dear Mayor Gondek and City Councillors,

Re: Opposition to Blanket Upzoning

I need not go into the technical details of why your proposed upzoning is a bad idea for Calgarians on so many fronts. You will, no doubt, have heard from thousands of other citizens as to why the nuts and bolts of the new Upzoning Bylaw you propose are unacceptable. Rather, I would simply like to ask those of you inclined to allow this blanket upzoning bylaw to go through how, in all good conscience, you can live with that decision?

I know some of you won't have any trouble at all with making this terrible decision but by allowing this to proceed, you will have removed the last hope YOUR citizens, the ones who elected you to office and who pay your wages, have to object to developments in our neighbourhoods which will undoubtedly have a detrimental effect on our communities and our standards of living. Despite the public information you have disseminated to the contrary, you will be, by allowing this to proceed, giving a green light to developers to build whatever they wish wherever they wish. It is simply unbelievable that you seem to be just fine with relinquishing our rights as taxpaying citizens to have a voice in the development of our beautiful and beloved communities.

I am attaching a thoughtful and worthy report prepared by Shawcross and Stante which some of you will dismiss outright as your minds are clearly made up but you really need to consider alternative avenues to explore before you sell us all out to the developers. This is an example of one of those alternatives. I'm sure there are others. Why have you not explored them? Perhaps you need to form an **open and transparent committee** – not the usual “behind closed doors” discussions with City Admin and other “interested parties” - consisting of a wide range of Calgarians who can bring their expertise and intelligence to the table rather than being motivated by receiving federal money to attack a problem largely of the Federal government's creation, all the while damning your citizens to the hell that we face from unfettered development in our communities.

Having said all this, I am struggling to find a faint shred of hope left as I have ABSOLUTELY NO FAITH that the majority of you will do the right thing for your citizens which should be an everlasting point of shame for you. You will be abrogating your responsibilities as elected officials to represent your constituents objectively and with fairness. To those of you who think this bylaw will be the answer to the City's affordable housing problems all the while stomping on the basic human rights of the citizens you purport to represent, you could not be more wrong.

I have always felt a great pride in being able to pay my taxes as a contributing member of society. In case you are confused, that arrangement is intended to work both ways. Or at least it used to.

Council, this is your opportunity to do the right thing.

Sincerely,

Barbara Surplus

Ward 7 Resident, Crescent Heights

surplusb@outlook.com

THE UNASSAILABLE CASE AGAINST BLANKET REZONING

Introduction

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

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

Blanket Rezoning PROs and CONs

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

PROs

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

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

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

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

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

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

CONs

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

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

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

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

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

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

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

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

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

The Creation of a Perpetually Affordable Housing Supply

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

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

Land Cost – A Barrier to Affordability

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

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

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

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

City Land Supply – A Lost Opportunity

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

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

The Proposition – A Mechanism to Achieve Perpetual Affordability

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

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

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

Summary and Recommendations

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

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

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

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

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

Authors:

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

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



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

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First name [required] Linda

Last name [required] Williamson

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)

We own property and live in Parkland community.
We like our neighborhood just as it is.
We are opposed to any re-zoning for this neighborhood



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Afshin

Last name [required] Nikseresht

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Rezoning Public Hearing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Mike
Last name [required]	Len
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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition of blanket rezoning for numerous reasons. Subdividing all residential lots will not fix the housing crisis as they will not be affordable. Tearing down a 650k house and putting up 4 row houses for 550k does nothing good for people looking for affordable housing. Old neighborhoods will be destroyed and the tree canopy that took decades to grow will be decimated. Having row houses will affect privacy in neighborhoods as now everyone looks into everyone else's backyards negatively affecting privacy. There is also major parking and traffic concerns as older neighborhoods do not have the infrastructure to handle the increase in traffic nor the space to create new infrastructure. Just look at the disaster that was made of 24th avenue. There are not enough amenities in older neighborhoods to handle the influx of people that will be brought in. City council seems to think that Calgary is a place that you can live without a vehicle which is absurd with our terrible public transit. So everyone that moves into these neighborhoods will have numerous vehicles affecting traffic and parking. City council needs to consider other options as blanket rezoning only benefits developers putting millions in their pockets while negatively affecting homeowners. The city needs to help build more residential towers downtown to have a functioning downtown as well adding the homes needed to actually help the housing crisis. The blanket rezoning should be voted down as it will destroy the fabric and functionality of older sought after neighborhoods



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First name [required]	Linda
Last name [required]	Hartley
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Not in favour of rezoning in Lake Bonavista
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)

Completely opposed to rezoning Lake Bonavista



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First name [required] David and Dianne

Last name [required] Middleton

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) City Rezoning Objection.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Office of City Clerk
City of Calgary

Submission of Objection and Comments Regarding Blanket Rezoning of Housing

We object to the proposed re-zoning of our property to R-CG on the following grounds:

- We bought our property in Canyon Meadows Estates with the understanding that it was to be managed into the future under a Restrictive Covenant regarding housing density. Specifically, it was restricted to single-family residences. We also understand that the City of Calgary’s bylaws have overridden restrictive covenants as demonstrated in the recent Alberta Court of Appeal decision in *Howse v Calgary (Calgary)*. In addition, your discussion of Restrictive Covenants in your Frequently Asked Questions states, “The validity and enforcement of a restrictive covenant is a private civil matter to be dealt with between the parties subject to the agreement.”. Obviously, as shown in this court case, once you change the zoning bylaws, the city is essentially using the courts to implement its new zoning. For this reason, we object to the rezoning proposal because it will nullify the Restrictive Covenant on our land title.
- We also object because the City of Calgary is not using a strategic planning approach to rezoning housing. It is essentially a lazy approach to increasing housing density without any thought to aligning densification to the capacity of existing infrastructure, transit corridors or community character. The City of Calgary rezoning plan is an oxymoron; it is an unfocused, short term-thinking and reactive approach trying to address the need for housing.
Our recent experience with the city reinforces our perception of dismal planning. The city exposed ourselves and neighbours to intolerable levels of diesel fumes for months while undertaking the Fish Creek sewer extension. A proper plan would have mitigated the significant environmental and air-quality issues.
- A sweeping community and infrastructure-altering policy such as this should have been an election platform by city council candidates. It is premature to introduce this legislation without the endorsement of the citizens of Calgary through an election or plebiscite process.



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First name [required] Elaine

Last name [required] Skene

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters proposed city wide 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)



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First name [required]	Pam
Last name [required]	Racz
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	blanked rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City Submission re rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

This is my submission in opposition to the proposed citywide rezoning.

When I purchased my property, it was based on research we did to buy in a single-family residential community. With this new proposal the City is totally changing our community by increasing density which affects our infrastructures, parking, traffic impact, fire risk, etc. It also has the potential to affect my neighbours and my quality of life. Our community doesn't have the ability to increase the density. Parking will be a huge issue not to mention more traffic on our streets. We still have a lot of young children in our area.

This matter should have been handled by a plebiscite and let the citizens of Calgary vote on what they want. Continually Calgary has been ranked as a City people want to live in but not if every community in this City is impacted by the zoning change.

If this is the route the City wants to go, then put it on all new subdivisions prior to the approval of that subdivision so that people investing millions of dollars into the new community are aware of the zoning and the possibility of higher density. There are numerous City owned structures that could be rebuilt. An example of one is the apartment building on the west side of Crowchild towards 5th Avenue NW. Right now it is a slum the bins are always overflowing with couches and mattresses. Rebuild a better sized building for the property and house more people. Another method would be to rezone all the vacant buildings so that suites could be built in them instead.

This isn't being done to just address the housing shortage but a cash grab for more tax dollars.

The City also must have the insight to think what happens if there is a downturn in our market and now, we have all these empty properties that will be sitting empty and creating a bigger problem than we have now.

Mayor Gonik says she doesn't care if people don't like her. She was voted to do the best for the City. Her and some of the other councillors are deciding what is best for this City which is not right. All the Council are there at the taxpayer's expense and need to hear what the citizens of this City are saying. I have yet to hear one person I know speak in favour of this proposal.

In closing I just want to say is the Council has to listen to their residents and come up with other alternatives and NOT just ram this down our throats. If this goes through they have lost my vote.



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First name [required]

Gerald

Last name [required]

Hafichuk

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 15, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I have lived in the Sundance community for over 20 years and am adamantly opposed to any potential rezoning to take place in our area. This is a quiet family oriented community and more cars on the street and obstructing views is not what we need.



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First name [required] Cinnamon

Last name [required] Lantz

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Wide Rezoning on Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The rezoning of existing communities is not going to add affordable housing. What it will do is allow for investors to take one lot and charge \$800,000 each for 4 smaller units. They will be able to charge this money because of the neighborhood that it is in. This is not creating affordable housing. This is instead devaluing beautiful communities built 50 years ago that people take pride in living in. Many people have already spend hundreds of thousands dollars more to live in these specific communities as opposed to other more populous areas.

There are areas with lots of apartments already. These areas could use a revamp with larger buildings to replace the current which would work as a re development for more affordable apartments without disruptions of current single home communities.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

I write you as a concerned resident of ward 11, from the neighborhood of Oakridge. My husband and I bought a home in this neighborhood in 2016 and started our family here. We specifically chose the neighborhood of Oakridge because of its unique characteristics and its alignment with the environment we want to raise our family in. After living closer to downtown in Killarney for many years we purposefully invested in a quieter, less dense neighborhood with a strong sense of community and unique personality.

I have a number of concerns about the proposed blanket rezoning of R-C1 neighborhoods to R-CG which I would like to raise with you, on the record, here. To be perfectly clear, I am not in support of this policy and would request the City take a more nuanced, neighborhood by neighborhood approach with ultimate say going to the residents of each neighborhood who stand to be most affected, much like neighbors are able to weigh in on proposed rezoning and redevelopment of individual lots that they live proximate to, presently.

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

I believe trying to improve the availability and affordability of housing in Calgary is a real issue worthy of action. That said, I believe this policy as a proposed solution is too sweeping in nature and will have the following negative effects:

- do financial harm, via property value reduction, to long term, invested residents through impacted views, reduced access to light, increased noise, reduction in privacy etc. as larger, taller structures replace existing homes.
- reduce the unique character of Calgary neighborhoods and in turn choice for new and existing residents alike
 - o I believe this will impact our ability to attract top talent to the city in the midst of trying to diversify our economy (speaking as a young professional with the flexibility to move cities relatively easily without impact to my employment, this blanket approach will come into play as we make plans for our future)
- offer opportunities disproportionately to developers over citizens, to enrich themselves by buying up, densifying lots and flipping them for profit
- strain infrastructure and quality of life for residents through
 - o lack of parking as the density increases
 - o waste removal - 4-8x the number of recycle, compost and garbage bins per lot
 - o electrical grid - 4-8x the number of residents per lot, compounded by future electric car charging needs per household
 - o loss of established trees, many 40+ years old as larger structures are built



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First name [required]	Yves
Last name [required]	Morin
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 from R-C1 to R-CG
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

3 suites per lot Not 4, New construction limited to 10 meter max. height and 45% of lot . Affordable rent, we love our U of C students. Proper parking allocation.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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] Catherine

Last name [required] Laureshen

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 of Council on 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 would like it to go on record that I am firmly opposed to the blanket rezoning of the City of Calgary, as has been advertised on the City website and in the news. I believe that zoning should be decided by the communities affected by increased density, as opposed to making it possible for developers to build denser housing anywhere they please. I know that my community (Bridgeland) spent years working with the Planning Department on determining areas where denser housing would fit well within the community; however, all of this work has been disregarded by Council who have been allowing row housing to go in just about anywhere. Bad enough that the large numbers of infills that have gone into my neighborhood have stressed the services (water pressure has dropped dramatically), but adding row housing to the mix other than where the community felt that it would add value has made finding parking a nightmare and eliminated both privacy and sunlight from many yards. Not only that, but this has replaced small affordable houses with expensive row houses that cost twice as much as the housing they are replacing. I realize that this makes money for both the developers and the City through higher property tax, but it has reduced the quality of life for those of us who chose to buy houses in areas where we were assured that nothing larger than a duplex would be built. The small amount of money that will come to the City from the Federal Government for affordable housing through this blanket rezoning is not worth it for the free-for-all that will ensue in terms of what can be built where. I realize that my councillor (Carra) is a firm believer in increased density, but most of us living in his ward do not agree with his stance, and I would like him to take this into account when he votes on this issue.



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First name [required]

John

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

Public Hearing Meeting of Council concerning the issue of rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Good day, this correspondence is a submission in reference to the proposed City of Calgary Housing Strategy 2024-2030. I strongly oppose the new blanket zoning policy proposed by the City of Calgary.

I have resided in Valley Ridge since 1997. I have chosen to stay in Valley Ridge because of the manner in which it has been developed with a good mixture of different types of housing including, single family, apartment condominiums, townhouse condominiums, parks and retail shopping and services mall. The manner in which the community has been developed has led to a tight knit community where residents take pride in their residences.

The proposed rezoning is from R-C1 to R-CG. As per the City of Calgary website, R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.

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

I strongly believe that the proposed changes would eventually affect the integrity of Valley Ridge and other areas within the city. The present road systems and infrastructure in Valley Ridge and most existing areas were designed consistent with the present development of the area. Any addition to the population would pose a significant risk to the communities driving up the level of congestion and putting strain on the existing infrastructure. The proposed rezoning does not take into account any upgrading to infrastructure which may be required. In the case of Valley Ridge there is only one access/exit road without the ability to add any further access. The proposed rezoning would potentially impact property value, traffic and public safety.

In addition, the proposed changes to secondary suite rules is unacceptable. Presently, there are two adjacent houses across the street from me which have secondary suites. The owners of these residences park in their front drive leaving no room on the property for the occupants of these secondary suites park on the street. There is not sufficient space on the street to park their additional vehicles. Any further development and occupancy would only add to the existing lack of space.

Council was never given a mandate for blanket rezoning. This matter should go to a plebiscite.