



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] **Barbara**

Last name [required] **Rackow**

How do you wish to attend?

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

Date of meeting [required] **Apr 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] **Neither**

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

While I do support the principle of in-fill housing, I am concerned about the city's plan to re-zone without mention of ensuring affordability. Infill housing in Calgary is most often much more costly than the houses that are torn down to re-develop, no matter whether they are duplexes, fourplexes or even townhouses replacing a single dwelling. The plan, as is will be a wonderful cash-grab for developers. How will the city ensure that most of re-development is affordable for most Calgarians?



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First name [required] Joanne

Last name [required] McNichol

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)

Public Submission

CC 968 (R2023-10)



ATTACHMENT_02_FILENAME
(hidden)

Blanket Rezoning City of Calgary - Meeting April 22, 2024.docx

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

We expect more from our elected officials and strongly disagree with the proposed
Rezoning Bylaw.

PUBLIC SUBMISSION TO CITY CLERK'S OFFICE

Blanket Rezoning for Housing Proposal

Meeting City Council April 22, 2024

In my opinion, the proposed rezoning plan will redefine the beautiful landscape of the City of Calgary.

1. In one document it reads: 1. Development and/or building permits would still be required as they are today and 2. There would be significant reduced cost & timeline for permits. These statements contradict each other unless the reduction means there will not be an opportunity to oppose the development of a Rowhouse etc. in one's own neighborhood.
2. INFRASTRUCTURE: What is the plan to address lack of utilities? For example: on one lot where originally there was one of each basic appliance, one furnace, one or two bathrooms, to increasing each of these by 8 or if there is a backyard suite increasing requirements by 12?
3. BRANCHING OUT PROGRAM: What happens to the city's plan to grow and expand the 'Tree Canopy' on Public and Private property? The Rezoning would replace trees with concrete destroying much natural habitat. By reducing the trees the only way to recoup from the sun is indoors with Air Conditioning, which does not meet health or affordability issues.
4. ENVIRONMENT: Many homeowners took advantage of Government grants to install solar panels, again for the environment and to help, eventually, with utility bills. What happens when a Rowhouse is built next door and reduces the viability of the Solar panels. Who does this help? NOT the Homeowner, NOT the Environment!
5. TAXES: Will our taxes be reduced due to living next door to Row housing, Semi-detached, Suites and possibly backyard suites?
6. GRANTS: I believe one of the reasons the Administration is making this proposal is to align themselves with qualifications outlined by the Federal Government to take advantage of the also proposed 'Billions' of dollars in grants. Remember those 'Billions' are our taxes. Has the City administration discussed with the Federal government about amending the grant qualifications to spend our tax dollars wisely without disrupting the residential aspect of the city?
7. ANOTHER OPTION: Has there been any discussions on rezoning light industrial areas?
8. COUNCELLORS: the City administration and their lack of commitment, effort and energy to find a better solution to this housing crisis is appalling. I do believe there is an urgency to address lack of affordable housing. I do not see 'affordability in the plan. If the council believes there is a crisis I would hope there would be more thought put into a proposal rather than just complying with government handouts.
9. The City of Calgary Administration is being LAZY, come on you can do better to serve us all.



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First name [required]

Emily

Last name [required]

McNally

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 of Sundance neighbourhood. Very much against.

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

There is only one road in and out of the neighbourhood. No desire for Sundance to have the congestion of Mahogany/Auburn Bay.



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First name [required]	Kara
Last name [required]	Quinlan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Amendments
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Public Hearing Apr 22 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please find my comments in the attached submission.

KARA QUINLAN AND DANIEL WERDEN
3239 Palliser Drive SW, Calgary, AB T2V 4W9
EMAIL: karaequinlan@icloud.com

April 14, 2024

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

Your Worship and Councillor Penner:

Re: Oakridge Community Blanket Rezoning R-CG

Thank you for giving us the opportunity to comment on the City of Calgary's proposed zoning bylaw.

My husband Danny and I reside in Oakridge and we love our neighbourhood. We recognize and agree that our community is at a stage that requires gradual redevelopment and that higher density zoning could be beneficial to this community and to the City.

However, we feel that the proposed density in the RC-G zoning is too extreme for Oakridge. We ask that Council consider a more gradual, nuanced approach when creating zoning rules in older, well established districts further away from the city core.

We are strongly opposed to the proposed three story row houses, and townhomes being allowed on any lot in this community, corner and mid block. We are deeply concerned that current homeowners, who would otherwise invest in and continue to maintain their homes, will become less inclined to do so if they see developers buying up lots and putting these units on their street. We do not want to see our community deteriorate in this way.

We respectfully ask that City Council reconsider the extreme nature of this zoning designation and allow for a plebiscite before the implementation of zoning changes.

Thank you for your attention to this important matter.

Sincerely,

Kara Quinlan and Daniel Werden



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



ATTACHMENT_02_FILENAME
(hidden)

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

1) I strongly oppose rezoning Haysboro to a high density population community. We have lived in this community for 46 years and love the look & feel of this community. If I wanted to live in a high density community—I would live in an apartment building.

2) Destroying beautiful, mature trees.

This will reduce the canopy of the City & destroy habitat & nesting sites for birds & small mammals.

Global News recently covered a story that City council was concerned about the canopy reduction in the City—and deciding if home owners would be able to cut down a tree in their yard without getting a permit from the City first.

Yet, developers could denude an entire Community to make way for 2&3 storey side by sides homes & duplexes.

3) Street Parking

Parking in front of our homes will be a big problem. I can see a lot of conflict happening when we, who have lived in this community for a long time, can't park in front of our homes.

Will the City come up with a plan to charge residences a Parking Permit fee? Our property taxes are high enough—especially after the tax increase this year.

4). City council & Planners should focus on converting the "empty" downtown office buildings into apartments.

Then, going forward, City council & Planners should mandate that All New Communities be build around high density living.

PLEASE LEAVE THIS COMMUNITY ALONE.



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First name [required] **Chris**

Last name [required] **Orr**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Zoning For Housing**

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

ATTACHMENT_01_FILENAME (hidden) **Zoning Submission.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

Chris Orr
7324 11ST SW
Calgary, AB, T2V 1N1
chrisandrea@shaw.ca
April 14, 2024

Office of the city Clerk
City of Calgary
700 Macleod Trail SE
P.O Box 2010 Postal Station M
Calgary, AB, T2P 2M5

RE: Rezoning For Housing

Dear Office of the city Clerk:

I am writing to register my opposition to the blanket rezoning designation of various designations to R-CG. While we definitely need to address housing issues in Calgary, a blanket base level designation allowing fourplexes with one half of a parking spot per unit across the entire city is not the appropriate response. This is not simply about wanting to prevent fourplexes in 'fancy' neighborhoods. There are many neighborhoods across Calgary where this zoning is inappropriate and many where it actually makes sense. An appropriate response would be to work proactively to manage planning and zoning in a manner that supports and simplifies higher density development where it makes sense (which could even include certain areas in 'fancy' neighborhoods where residents are opposed to blanket designations).

Finally, putting R-CG level housing in appropriate places will not positively change the housing situation in Calgary. Million dollar fourplexes in Mayfair or Mount Royal will not help create entry level housing, however, it will negatively affect those neighborhoods on an ad hoc basis without having any meaningful impact on the overall supply and demand balance in the city.

Sincerely,

Chris Orr



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First name [required]

Igor

Last name [required]

Begelfor

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

I do NOT agree with 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]	Alison
Last name [required]	Abbott
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Amendment Citywide LOC2024-0017, and Land Use Bylaw Amendments CPC
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	TG Final April 14.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Letter on behalf of the Community Association has been submitted



Thorncliffe Greenview Community Association
5600 Centre St. N
Calgary, Alberta T2K 0T3

April 14, 2024

Mayor and City Council
City of Calgary 800 Macleod Trail SE
Calgary, Alberta T2P 2M5

Dear Mayor Gondek and City Councillors:

After careful study, discussion and engagement within our community, the Thorncliffe-Greenview Community Association is opposed to the proposed amendments as currently outlined to Land Use Bylaw (LUB) 1P2007. The proposed new bylaw has been presented as a solution to housing issues facing Calgarians. We agree more housing options are required but we have deep concerns about the state we find ourselves in with polarization, division and residents feeling alienated and completely left out of the process.

It's concerning to see minimal participation from residents, community associations and other stakeholders in such a significant decision that impacts citizens in such a direct way. The limited engagement and input into this citywide rezoning proposal raises serious concerns about the inclusivity and transparency of the decision-making process. City council has come to consensus on rezoning without the input of the public that elected them. It's not acceptable to propose such sweeping changes without engaging in a meaningful way with those most impacted. Information sessions are not engagement.

We have done outreach within our community including a survey, hosting an information session, and addressing direct inquiries (summary sheet attached). Overall, we found the majority did not have a good understanding of what this will mean, concerns about impacts within the community and trepidation with unchecked densification without the corresponding amenities.

As a seventy-year-old community with infrastructure deficits, residents are troubled by a lack of any acknowledgement by the city that increasing density will exacerbate existing issues with water drainage, flooding and roads. We have experienced this firsthand, when our concerns about the water impacts of the proposed development of the Highland Park Golf Course were dismissed, only to be validated by the 2019 Regional Water Study. Of note, that study highlighted the significant flood risk for Greenview.

Thorncliffe and Greenview communities have a mix of R-C1, R-C2, M-C1 and M-C2 residential development including single-detached, semi-detached, row house, apartment buildings, new and existing basement suites, new infill single-detached houses, semi-detached houses and backyard garage suites. We take pride in being an affordable inner-city community.

	Occupied Dwellings	Single Detached	R-CI, RC-2, M-C1 M-C2	Owner	Rental
Thornccliffe	3615	51%	49%	58%	42%
Greenview	1075	16%	84%	45%	55%

It is our view that city proposal on blanket rezoning is not the right solution to providing affordable housing as it provides no assurances that the housing which may result will be in the truly “affordable” range when left open to builders whose primary focus is in maximizing their own returns. We have already seen rising prices in a host of established communities to which gentrification is now becoming the norm and these properties will continue to increase beyond the point where truly affordable projects cannot be built. It puts communities at risk of overcrowding and overtaxing the infrastructure and city service resources.

Our recommendation is a more targeted approach to zoning with appropriate stakeholder engagement and input. Through our outreach, our community members identified many options for increased density including maximizing density on main streets, transit corridors and underutilized assets including city lands. We want our community to continue to be affordable and have many residents who rent that are concerned rather than increasing options for affordability an unintended consequence could be they will be priced out of the area. It is a proven fact that affordable housing must be integrated with existing housing, but this must be done with a large-scale approach with the input and interests of all stakeholders considered.

We would respectfully request that the Mayor and Council abandon the bylaw as currently written. It’s time for thoughtful engagement to bring citizens together in the process vs the polarization and alienation we are seeing. In our 20+ years of experience as community volunteers this has been the most divisive issue we have encountered and we are concerned without a pause and compromise, entrenchment on all sides will not lead to positive outcomes.

Sincerely,

Leslie DeGagne

Leslie DeGagne
President, Thornccliffe-Greenview Community Association

Summary – Community Outreach Thorncliffe-Greenview

Results of Survey – Do you support the proposed changes to rezoning?

Responses	Yes	No	Unsure
154	27%	65%	8%

Common Concerns Expressed through the Survey and Community Meeting

- The proposed R-CG rezoning size and scale does not fit contextually with the nature and character of the surrounding community
- Building heights, shadowing, privacy, waste recycling storage
- .5 parking allotment will exacerbate existing issues of limited parking, along with increased traffic and safety concerns including speeding and shortcutting
- Cumulative impacts on aging infrastructure within the community already prone to flooding and drainage issues
- Long term area renters being priced out of the area
- Not convinced this will create actual affordable housing
- Lack of input into the process and clarity of impacts
- Unchecked density
- Loss of greenspace



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First name [required]

Susie

Last name [required]

Tilleman

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 11, 2024

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

[required] - max 75 characters

I am opposed to the rezoning in the community of sundance

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
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characters)



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]	Frank
Last name [required]	McGurk
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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.
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

This is a major and controversial change to existing planning policies which target activity nodes and corridors for increased density (eg. Four storey buildings east and west of Market Mall; apartment buildings near LRT stations). This type of building can have a dramatic impact on next door neighbours due to reduced setbacks, overshadowing, and overlooking. It reduces the urban tree canopy and creates a higher amount of impervious surfaces increasing storm water runoff. Another concern is the storage of garbage, compost, and recycling bins which totals 3 bins per unit or 24 bins for 8 units. There is also concern with lack of on-site parking as the requirement is only 0.5 stalls per unit. One of the recommendations of the Housing and Affordability Task Force adopted by Council in September is to eliminate all minimum parking requirements for residential developments. A public hearing has not been set for this recommendation.

Currently, any property owner can apply for a land use redesignation to change from RC-1 or RC-2 to R-CG or H-GO. A public hearing would be held to hear from affected parties and a decision rendered by City Council. The blanket upzoning to R-CG would eliminate the public hearing process which is a key part of the democratic process. The Varsity Community Association, for the neighbourhood in which I live, has taken the position that the city-wide blanket upzoning is not appropriate and will have minimal impact on affordability. I agree, and therefore I oppose this initiative.



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

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

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

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

I am strongly opposed to the citywide rezoning and feel this situation has been mis-managed from the beginning. The flyer recently distributed notes that council approved the rezoning in September, 2023 and the public hearings are now being held some seven months later. The motion by six councillors to hold a plebiscite on this matter was shot down. Surely a decision of this magnitude is more deserving of a plebiscite than whether we add fluoride to our water. Existing infrastructure will not support the increased density being proposed/legislated. Residents of low density neighbourhoods paid a premium for these communities which may now be taken away forever. Council is looking at permanently disfiguring communities to address a short term problem. There is no evidence to suggest that housing would be more affordable with increased density. Please listen to the cries of the citizens you have been elected to represent.



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

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

[required] - max 75 characters	Public Hearing Meeting of Council: Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We live in Harvest Hills and are against the City's proposed rezoning. This neighborhood has already lost a major community facility when the City purchased the Harvest Hills golf course several years ago and built many multi-family housing units on top of it. Harvest Hills was one (if not THE) only neighbourhood in Calgary that offered a lake and golf course for an affordable price. Losing the golf course has already reduced our property values and increased the pressure on local amenities like grocery stores, transit and medical centres. Parking is already a battle in our community to be able to park in front of your own house with one vehicle. The only Elementary school in the neighbourhood is already full with a waiting list. This is a Catholic school and there is no public school. Many families have to drive or bus their children miles away just to go to school every day. It is unacceptable to expect citizens to continue to travel outside of our their community to access community services that should be within walking distance of our homes like schools and stores. We support Premier Danielle Smith's recent comments stating people should not be forced to live in a community with multiple housing zones if they do not want to. People who live in Harvest Hills have chosen to live here because it is safe, community focused and does not have multi-family dwellings. Having more multi-unit housing will increase the percentage of renters vs. owners in Harvest Hills and increase crime and traffic. This is yet another factor that will decrease our property values which has been out of our control. Our community is already at capacity and lacking support. We could not sustain a large population increase which would be inevitable if the City approves the rezoning changes to Harvest Hills. Unfortunately we could not stop the City from tearing down our golf course, but we will try to stop the City from changing the community we have and call home.



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First name [required]	Haley
Last name [required]	Besenski
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Agenda will be released on the 18th however this submission is due the 15th
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	publichearingsubmissionrezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 13th, 2024

HER WORSHIP JYOTI GONDEK

OFFICE OF THE MAYOR
THE CITY OF CALGARY
P.O. BOX 2100, STATION M
CALGARY, AB T2P 2M5

Dear Honorable Jyoti Gondek, I am writing to you to express my concerns over the proposed blanket rezoning of Calgary. The shortage of housing is indeed a complex issue that requires deep critical thinking and exquisite problem-solving. As an experienced teacher and advocate for inclusive education, I recognize that a blanket, one-size-fits-all approach is not the answer, but rather a band-aid that can create even more pressure on city resources that are already strained. This issue needs to be approached on a community-by-community basis, similar to how I would approach problem-solving for my learners, who each need individualized solutions based on where they are at and the supports they require to continue to grow and thrive. As a resident of the Northern Hills Community, I urge you to consider the challenges we are already facing as the largest populated neighbourhood in Calgary (Difley, 2019; Statistics Canada, 2023). These include but are not limited to transportation, education, and wellness infrastructure. While I appreciate your promise to “debunk the myths” and provide “certainty that there is a public process” (Gondek, Global News, April 5, 2024), my family and I are already living in a community experiencing resource scarcity, so while I recognize an apartment building will not be built next to me, I have heard that row housing could be built next to me, which is still very concerning.

Thank you for considering my perspective as a citizen of our incredible city. I am a resident of the Northern Hills and a mother of two children ages 6 and 11. The decision to have my children attend French immersion programming means that my eleven-year-old son takes 3 city buses to get to his zoned junior high school. Regularly, route 301, which he needs to meet each morning at 7:30 am, is full. My husband then needs to drive him to his second bus,

affecting his own arrival time for work. I would like you to tell me how you intend to address the morning commute transit shortage in Calgary before you suggest adding to the population in the Northern Hills communities. As homeowners of a detached house, we have enough space for 2 vehicles. This is something we ensured we had when we were deciding on which home to purchase. I'd like you to know, however, that should my aging parents arrive to visit us, they must park down the block as there is not a single spot on either side of my street available for them. Please tell me how you will control street parking that is already extremely crowded without adding expenses to homeowners and their immediate family and friends who hope to visit. The situation of too many vehicles on neighbourhood streets is mirrored on the road with increased traffic congestion as well as neighbourhood businesses. Simply drive by the Real Canadian Superstore parking lot or Country Hills Town Centre and you will observe just how busy our lovely communities are, resulting in many homeowners paying extra costs to have food and products delivered to avoid the traffic and having to search for parking. It is disheartening as a resident of 13 years now, to experience the change of enjoyment going out in my community with my young family. These changes include the addition of apartments on former green spaces and many legal and illegal basement suites being added in personal homes, as well as the addition of Livingston and Carrington, whose residents come to the Northern Hills to access its existing services and facilities that they do not yet have.

The Northern Hills is fortunate to have been built and expanded around parks, businesses, grocery stores, and schools. In the past decade, the community found that despite the existing facilities, we needed more schools for our young growing families. After a decade of advocating, more schools were added. I recognize that school funding is influenced greatly by decisions and budgeting at the provincial government level. Traditionally, schools also take up to 4 years to build in Alberta following an announcement of provincial funding for a school. The 2022-2023 school year witnessed the largest growth in Calgary Board of Education schools "in the last 40 years" (Strother, 2023). I ask, how in good conscience, can you allow for increased populations in communities where schools are already operating at 99%-103% capacity this year (Strother, 2023)? Including, for instance, "Notre Dame High School in Coventry Hills and All Saints High School in Legacy are both well over 100 percent capacity." (Ferguson, 2022). As a parent and a teacher, I can testify to the negative effects overcrowded schools have on our

children and school staff. Therefore, I urge you to reconsider the blanket rezoning, if only based on this significant impact alone. To illustrate this, you only need to look north to the City of Airdrie and the current rebalancing of schools they are undertaking to see what will happen should you rezone all communities here in Calgary. You stated that the modifiers to planning “are not clear” (Gondek, Global News, April 5, 2024) therefore I am asking for you to clarify how schools and students are being considered in this rezoning proposal to ensure their well-being.

The Northern Hills residents are fortunate to enjoy amenities such as a recreational center, schools, parks, and health care. Currently, families can access what they desire or may require with some waitlists and wait times such as children’s swimming lessons at Vivo and walk-in clinics to see a doctor. Also identified as Ward 3, the Northern Hills is one of the communities listed in the City’s *Established Area Growth and Change Strategy* (the City of Calgary, 2024). In the last 5 years, Ward 3 has seen the sale and redevelopment of the Harvest Hills city golf course, which is now home to 716 apartment-style homes (Kury de Castillo, 2019), the addition of the Livingston and Carrington communities across Stony Trail and opening of North Trail High School. These changes have strained established utilities (roads, parking, power grid, loss of green spaces), retail areas, and programs such as swimming.

I live in Coventry Hills, Calgary. Before Vivo started its renovation, my daughter used to have swimming lessons at Vivo. Booking at that time was challenging due to the size of the facility. While the renovation was in progress, I had to sign her up at Genesis Place in Airdrie. I was looking forward to Vivo reopening and assumed using Vivo's swimming program/facility would be my family's location. Unfortunately, I was wrong. Since Vivo has reopened, I have not been able to sign her up for swimming lessons or simply go swimming as a family affair. There are even LESS swimming programs/times available, and the pool is often closed due to being at capacity (which before the renovation NEVER happened - and the pool was smaller). I continue to have to sign her up at Genesis Place in Airdrie. Which is quite disappointing.

(T. Gautier, personal communication, April 14th, 2024).

The *Established Area Growth and Change Strategy* (EAGCS) (the City of Calgary, 2024) does not currently contain any identified projects for how the city plans to address the wellness and quality of life for Ward 3 residents from increased resource consumption resulting from the Parks of Harvest Hills population addition. This past year, Ward 3 experienced two power grid alerts including a blackout that affected the Real Canadian Superstore located on Harvest Hills Blvd. From my observations, the EAGC strategy indicates a timeline that is now concluded with no mention of the next steps. If the city has identified Ward 3 as needing future projects, yet has not articulated or budgeted accordingly, why then would the city propose adding even more residents to this community? How can my family and my neighbours feel confident or supported when we are faced with this proposal? I strongly urge city leadership to reconsider the blanket rezoning for the health and well-being of Ward 3 residents.

The blanket rezoning proposal in the Northern Hills is controversial and unsettling for my family. Traffic congestion and the morning commute on city transit are increasingly difficult to navigate. The schools are operating near, at, and above provincial capacity rates and if we continue adding students, our teachers and youth will face the complex and lasting consequences of overcrowded schools. Current residents deserve solutions to existing strained resources and amenities before accepting the addition of zoning for row housing on single-house properties. I urge the City of Calgary not to take a one-size-fits-all approach to solve the housing crisis and instead, take the time to examine each neighborhood individually to determine where rezoning would be most beneficial.

SINCERELY,

HALEY BESENSKI
152 COVEMEADOW RD NE
CALGARY, AB
T3K 6E7

REFERENCES

- Difley, T. (2019, August 14). *Living large: Calgary's 10 biggest communities by population*. Global News. Retrieved April 13, 2024, from https://www.creb.com/News/CREBNow/2019/August/living_large_calgarys_10_biggest_communities_by_population/.
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- The city of Calgary (2022, July 26). *Established area growth and change strategy*. Retrieved April 13, 2024, from <https://www.calgary.ca/planning/projects/established-areas-growth-change.html>.



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First name [required] Wendy

Last name [required] Morris

How do you wish to attend?

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

Date of meeting [required] Apr 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
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I absolutely against Rezoning.



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First name [required] Ames

Last name [required] Lui

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters I opposed.

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I opposed this aggressive multi-unit development. Eg. Parking problems, water, sewage, garbage bins, property taxes going up, more fraudulent taxes...etc. But you are welcome to build next to Gondek and her 8 trolls.



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First name [required]	Tracy
Last name [required]	Crape
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 (from RC-2 to RCG) in the Community of Highwood
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission RE Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see comments in the attached pdf.

Submission to the City of Calgary Re: Blanket Rezoning Proposal

We are against the City's proposed blanket rezoning for the community of Highwood from RC-2 to RCG. The City says rezoning means "it will be easier, and legal, to build various types of homes in our communities, and this will increase housing options for everyone". Increasing options **does not** mean there will be increased affordability to help to solve the housing crisis. If rezoning for row homes and town homes are "automatically approved", does this only make it easier for the builder/developer, who may not have any connection to the community, to move more quickly through the process? Could this rezoning change perhaps make it more difficult for communities to voice their opposition to development plans especially if they feel a development is not in keeping with the neighborhood or is allowed in a location that does not provide easy access, contributes to increased traffic as well as increasing parking challenges because the first step (rezoning) has been passed?

There is no guarantee these row home and town home developments will be affordable and with no rent controls in place in Calgary, landlords can charge whatever they deem appropriate for the suites. To illustrate the point about affordability, on our street prices posted for three new infills which replaced single bungalows (and currently permitted under RC-2) range between \$900,000 and \$1.29 million. There is increased density but is this affordable?

Last year a developer/builder wanted rezoning to RCG for a property on our street to build 3 row homes in the middle of a block with limited access on a street already experiencing parking problems. This would have meant up to 6 separate residences (3 main floor and 3 basement suites) with parking identified for only 3 vehicles. Parking permits or asking residents to pay for parking does not create new street parking spaces where there are none. Because of the size of RCG developments, often there are no yards for children to play in which means they move to the street which is not safe with increased traffic due to increased density especially if there is no regard given to where they may be located within a community. Corner lots can often accommodate increased density because parking on the street can potentially be found on two sides, not just in front. The size of these developments in older neighborhoods also means a dramatic decrease in the urban forest, especially if RCG developments multiply. We ask Council to please reject blanket rezoning and reconsider their housing strategy.



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First name [required]	Kevin
Last name [required]	Smiley
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Rezoning Opposition Feedback.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached my letter outlining my total opposition to the Blanket Rezoning for Housing Proposal.

Kevin Smiley



108 Deer Run Close SE • Calgary, Alberta T2J 5P6 • Phone: 403-225-1155 • Cellular: 403-869-1863 • E-Mail: ksmiley@telusplanet.net

Date: 2024/04/14

Office of the City Clerk

Re: Rezoning for Housing

Dear Sir or Madam,

I am writing on behalf of my family and myself to express our total opposition to the Blanket Rezoning Plan for our single-family dwelling neighborhood. Our neighborhood (circa 1978) was never designed to accommodate higher density housing and the problems that come with it, such as vehicle parking shortages, and a lack of utility infrastructure. In addition, there is a definite potential for increased social issues associated with low cost multi-family housing.

My wife and I have worked hard all of our lives to be able to purchase our house and live in a single-family home and neighborhood because that is our preference and we are the only ones paying for our house. We purchased our house in a single-family zoned neighborhood because that is where we prefer to live. If we had wanted to live in a multi-family area then we would have purchased in one of those areas. The City of Calgary should not have the unilateral right to make blanket zoning changes that would affect a homeowner's property values and quality of life.

It is plain to see that the primary driver for the blanket rezoning concept has come from the federal government as a condition for receiving federal housing funding, and it appears as though the City of Calgary are simply following along with and telling the hard-working taxpayers that the federal government knows what is best for us.

It is high time that the Mayor and the city council start acting like we live in a democracy and pay more attention to the wishes of the taxpayers and stop capitulating to a federal government that is simply trying to impose their own agenda on us.

In closing, the Mayor and the seven councillors that voted against holding a plebiscite on blanket rezoning should all be ashamed of themselves, as they are clearly not listening to, or working for, the Calgary taxpayers as they should be. Their actions and support for blanket rezoning are deplorable, so it is totally understandable that this Mayor and city council have and deserve the terrible approval ratings from the taxpayers.

Sincerely,

Kevin Smiley

Kevin Smiley



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]	Morgan
Last name [required]	Andersen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I am not in favor of the blanket Rezoning in residential communities in Ca
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'm against the blanket rezoning being implemented in Calgary. I don't believe this is in the best interests of calgarians. When looking at rezoning individual streets and areas should be looked at individually. Making a proper plan for multi-family living, parking, the developers that are looking to build. Who the development is actually in favor of. There are many areas that could benefit from this and there's many areas that this will greatly hurt.



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

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

[required] - max 75 characters	meeting-public hearing about blanket zoning
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Are you in favour or opposition of the issue? [required]	In opposition
--	---------------

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose the blanket rezone bylaw. I don't want zoning change to my home address. My address is: 235 Evermeadow Ave SW



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First name [required] William

Last name [required] Nunn

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

12 families per area. I am in opposition to having Sundance a family community rezoned



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First name [required]	Steve
Last name [required]	Suche
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 for the City
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter Objecting to Upzoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Steve Suche
3919 5th Street SW
Calgary, AB T2S 2C9

Subject: Stop the Proposed Blanket Upzoning for all Neighbourhoods in Calgary

Dear Members of City Council,

I am writing to express my strongest objection to the proposed citywide RC-G blanket up-zoning bylaw that is to be brought forward for decision by City Council on April 22, 2024. As a resident of Calgary, I believe it is important for Calgarians to have a voice in decisions that will significantly impact our city's urban growth and development.

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has extraordinary, and primarily negative, implications for all single-family residential property owners in Calgary. Given such a significant and broadly applied zoning change, it is only fair that residents have the opportunity to have a significant say in whether they want the bylaw applied to their neighbourhood or not.

While I applaud the city for proposing some measures to help facilitate the construction of new housing, the blanket upzoning does little to address housing affordability, increases demand on city infrastructure services (gas, water, sewer, electricity) without considering the cost of upgrading those services, removes great portions on the city's tree canopy and private green space, while destroying every established single-family home neighbourhood in the city. Once those neighbourhoods are gone, they can never be recreated.

Instead of a blanket upzoning, the city should be focused on encouraging the construction of high-rises with inexpensive apartments in the Beltline, East Village and other defined locations that are well suited for a walking population, where our tree canopy has already been removed, and where the city vision of small neighbourhood shops within residential buildings makes more sense. By doing so we can limit the amount of city infrastructure that needs to be upgraded, and create new, high-density communities that will be diverse and unique in their own way from other, preserved areas of the city, and Calgary can continue to be a great place to live.

Thank you for your attention to this matter.

Sincerely,

Steve Suche



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First name [required] Alexandra

Last name [required] Currie-Bell

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 Housing rexonong.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Not in favour of cramming more people into areas that are not designed to handle them. This includes all infrastructure, amenities and parking that will be impacted in a negative way.



Public Submission

CC 968 (R2023-10)

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First name [required]	Ed
Last name [required]	Grenz
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 - Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City of Calgary Council - RE Planning Matters.docx



ATTACHMENT_02_FILENAME
(hidden)

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

RE: Proposed City Wide Rezoning

We are adamantly opposed to the city wide rezoning currently being considered by Calgary City council.

We chose our neighborhood because of its character, which is largely determined by its being zoned R1. We paid a premium for our house in our neighborhood and made long term sacrifices to be able to afford it. We feel that you are considering robbing us of the value of our home in our ideal neighborhood.

The changes proposed will change our neighborhood's character for the worse. Increased density will result in an erosion of lifestyle and property value. Loss of privacy for any existing homes adjacent to new multi-plex or row housing units is inevitable, as is loss of sunlight, parking issues and many other unintended consequences. On a separate note, it is impossible to make an environmental case to tear down a perfectly good house just to replace it with more housing, which has only been made economically viable due to defective policy. The material and energy input wasted is enormous.

We are not in a housing crisis, the city has a supply and demand problem, that will resolve itself if council ease barriers for the housing industry to work within the existing zoning rules and have appropriate access to land.

In summary, this proposal borders on a mass theft of wealth and is an example of socialism at its worst. Please listen to the majority of home owners that are against this ludicrous idea and reconsider your actions.

That all being said, if the City wishes to work with older neighborhoods that want this rezoning for revitalization reasons, then that may be appropriate. As long as it is done on a neighborhood by neighborhood basis, with in depth consultation from the neighborhood in question, resulting in a large majority of approval.

April 12, 2024

City of Calgary Council

RE: Proposed City Wide Rezoning

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Regards,

Ed & Heather Gnenz



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First name [required]	Lisa
Last name [required]	Hardie
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	change the entire city from single residential R1 to RCG multi level reside
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]	Diana
Last name [required]	Mustillo
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Land Use Designation Amendment
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Are you in favour or opposition of the issue? [required]	In opposition
--	---------------

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My family and I are in complete opposition to the proposed land use designation amendment to re-designate Oakridge to R-CG district. Oakridge is a mature community surrounded by a historical park as well Glenmore Reservoir and off leash parks. The appeal of Oakridge is the sense of community, serenity access to parks and the originality of the homes it provides. Many other communities that have been re-designated have lost their appeal. You have these original very kept homes smattered in with infills which loses the uniqueness of the community as well as increases the profits of the property taxes as in one lot has been replaced with 2 bird houses that more then likely sold for 1 million. This in my opinion is a solely a tactic to gain more funding by way of property taxes. Regardless of trying to create more housing, the majority of Calgarians are unable to afford homes that are in the price range of Oakridge. On our street some homes are selling for over a million. There is plenty of land around Calgary that are still being developed. Right off of 17th SW in the Aspen Woods, Cornerstone, Symons Valley area. There is plenty of opportunity to develop and designate these areas for infills or low income housing whatever you choose it to be, with the benefit of having the C-train line and bus access (Aspen Woods area). Oakridge is a community mixed with many generations, new families, elderly couples and I believe it advantageous to leave it as is. This is not the solution to the housing problem. The solution is to diminish taxes, raise incomes, put a cap on how much inflation there is. There is no need for these extra taxes. This is where the problem lies and this is what needs to be remedied. Again I reiterate most Calgarians are unable to afford a home. Never mind creating infills in Oakridge that would likely sell in the range of 600,000 and upward. Its completely unachievable for many Calgarians and again does not solve the problem at hand. The problem is systemic. Look at taxes and what to do to bring them down, look at raising salaries of the people that work for this great city. Stop with all the extra fees and costs. Its overwhelming and many Calgarians share this sentiment.



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First name [required]	Cheryl
Last name [required]	Tomanik
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	The City’s Rezoning for Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



Public Submission

CC 968 (R2023-10)

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First name [required]	Paul
Last name [required]	Bell
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I oppose this and it should be decided by a public vote and not by 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)



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]

Glen

Last name [required]

McGinitie

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing 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)

We are adamantly opposed to this change for our community. This City Counsel was not elected with the intent to propose this change in zoning. It must stop now.



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First name [required] **Angela**

Last name [required] **Lee**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Notice of Public Hearing on Planning Matters - Agenda TBD**

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

ATTACHMENT_01_FILENAME (hidden) **A4.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

Comments attached

April 14, 2024

RE: R-CG BLANKET REZONING

To: City of Calgary Council

I am adamantly **AGAINST** the citywide RC-G blanket up-zoning bylaw that is expected to be brought forward to Council on April 22, 2024. As a property owner, a mom and resident of Calgary Varsity since 1990, it is critical that Calgarians have a voice in decisions that will significantly impact our city's urban growth and development for the future and most importantly [our children's future](#).

There are many negative impacts of densification. By implementing citywide blanket rezoning for single family neighbourhoods, the City of Calgary will be destroying and disrupting our beloved community. Densification is not a good idea in every single family neighbourhood. A well planned community and city should be the goal, not a fast and easy solution.

I have educated myself on the issues and would like to reiterate what's important to me:

1. **Infrastructure strain and our tax dollars** - while the population increases, the cost of maintaining and expanding infrastructure such as roads, sanitation systems, parks, schools, and hospitals also rises. Rapid densification without proper planning makes this issue much worse. If the infrastructure is not expanded or improved in tandem with population growth, it can lead to overcrowding, traffic congestion, inadequate access to public services, and overall strain on the quality of life for residents.
2. **Environmental Impact** - blanket rezoning encourages unsustainable development practices including habitat destruction and destroying the tree canopy and other essential parts of our environment.
3. **Affordability challenges** - The City should encourage truly affordable housing by upzoning for high density projects along major road/transit corridors, LRT sites, and vacant or under utilized commercial sites. We suspect that will provide more housing faster than the proposed blanket

up-zoning. Smaller, minimalist style units, at these locations, would require a minimal amount of parking and produce truly affordable housing.

4. **Long term sustainability** - blanket rezoning undermines the city's overall sustainability and consideration of long term impacts by making it easier for developers to increase density in areas that they find suitable without regard for the impact on the entire neighbourhood.

5. **Public participation** - blanket rezoning may limit opportunities for meaningful public participation and input in the decision making process leading to a lack of community buy in and trust in local governance.

6. **Loss of community character** - this is an obvious negative impact. A well planned city takes comprehensive planning and thoughtfulness. Blanket rezoning is irresponsible.

I believe that this letter is necessary to ensure that my voice is truly heard on this very important matter. I urge you **to vote against** the signing of the by-law for the blanket rezoning.

Sincerely,

Angela Lee



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First name [required] **Tammy**

Last name [required] **Irving**

How do you wish to attend?

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

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

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

[required] - max 75 characters **No agenda seen in link. Rezoning proposal.**

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in favour of the following changes ... but not the blanket rezoning plan:

- 1) Removing the need for a Development Permit for a Backyard Suite if a home is rezoned to R-G, H-GO, or R-CG
- 2) A Secondary Suite and a Backyard Suite will be permitted on one property
- 3) Parking requirements for Backyard Suites will be eliminated



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First name [required]	Erika
Last name [required]	Diaz
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)



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 vehemently opposed to the rezoning for the following reasons; first it does not solve the affordable housing option. Developers will not purchase a lot in a neighbourhood that is R-1 with accompanying large lot size and high purchase price, to build affordable housing. They are profit takers and they will charge the maximum amount they can for the end product. Second, inadequate parking, 0.5 parking spaces is HUGELY insufficient. For example, if fourplex is built, and each unit has a secondary suite. That means that the 8 people (minimum) people living there will have 2 parking spaces and it is safe to assume that each person will have a car. Where will they park, in front of other people's houses is the answer. Third, the tree canopy, what will happen to mature trees on the lot and the neighbour's trees, whose root systems will be damaged by the excavation. My understanding is that Calgary's tree canopy is diminishing, how will this help. to have less trees? Fourth, people who purchased in a R-1 neighbourhood, paid a premium for those houses, and to drastically change the character and look and feel of those neighbourhoods, makes a complete mockery of the rights of those buyers and infringes on their rights. Fifth, the City of Calgary has available parcels of land to develop, why don't they use that land and develop it. Sixth, I think that R-1 neighbourhoods should be grandfathered, so that they are exempt from the blanket rezoning, this practice is followed in other industries. Seventh, what will be the calibre of the developers who develop singular lots, quickly build a four plex, duplex or row houses, and then make their money and leave. What will be the recourse for the end purchaser who buys this housing from a builder who could be a "fly by night operator, here today and gone tomorrow". Eighth, what happened to the process for Local Area plans? Why was this set aside and blanket rezoning adopted instead? Ninth, what about TOD, why isn't this being adopted FIRST? I see Anderson Ctrain station is the same for years and years despite being designated a TOD. Last, what representation was there from R-1 home owners on the planning committee who came up with this recommendation to blanket rezone. My understanding there was NONE. Its a well known adage to ensure buy - in, involve people in decisions that directly affect them.



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First name [required] Morena

Last name [required] Chui

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 Oppose blanket 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)

Oppose blanket zoning



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First name [required]	Caren
Last name [required]	Best
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)

Council is elected to serve the people of Calgary. The issue under consideration is sufficiently material that it should have input from the people of Calgary. Council recently chose to deny a vote by the people of Calgary on the issue. Council's denial of that vote, and their reasoning supporting the denial, have left many people in Calgary concerned. Concerned that the hearing on April 22nd is to be heard by a council, the majority of which have already reached a decision on their position. A number of people bought homes in single-family dwelling areas of Calgary and paid a purchase price and annual city taxes that reflect the character of the area they chose to live in. Many of those people perceive that council will now rezone their area with little consideration given to the reasoning put forward by knowledgeable parties saying that developments in those areas will result in a minimal number of affordable housing units. The knowledgeable parties have also laid out logical alternatives that would seem much more likely to result in affordable housing. Those suggestions should be considered and acted upon to produce needed affordable housing. A more thoughtful approach to the affordable housing issue is far preferable to the divisive and largely unproven approach that appears likely to be thrust upon current Calgarians.



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First name [required] Samipya

Last name [required] Rijal

How do you wish to attend?

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

Date of meeting [required] Apr 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)

As a current university student, I believe that Calgary should rezone the city to R-CG to lower the cost of housing. Since attending university, I have met many new people, including those not from Calgary. Due to this, I have since become more informed about the housing costs in Calgary. While I am lucky enough to be living at home, I know many students who aren't, and are currently struggling with housing costs. There have been times when, deciding with my friend group if we should do something after class, such as go eat at a restaurant or go watch a movie, we have cancelled our plan, as many didn't have enough money due to the high cost of housing. Additionally, if someone had asked me if I was going to stay in Calgary after graduation a year or two ago, I would have most likely said yes. But now, with how much housing costs have increased, and as they continue to increase, Calgary is becoming a less compelling option for a city post-graduation, and I know many from Calgary who hold the same sentiment. If Calgary were to rezone to R-CG, driving down housing costs, I believe that I, along with my friends, would be able to afford activities after school and make Calgary the preferable choice as a city to live in.



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First name [required] Liz and Bill

Last name [required] Jones

How do you wish to attend?

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

Date of meeting [required] Apr 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)

We are firmly against the proposed rezoning from R-C1 to R-CG in our neighborhood. We are currently experiencing a shortage of parking spots and the rezoning will make the problem worse. With the previous changes to allow more basement suites, the roads/community has become more congested than ever. The current green spaces in most areas of the city are too big and not being utilized. They would be better put to use by converting portions to housing development as these areas already have the infrastructure and parking to handle the influx of new populations. We also feel the proposed rezoning in our neighborhood will destroy the property value and will increase our property taxes significantly. It will also impact the emergency response resources--police, fire, ambulance, public transit, traffic control. Crime rates will increase significantly. Please take our comments into consideration.



ATTACHMENT_02_FILENAME
(hidden)

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

Letter of Comment of Patricia McCunn-Miller April 14, 2024

City Council April 22, 2024, Hearing on Proposed Blanket Upzoning Bylaw

I write this letter of comment to register **my opposition to the City's proposed blanket upzoning bylaw.**

Introduction:

The Housing Affordability Task Force Report outlined 98 proposed “actions” to address the current housing crisis, including the affordability issue. While many of those actions are appropriate and will hopefully have the desired outcome, blanket upzoning will not result in increased affordable housing supply and will irreparably destabilize established areas.

In 2021 the City attempted to create a new base residential land district (Neighborhood Local) that would increase RC1 and RC2 land districts to RCG. Public opposition was significant, and Council decided not to adopt the Guide as a statutory change and in lieu, would view it as a best practice to be considered in the Local Area Plans (LAP) process. Fast forward three years and the City is re-introducing the new upzoned land-use district under the guise of increasing affordable housing supply, abandoning the collaborative planning of LAPs.

None of the City Councillors campaigned on blanket upzoning RC1 and RC2 to RCG. None of the City Councillors campaigned on removing the public hearing process for increasing densification. This is the greatest proposed land-use change in a lifetime, with the ability to irreparably destabilize established areas. The City has failed to provide evidence of how upzoning will meet affordable housing targets. It has upended the predictability of known planning attributes of RC1 and RC2 areas (e.g. number of dwelling units per lot, maximum building height, maximum lot coverage etc.) that landowners relied upon to make the largest capital investment of their lives – their home.

I am opposed to blanket upzoning:

1. It does not meet the purpose of Part 17 the Municipal Government Act (MGA). The City has failed to establish that the proposed bylaw is 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.

2. The majority of Calgarians own detached or semi-detached houses. This is the largest single capital investment a person will make. This investment decision relies on the certainty and predictability of the land district zone of that home purchase. Blanket upzoning destroys that certainty and predictability, after the investment has been made, and is contrary to the principles of planning and development under the MGA.
3. The blanket upzoning bylaw, if approved, removes a citizen's right to a public hearing on a neighbouring land-use redesignation. The development application (DP) process is not a public hearing and does not provide meaningful public participation in considering the impacts of a proposed development. Citizens who provide comments on a DP application are not advised when the DP decision is made, significantly impacting their ability to make a timely appeal to the Subdivision and Development Appeal Board. The SDAB process is easily navigated by well-resourced developers and city planners but is a daunting process for the average citizen to navigate effectively.
4. Blanket upzoning ignores significant aspects of the Municipal Development Plan (MDP) 2005 (updated 2019/2020). While the MDP identified a distribution of housing growth between greenfield communities and established communities, it also called for focusing most intensification around nodes and corridors (activity centres and main streets). This would make redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.

Blanket upzoning does not reinforce the stability of Calgary's neighborhoods. It does not provide for sensitive intensification, deployed in a contextual way into established neighborhoods. It fails to meet s. 2.3.2 of the MDP a) b) c) d) to respect the existing character of low density residential areas, to ensure an appropriate transition of development intensity, to ensure infill development complements the established character of the area and does not create dramatic contrast in physical development and to ensure early community engagement in the preparation of local area plans that address local character, community needs, and appropriate transitions with existing neighborhoods.

5. Blanket upzoning fails to meet s. 3.5.3 of the MDP that states that land use policies should "encourage modest redevelopment of established areas". The proposed increased height (11 meters), and lot coverage (60%) are not modest densification. Increasing allowable dwelling units on a 50x120 lot, from 1 dwelling to 9 is not low density. The City has not engaged communities in a meaningful dialogue to collaborate on modest redevelopment.
6. Blanket upzoning results in impacts to greenspaces, mature tree canopy, utilities infrastructure, waste removal, parking, traffic congestion, impermeable hard surfaces, heat islands, environmental and social impacts, property value impacts

and diminishment in use and enjoyment of property. All of these matters require a public hearing of the impacts to use and enjoyment of property that may result from the proposed change in land-use proximate to an owner's property. This City Council hearing does not discharge that public hearing obligation.

7. Blanket rezoning to RCG does not create affordable housing. A number of studies have demonstrated that upzoning does not create affordable housing. (see citations in Peter Collins submission and The Unassailable Case against Blanket Upzoning prepared by Sano Stante and Steven Shawcross.) There must be a focussed plan for affordable housing, such as a Community Land Trust, that plans and delivers below market housing for both home ownership and rentals. The City should make available, for sale or rental, city lands to support the affordable housing initiative.
8. New communities are developed according to a master plan that designs and groups a mix of housing choices from detached, semi-detached, to various multi family housing forms and high-rise development. Associated community facilities and public realm improvements support that plan.

By the same token, established communities were also master planned communities with greenspaces, schools, roadways, sidewalks and utilities etc. to support that plan. Blanket upzoning removes the careful consideration and engagement of individual communities in contextually integrating "modest densification". Communities have a role in understanding and assisting in the planning of redevelopment that impacts the nature, character, heritage and architectural features of an area. Architect and former City Councillor Jack Long, believed that ordinary citizens have a right to plan that community environment that is at least as valid as the planner's right to do it for them. Upzoning takes away community context, knowledge and experience.

9. Increased densification is destroying mature tree canopy and landscaping along with its beneficial environmental and social benefits. Council should not approve blanket upzoning before undertaking a comprehensive assessment of how these changes impact our Urban Forest.

The urban forest is under stress in cities across North America. A contributing factor is urban development. The urban built environment creates stressors similar to what we experience with climate change: runoff from precipitation from hard surfaces, heat islands, loss of urban greenness, loss of natural sunlight.

Jad Daly, the CEO of American Forest (Conservation Organization founded in 1875) states: "Urban Forests aren't just scenery, they are critical infrastructure for the health, wealth and climate response that we need in our cities".

Urban forests have solutions to climate change challenges and Calgary needs to pay attention to maintaining and growing our urban forest. Though baseline targets for urban tree canopy vary (40 to 60% in forested cities; 20% in grassland cities; 15% in desert cities,

Calgary's urban tree canopy goal lags any reasonable benchmark: our tree canopy target is 16% by 2050 but currently our urban tree canopy coverage is languishing at 8.6%. Toronto is at 28% and aims to reach 40% by 2060. New York City's is at 22% (2017) and has targeted 30% UTC by 2035. And Calgary, is at 8.6%.

Trees Provide Health, Social and Climate Adaptation benefits including:

Clean air: Trees produce oxygen, reduce pollution, and enhance a community's respiratory health;

Mental and Social Wellbeing: Access to trees, green spaces, and parks promotes greater physical activity, reduces stress, and improves the quality of life;

Environmental Benefits:

Carbon storage: Trees capture and store CO₂, reducing the overall concentration of greenhouse gases in the atmosphere;

Protection from extreme heat events and reducing urban heat islands: A recent study at the University of Alberta found that northern cities also experience potentially dangerous heat islands that have been getting hotter over the past two decades. They are now researching a similar trend in Calgary.

The professor states: *"When we are building new neighborhoods, there needs to be some way of preserving vegetation and trees so that we can mitigate this effect"*

Energy conservation and cost savings:

- Trees cool our neighbourhoods and reduce our energy use:
- Urban trees reduce energy use on average 7.2%. (US Forest Service Study)
- Tree windbreaks can reduce residential heating costs 10-15%; while shading and evaporative cooling from trees can cut residential cooling costs by 20-50%.
- Trees reduce storm water runoff, which reduces flooding, and saves city storm water management costs;

Wildlife habitat: for numerous bird, insect and animal species.

There was a Stats Canada Report last year on the Status and Health of Vegetation in urban areas across Canada.

The researchers compared satellite images from 2001, 2011 and 2019. They found about three-quarters of large and medium-sized cities were less green in 2019 than they had been 20 years earlier.

Calgary lost green space and urbanization development is a big driver of green space loss.

The City needs a robust urban forest management framework that:

- Values and protects the urban forest as part of a sustainable city
- Prevents greenspace reductions, including the sale of existing green space for property development (e.g. the loss of 5 acres of Richmond Green Park for land development)
- Recognizes that once greenspace is removed for development, it is a permanent loss (as evidenced in the Stats Can report)
- Increased density should be undertaken in ways that preserve greenspace (factors include the location of dense development, lot coverage %, maximum % of impervious hardscape, setbacks, height max)
- Puts the preservation of the health of our urban tree canopy at the forefront of urban planning policies
- Develop strategies to increase urban tree canopy on city and private land

Blanket upzoning is the single greatest change in land-use in a lifetime. Do not approve blanket upzoning. Put the effort into a Community Land Trust with defined affordable, non-market housing for ownership and rental. Take the time to engage with citizens and community associations; explore options; share analysis, test data and develop shared plans for modest densification of established communities that does destabilize older communities.

Citizen engagement on community planning takes time and effort but it's worth the effort. When we develop shared solutions that garner support, this reduces conflict and positions everyone for successful communities.

Patricia McCunn-Miller



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First name [required]

Jim

Last name [required]

Barbaro

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This policy will not create more homes, however it will NOT create more affordable homes, it will only make builders and developers richer. They will maximize density to the maximum, without providing parking. Who pays for the sewer upgrades required when you take a block with 25 homes at present and build 120-140 new homes.. the City is taking any and all character away from this once beautiful city. If inner city density worked Vancouver would be the cheapest place in the world to live.. it's not !! I'm a born and raised Calgarian and on my opinion you are ruining this city !!!



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First name [required] John

Last name [required] Hecht

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning affects a large number of communities in Calgary. Public input cannot be heard in one meeting. Rezoning is a major change to the City and requires a plebiscite vote. I ask council to represent the people who voted them in and hold a plebiscite on this very significant decision. There is no way council can honestly say this April 22 meeting is sufficient for Calgarians to have input. PLEASE LISTEN TO THE PEOPLE OF CALGARY! Thanks. John Hecht



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First name [required] Najmul

Last name [required] Hasan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing of meeting of Council

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am okay on city planning for Rezoning as it will be a solution in home crisis and give more homes to the new immigrant Calgarians



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First name [required]	Peter
Last name [required]	Koning
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Submission_to_Calgary_Council.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please see my attached comments.

My name is Peter Koning. I have lived in the community of Lake Sundance for 27 years. I am strongly in favour of the proposed changes and ask Council to vote to approve the proposed amendments to the land use bylaw.

I have worked in the sustainability arena my entire career. As a senior manager for an oil and gas company's sustainable development team, much of my focus has been on reducing greenhouse gas (GHG) emissions. However, upstream oil and gas represent only about 20% of the GHG emissions. The other approximately 80% of life-cycle emissions from oil and gas occur at the end-user in our furnaces, water heaters, and internal combustion engines in most of the cars, buses and trucks on the roads. Buildings and transportation account for nearly 40% of GHG emissions. Alberta, like many places around the globe are increasingly becoming more urban. Already, more than 80% of Albertans live in cities. To address climate change, we must address end-use emissions in cities. This means changing how we design cities – to be denser and less car-centric.

Even though I currently live in a suburb, I know this is a model that is highly subsidized and should not be continued. Calgary needs to retrofit the suburb model to enable greater density. Doing so will result in more energy efficient housing – shared walls are more efficient. There are knock-on benefits of doing so.

Higher density will contribute to more assessed property value on the same amount of land – essentially more revenue per hectare, without having to spend any additional money on infrastructure like roads, sewers, water and power. It also leverages existing services like fire, ambulance, police, snow removal and street sweeping. This will help make the city more economically resilient and cost-effective.

Increased density also helps rationalize better transit service. When bus service can be provided every 10 min, riders don't need to plan their trips anymore, resulting in greater convenience and higher ridership. Higher ridership also makes Calgary Transit more effective.

Increased density also makes cities friendlier for biking and walking, indirectly contributing to better health. Denser cities can also help make small businesses, like coffee shops and small grocers more viable by enabling more customers within walking, biking, or a short drive. Combined with small parks, this model makes for a very livable, attractive city – something Calgary should aspire to.

I know many people in neighbourhoods like mine fear what this change will bring. Listen to administration. Despite what many have said, this change will unlock very modest changes to neighbourhoods. The time scales likely to be seen for changes mean that they will be barely noticeable to most. Peter Demong, I attended your session and know where you stand. You want people to be able to still have their hearing. Once these changes take effect, here is what you can tell them: you will not lose your ability to have your say. Development Permits require notification of neighbours and provide an opportunity to comment. The "C" in R-CG is for context. Context matters and proposed developments need to conform to the current context. This change doesn't mean monster homes or duplexes. For R-CG, lot coverage limits rise modestly from 45 to 60% and are capped at 11 meters, no higher than most two-story homes. This means their yards won't be shaded and people won't lose their privacy. All this adds up to the character of the neighborhood being largely preserved. Complimenting the higher density with better bus service means residents

can get by with less need for cars. Less need for cars means we really shouldn't be worried about what this means for street parking.

We know we are in a housing crisis, with rents becoming unaffordable. Calgary's housing supply simply hasn't kept pace with demand. To maintain our economic competitiveness, more housing will help tamp down prices and encourage more employers to consider Calgary. By approving the proposed amendments to the land use bylaw, you will be unlocking one key measure for creating more housing stock. Again, I strongly ask you to approve and put Calgary on a path to being more climate-friendly.



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First name [required]

Willam

Last name [required]

Tomanik

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

The City's Rezoning for Housing Strategy

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)

This decision is too important not to have plebesite on. You made us decide on Flou-ride this has a much bigger impact.



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First name [required] Catherina

Last name [required] Dadge

How do you wish to attend?

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

Date of meeting [required] Apr 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) PublicSubmissionUs.docx



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

April 14, 2024

Submission for the April 22, 2024 Public Hearing on Proposed Rezoning

To: The City Clerk, the Mayor and Councillors

Dear Sirs, Madam,

We absolutely do not support this rezoning initiative.

I can barely find the energy to even submit anything to this public hearing. I feel defeated, deflated and disappointed with our Mayor and Council. You say you are listening to your citizens, but I beg to differ. You are not. Did we not go through this exact process with the North Hill Communities Local Area Plan and the Guidebook? (The time expended and expense on those two initiatives!) Do you realize how much stress you are causing your citizens? To date these public hearings have been a charade. And whatever I say we will be painted with the NIMBY brush, as that, sadly, is what you do, so I shall be brief.

Maybe look to the Mayor Drew Dilkens of Windsor's letter to the Federal Government. THIS is leadership and a council listening to its constituents. I quote -

“ Without question, there is an urgent need for more homes, here and all across the country. As Mayor of the City of Windsor, I am steadfast in my commitment to safeguard Windsor's neighbourhoods and the vital infrastructure that supports them. I refuse to compromise our neighbourhoods and to do away with fair public consultation with our residents in exchange for uncertain funding that will be tied to sacrificing the makeup of our communities. Windsor residents deserve better. City Council will continue to represent the best of interests of residents and do what we can to protect their most valuable asset – their homes.”

It is unfair and undemocratic to rezone R-C1 areas to this degree of density. Residents have invested in and lived in communities that they were led to believe would remain R-C1, like we have for over 40 years. Had the Mayor and Council not been so greedy proposing blanket up zoning and proposed only duplexes or infills in established single family neighbourhoods, I actually believe R-C1 communities would have thought this fairer and considerable. The introduction of row housing in established communities in Calgary is out of the question. In new master planned communities people invest knowing exactly what kind of housing will be built there – blindsiding your citizens with this proposed rezoning is unforgivable. Row housing has no place in established single family communities. This item was not in any of your campaigns - you have no right to do this now without a plebiscite and the support of your citizens.

These row homes are ruining established communities. There are too many of them. Cap these developments even in communities that have zoning that allow them. They have the potential to destroy the remaining historical character of older established neighbourhoods, full stop.

Let's take a breath, "crisis" or no "crisis". Explore Cooperative Housing! Retrofit more empty office towers! You have various projects in the works and you've announced new sites for affordable housing.....why don't we see how these things help before we start changing our neighbourhoods **forever**? Focus on revitalizing our downtown with families, students and working professionals.

Look to other cities that have had success with social housing like Vienna, for instance. I encourage you to read the May 28th, 2023 NY York Times magazine article The Renter's Utopia by Francesca Mari– Worldwide housing has become a nightmare of expense and speculation. What did Vienna do right?

Please listen to your constituents.

Catherina And Steve Dadge



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First name [required] Mathilda

Last name [required] Pronk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Corey
Last name [required]	Drew
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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_02_FILENAME
(hidden)

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

Sundance is a family friendly community. It was developed as a single detached family dwelling community. There are a few semi attached u it's as well. We do not want our community to be rezoned. We are happy the way it is. We paid good money for our properties and allowing the development of properties without parking requirements for backyard suites and row homes will make the community less desirable to live in not to mention devalue our properties. We paid a premium for our houses because it is in a lake community. We don't want our community overrun with people. If there is a housing crisis then expand the city or turn downtown vacant properties into low income housing. Don't ruin a beautiful community we have worked so hard for. We do not want a larger variety of housing prices in our community. Period. If Calgary needs more homes make Calgary bigger. If 84600 household can't afford where they live perhaps something should be done to curtail inflation which is the cause of the skyrocketing rental prices. Every person I have talked to about this issue is opposed to rezoning. Do not do it.



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First name [required] Heather

Last name [required] Charron

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket

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

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ATTACHMENT_02_FILENAME
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Comments - please refrain from
providing personal information in
this field (maximum 2500
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First name [required]	Glenn
Last name [required]	McClement
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed blanket rezoning initiative as I believe it will diminish the quality of life in many of our neighborhoods and will not yield affordable housing while at the same time causing a loss of value to current residents. Allow me to describe a scenario. Neighbour A and Neighbour B both have single-family homes valued at a million dollars. Neighbor A sells to a developer for \$ 1 million. The developer builds a rowhouse with 4 luxury townhomes and sells them for \$1 million each. His profit is say \$ 1 million after costs. Now Neighbour B no longer has a home worth \$1million. Developers will argue that B's value is diminished by the new parking issues and added traffic so his property is now valued at only \$ 900k even though it is a single-family home and his new neighbors are in a rowhouse.

If the city is serious about providing affordable housing, focus on downtown redevelopment. Look at the office tower on the SW corner of 7th Ave and 7th Str. SW for example. It is empty but has underground parking and a gym. You could quickly redevelop this property for housing. The benefit of adding people to the core is the increase in public safety. Residents could walk to work, rather than increasing the load on the LRT.

Also consider that when people bought their single-family homes, they had an agreement with the City and the developer. It seems like an unreasonable case of eminent domain at best for the city to rezone. The current system of applying for exceptions was working. A much faster approach to increasing density but with less overall density would be to allow more legal suites and garages to be redone as carriage houses. Still a change to density but spread over many more houses with each individual property being slightly more dense rather than pockets of extreme over-density. Thank you for your consideration.



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

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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my support for the proposal to implement base R-CG and H-GO zoning in Calgary to make it easier to build multi family/row housing and enable greater housing choice. I believe that such a measure is essential for addressing our housing affordability crisis and creating more inclusive neighbourhoods.

The shortage of affordable housing options is the number one issue that affects individuals and families across our city right now. Many people, including essential workers, young professionals, and families, are struggling to find housing that fits their needs and budget. By implementing base R-CG zoning, we can increase the supply of housing and provide more options for residents at various income levels.

Promoting housing diversity through upzoning encourages economic integration and fosters vibrant, mixed-income communities. It allows people from diverse backgrounds to live in the same neighborhoods, fostering social cohesion and reducing segregation.

I understand that there may be concerns about the potential impact of upzoning on neighborhood character and infrastructure. However, it's crucial to recognize that thoughtful planning and community engagement can address these concerns effectively. By working closely with residents and stakeholders, we can develop policies that ensure responsible development while also meeting the needs of our growing population.

For these reasons I urge council to support this proposal today. If this was done 10 years ago as a proactive measure to address housing affordability challenges we might have been in a better spot today. By embracing this approach now, we can take a big step towards creating a city where everyone has access to safe, affordable housing and opportunities to thrive so that 10 years from now we don't find ourselves in a worse situation.

Thank you for considering my submission and for all the work that has been done on this important issue

Sincerely,
Caidyn El-Kadri



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First name [required] Daryl

Last name [required] D’Amico

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Please keep Calgary as originally zoned.



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First name [required]

Susa

Last name [required]

KENNEY

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

Proposed rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

I am against the rezoning
This should not be decided by city council. This will absolutely destroy communities,
reduce property values and destroy Calgary.

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



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First name [required] Julie

Last name [required] Corrigan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear councillor Penner:

I am a resident in an average home in Oakridge (six years). I write to express my concern about the city's proposed new zoning bylaw.

I am respectfully opposed to this proposal for a number of reasons. Proposals such as these in other cities have increased traffic and compounded parking issues. The additional traffic and overall congestion will significantly change the character of the neighborhood and put strain on key aspects such as schools, local shopping and community services.

Moreover, rezoning residential areas could have negative implications for property values. I have invested my hard-earned savings into my home, expecting a certain level of stability and tranquility. The proposed changes could potentially diminish property values and undermine the trust of homeowners who rely on the long-term value of the investment.

I understand that six city councillors want to put this issue to a vote concurrently with the next civic election. I realize that "direct democracy" can't happen on every issue but this is a significant enough change that warrants such a step and holding this with the next vote would minimize costs. I encourage you to join this group and respect the will of the voters either way.

Your vote as my councillor on this proposal will be a major factor in how I vote in 2025.

I appreciate that you have taken the time to listen to my concerns.

Thank you.



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First name [required] John

Last name [required] Skelton

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Last week I attended a Ward 14 meeting in Midnapore, where I live. The purpose of the meeting was to discuss the Blanket Rezoning proposal before Council. There were several hundred people at the meeting and virtually all the attendees were opposed to the proposal. The more the attendees learned about the proposal, the more opposed they became.

My wife and I purchased our home in Midnapore 12 years ago and we have been very happy here. We paid a premium to buy our home because we liked the property, the community, the access to the community lake and Fish Creek Park, the availability of parking, the quiet streets and the low crime rate.

I feel strongly that most of these positive attributes, which we paid a premium to acquire, are threatened by the Blanket Rezoning proposal. A benefit that I paid for is about to be taken away, with no compensation being offered to me. This is fundamentally unfair!

I am also very unhappy with the lack of information about the proposal that was made available to residents of Calgary, the lack of public debate on this matter and the rush to approve it. I only learned of the details of the proposal last week.

This matter is extremely important to residents of Calgary and should be decided by a referendum, preceded by debates, town hall meetings, etc. in each ward. I believe that the residents of Calgary would overwhelmingly reject this proposal in a referendum.

In summary, I believe that the Blanket Zoning proposal will unfairly take from me benefits that I paid for- with no compensation - and would be defeated overwhelmingly in a referendum.



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First name [required]

Susie

Last name [required]

Oland-Blake

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My family and I are committed to preserving Sundance as a secure, family-oriented neighborhood with low density. We chose to live here for its unique charm and tranquility, and we strive to maintain its character amidst pressures for high-density development, increased traffic, and noise. We are strongly opposed to rezoning.



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First name [required]	Anna
Last name [required]	Mathews
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 City of Calgary
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	REZONING CALGARY.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

STOP Blanket Rezoning in Calgary

I do not agree with any of the proposed rezoning for housing in Calgary.

1) The Blanket Rezoning is being forced upon the City Calgary as a condition of receiving funding from the federal government. The federal funding should be available with minimal strings attached, to allow Calgary to build or facilitate affordable housing where and how we decide. - Why is our Major and Counsel allowing the federal intrusion on municipal jurisdiction?

Why is 'funding for affordable housing' being held as ransom for giving up municipal autonomy or jurisdiction? - How can any self-respecting Calgarian be agreeable to giving up our autonomy or jurisdiction, specifically the right of our own citizens to decide on the character and nature of our own city, in exchange for money from this Federal government? - As Canadian taxpayers, the funds being offered to the City, come from Calgary taxpayers, and as such the Federal government has no right to extort or hold hostage the City of Calgary with our own (citizen's) money

2) . FIRE HAZARD: When buildings of this magnitude are also built so close together, and so close to their neighbors, the fire hazards are obviously enhanced.

3) BLANKET REZONING IS NOT GREEN: With the form of high densification the Blanket Rezoning allows, it will become nearly impossible to grow trees or gardens in our future neighborhoods.

4) RESPECTING DIVERSITY AND CHOICE: Many residents, of all ages and cultural backgrounds, would like to preserve their 'right to choose' to live in single family neighborhoods. The proposed Blanket Rezoning disrespects citizens in that it removes lifestyle choice.

5) . PARKING IMPLICATIONS: Traditionally, developers have been required to match or even exceed the amount of parking they are providing to the number of units they are building. The Blanket Rezoning, in many instances requires only .5 parking spaces for every unit being built.



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First name [required] Tracy

Last name [required] Seehagel

How do you wish to attend?

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

Date of meeting [required] Apr 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 calgary

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Not in favour.



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First name [required] Shelbey

Last name [required] Poirier

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

In absense of a Plebiscite to get Calgarians voices heard I want my voice heard to be in opposition to this issue. I have lived here all my life and worked hard to finally have a home that with the constant piling on of taxes and such I am holding onto by the tips of my finger nails. I have put hard work and care into my home to have a small yard for my pets and garden to sit in and enjoy. I have seen the 6 to 8 places take over a 50 foot lot. Or the 3 story go up beside a bungalow destroying the character of the neighborhood and value of the home it is beside. I purposefully bought my home to have the enjoyment of not having apartments and multi units going up beside me. The congestion in my area caused by basement suites and duplexes as it has become stifling as multiple families are cramming into them to make ends meet because of the pressure brought on by all levels of governments. I can only be dismayed at the added congestion and tenements it becomes as more are added to an already overloaded area. No one cares about the speeding cars right now that go up and down the street which will increase with more people. I have pride of ownership and care for my property, something I have seen deteriorate in the houses around me as the rentals have come in and decrease my property value. Who is going to make up for that when the densification increases and further lowers my property value? Being a born and raised Calgarian, I am saddened at what this City has become and how I no longer feel at home here and further more am being priced out of here. I can almost no longer afford to be here. Making this City harder to live in by densifying it the way some of you want is terrible planning and lacks forethought. It is demoralizing for us and we are already down. There needs to be more creativity and stop backing us into a corner and try listening to the people you serve. This is not the best idea. It needs to go back to the drawing board and get community input. After all it is all our City and not just Councils.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the blanket rezoning being pushed through without much more input from citizens most affected and without a plebiscite. This council was not elected with the approval of this massive change to our communities! There needs to be much more thought and discussion on the areas that are best suited to this development - not every community has the water and sewer infrastructure, the school capacity, the transit availability to sustain a four to eight fold increase of their current residential capacity. Most people's largest investment is their home in their desired community and that value is counted on for retirement and future need of seniors' residences. That value will not hold in a mixed multi-structure community. DO NOT let the lure of federal government grants destroy the appeal of our City's coveted lifestyle. There are still areas in all quadrants where vacant or underused land can be developed with multi-use housing with the ability to make it affordable. New structures built in current residential communities will not be affordable.



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First name [required] **Thomas**

Last name [required] **Spenceley**

How do you wish to attend?

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

Date of meeting [required] **Apr 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) **Pitfalls of Densification.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

As per your request, see attached. It is in response to the City of Calgary Densification plan. It is not in favour of the proposal. Please do like the City of Windsor did and tell the Feds no money needed unless it comes without strings attached.

Pitfalls of Densification: Why the City's Approach is Misguided

In recent years, the City has been aggressively pushing for densification as a solution to various urban challenges. This approach fails to consider the detrimental effects it can have on our communities. Densification, the cramming of more and more dwellings into limited spaces, may seem like a quick fix for housing shortages and urban sprawl, but it comes with a host of negative consequences that must not be ignored.

Densification projects often prioritize profit over the well-being of residents. By allowing developers to build high-density housing on small lots, the City is sacrificing livability for the sake of increased revenue. The upcoming vote to allow up to 12 dwellings on a single 50x120 ft lot without adequate parking, the destruction of tree canopy, overloading of schools, or even allowing for up to 36 garbage bins (3 per dwelling) are clear examples of this misguided approach. Such overcrowding not only strains local infrastructure but also diminishes the quality of life for residents. Moreover, densification exacerbates existing housing inequalities. Instead of addressing the root causes of housing affordability, the City's focus on densification only serves to drive down property prices to the value of the land for existing residents while driving up prices for the new multi-family dwellings going in while forcing long-term residents out. We have all witnessed contentious pet city projects that have been overwhelmingly opposed by residents only to be ignored and approved by the city. Let this not be another yet far more destructive and irreversible, example.

In light of these issues, it's clear that the City's push for blanket densification is not the solution we need. We must resist this shortsighted approach and demand policies that prioritize the well-being of our communities over profit by developers and city coffers. It's time for the eight members of City Council who are determined to push this agenda to truly listen to its residents (i.e. taxpayers) and for them to rethink their stance on densification before irreparable damage is done.



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First name [required] Andrew

Last name [required] Hill

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning Bylaw

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

ATTACHMENT_01_FILENAME (hidden) The Right Honourable Mayor of Calgary - Andrew.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Her Worship Jyoti Gondek
City of Calgary

Dear Mayor Gondek:

I am writing to you in regards to the proposed bylaw which will call for the rezoning of the city of Calgary. I was hoping that this issue would go to a plebiscite during the next election but you and the council voted not to do this.

I would agree that affordable housing is a problem however I do not believe that blanket rezoning is the solution. Affordable housing needs to be located in areas where people are able to get public transit without wrecking the beauty of the older established neighbourhoods. I would be in support of rezoning for homes on roads that are 50 km or faster and are close to LRT stations. These are generally where there is good public transportation.

One question that I have not been able to get an answer to is how will this affect the power grid, water and sewer. These older neighbourhoods were designed for single family homes. We are now putting in row homes with up to eight families. This is an eight time increase in demand on all these services. This also puts a huge burden school in these areas.

Additionally, just after the last election there was an environmental emergency declared by yourself. Cutting down old trees that are potentially over fifty years old goes against the idea of an environmental emergency. This gives the impression that Council is just swinging to whatever they can call an emergency or crisis and push it through without proper consideration or thought of the long-term consequences. I think that this is very short sighted and not well thought through.

In summary, I do not agree with the bylaw rezoning changes and strongly urge that this be rescinded. This appears to be simply a means to increase the property tax base and obtain the federal funding but not truly to ease the affordable housing need.

Sincerely,

Andrew Hill
Resident of Brentwood
City of Calgary



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First name [required] Jean

Last name [required] Beaudin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning Bylaw

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of Glamorgan I, I would like to voice my opposition to the Blanket Rezoning Bylaw.



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First name [required] **Suzanne**

Last name [required] **Hayden**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 bylaws and documents for public hearing**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not opposed to housing densification in my area of Haysboro, providing there is adequate parking. With the proposed allowance of .5 stalls per unit, that would potentially mean only 2 cars can park off the street for 4 units. With 8 to 16 or more residents in those 4 units, there is the possibility of 4 to 8 cars owned by these residents. Not all suburban homes are close to public transportation and often residents drive to an LRT station even if they commute to work on the C-Train. Cars are still required for shopping, travelling, going to activities and events, appointments and so on. I do not see we will have fewer cars in these densified areas and would suggest we need 2 off street parking spaces per single unit. The street parking should be left for visitors. I am wondering why more apartment buildings are not being built that could increase the density of the neighborhood without removing as many single family homes and green space. For example, there has been an empty lot for years on the site of the old YMCA on Heritage drive. It seems to be a perfect location for low cost housing, beside a C-Train station and very close to shopping and other services.

Respectfully,
Suzanne Hayden



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First name [required]

Ryun

Last name [required]

Kenney

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)

Please do not destroy my neighborhood like Canada is being destroyed. You have no right change the r1 zoning and only single family dwellings.



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First name [required]	Holly
Last name [required]	Pozzobon
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	In opposition of rezoning of Calgary neighborhoods.
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 opposition of rezoning. Want to keep communities like Sundance as single family dwellings. Multi level, multi family dwellings will be taking all of the charm out of these communities, increase crime, and traffic.



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First name [required] Harry

Last name [required] Turnbull

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 We are Against blanket rezoning in residential areasv

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]

kim

Last name [required]

Imhoff

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Office of the City Clerk
The city of Calgary
700 MacLeod Trail SE
PO Box 2100 Postal Station M
Calgary, AB T2P2M5

To Whom It May Concern

I write to you with the concern of the Calgary City Wide Rezoning.

I am a homeowner in Midnapore and have been since 2010 and I am opposed to the rezoning in my area.

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

Our area is already quite diverse with duplexes and condominiums and low income to high income living.

Our streets will be even more congested than they are even now. Our schools are already over capacity now and would be even more so with the influx of a higher population.

This community does not have the infrastructure to sustain a larger population. To make this feasible the city would have to spend a large sum to get the area up to standard to be able to support a larger population.

I appreciate you taking the time to read this and to way the cost benefit ratio of this blanket change.

Yours Truly
Kim Imhoff



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First name [required] Donald

Last name [required] Shepherd

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) Submission April 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

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

Submission to the Calgary Public Hearing Meeting of Council on Rezoning on Monday, April 22, 2024, in Calgary

This submission is reflective of the Wildwood community and the adjacent community of Spruce Cliff but likely applies to many other R-C1 communities in Calgary.

Overview

The proposed blanket re-zoning to many appears to be a short-sighted plan without merit as it is unlikely to achieve the stated goal of providing more lower-cost housing and is fundamentally unfair to many Calgary homeowners. There is little realization or recognition that Calgary homeowners' tax dollars and their investments in communities in which they wish to live needs to be respected. The mayor was elected with less than 22% of the citizenry eligible to vote and likewise the city councillors on average were elected with less than 19% of the citizenry eligible to vote. With such low support, it is incomprehensible that city elected officials would contemplate implementing, without a referendum, such a radical initiative that most Calgary homeowners do not want and see as flawed and not likely to adequately address housing issues. Calgaryans are willing to engage in a review of zoning but it needs to be targeted (rather than a blanket approach) to ensure it does not destroy the fabric of many beautiful, quiet and safe Calgary communities and to ensure it meets housing needs and desires of **all** Calgaryans.

Article 1 – Wildwood and Spruce Cliff Specific

The Wildwood and Spruce Cliff communities had a redevelopment plan imposed on them without any serious community engagement (Westbrook Communities Local Area Plan) in which H-GO density is allowed on approximately 300 Wildwood/Spruce Cliff R-C1 lots. (As an aside, this initiative is highly unpopular within the Wildwood community and Wildwood R-C1 property owners concerns were never seriously addressed.)

Within these two communities there already exists well over 1000 units (probably close to 2000 units) in total of social housing complexes, seniors complex, row houses, low rise condo buildings, a twelve-building low rise apartment complex and major condo towers detailed below:

1. Fourteen low rise condo buildings along Cedar Crescent SW,
2. Thirteen Copperwood condo buildings along Hemlock Crescent SW,
3. A major multi unit Copperwood high rise condo building along Hemlock Crescent SW,

4. Twelve building Boardwalk low rise apartment complex along Hemlock Crescent SW,
5. A large seniors facility on northeast corner of 8th Street SW and Spruce Drive SW,
6. Twelve unit row house complex on northwest corner of 8th Street SW and Spruce Drive SW,
7. Approximately 80 unit social housing complex on southwest corner of 8th Street SW and Spruce Drive SW,
8. Three major multi unit high rise condo buildings on northwest corner of Spruce Drive SW and Bow Trail SW,
9. Social housing on the northwest corner of 38 St SW and Worcester Dr. SW.

Article 2 – Some issues with the proposed R-CG:

1. Typically, a R-C1 community has a minimum of a 50 foot lot. On each of these lots is a single-family unit. Information provided by the City of Calgary indicates that R-CG would allow 10 units on a 50 foot lot. This is a total of 10 family units potentially on the same lot that was formerly a one family unit. This 10-fold expansion is impractical. It is unfair and would represent a major decline in quality of life for R-C1 community homeowners.
2. Most R-C1 homeowners invested in those communities precisely because they were R-C1 communities.
3. The provision for **parking** is unworkable as it only provides for 0.5 cars per unit. For 10 units on a 50 foot lot there would be a potential for 5 additional cars requiring parking. This can not be accommodated in 50 feet of street space. There would likely be even more cars as most homeowners have more than one car. It is not possible to accommodate all these vehicles without seriously impacting the fabric and quality of life of existing R-C1 communities. All these extra vehicles pose a safety issue for young children playing in front yards and on sidewalks who may run onto the street between these cars and not be seen.
4. It is highly unlikely electrical, water, sewer and other utility **infrastructure** in 70 year old R-C1 communities could handle a 10-fold increase in density.
5. It is inconceivable that Council could expect any R-C1 community homeowner to accept a 10-fold increase in density in the community they invested in - precisely due to the lifestyle provided by that R-C1 community.
6. In the most recent issue of the Wildwood Warbler (local Wildwood newsletter) the benchmark sold price in Wildwood in February 2024 for a single-family property was \$837,500. I cannot imagine how a developer could purchase an existing home at this price, pay demolition/removal costs as well as the costs to build new row houses and assume the sale price of these new row houses would be considered “affordable housing”.

Article 3 – Way Forward

1. Completely reject the current unworkable blanket rezoning proposal and develop a targeted phased alternative that has a clear mandate of providing affordable housing that includes a portion which addresses social housing. This plan must recognize the rights of the many R-C1 community homeowners who in many cases have been residents in their communities for 20 years to more than 50 years.

2. Initial areas that can be targeted in a more reasonable workable plan are:
 - a. Around all LRT stations,
 - b. All city owned land,
 - c. All federally owned land,
 - d. All convertible office towers and buildings,
 - e. Communities whose citizenry agree or prefer to live in a densified area.
3. We believe the scale of this proposed blanket rezoning plan, if passed, would adversely affect many homeowners as well as destroy the existing fabric of many Calgary communities and therefore requires a plebiscite. Such a blanket plan of city-wide densification is outside any moral mandate that the mayor and council have been provided by the electorate.

Thank you,

Concerned citizens, homeowners, long time residents and taxpayers in a R-C1 community,

Don Shepherd and Teresa Anderson
92 Wimbledon Cres SW
Calgary, AB,
T3C 3J1
desert_don@hotmail.com



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]	Ted
Last name [required]	Spearing
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	R-CG 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)	Input to Calgary Blanket Rezoning Proposal.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

There must be better options to increase housing diversity and density short of blanket upzoning without thoughtful regard to the diverse character of existing communities or a guiding vision to enhance Calgary's future as a vibrant, diverse, desirable place to make and maintain a home. I ask Calgary City Council to reject the proposed Blanket R-CG Up-Zoning.

Dear Mayor Gondek and Calgary City Councillors,

I am opposed to Blanket Upzoning.

The available information on experiences elsewhere indicates blanket rezoning falsely offers a seemingly simple solution to a complex problem, eliminates directed planning on where increased density is most achievable and beneficial, discourages making new land available for housing, and ignores the significant investments current residents have made in their homes, yards and communities. Blanket upzoning essentially removes Calgary citizens' confidence in being able to thrive in a home and neighbourhood that fits their values and capabilities.

The idea that the federal government and City Council somehow believe one-size fits all blanket rezoning addresses all issues, fits all resident needs, and a homogeneous landscape of higher density housing leads to great cities seems attractive in its simplicity however it is fiscally unrealistic, degrades community identity, reduces certainty of property rights, environmental quality, and security of home ownership, and negatively impacts residential quality of life.

Additional Information for City Council

Reports continue to be published on the examples from elsewhere cited in the Planning and Development Services Report to Calgary Planning Commission and provided to City Council in support of blanket rezoning. Recent articles on the Auckland, New Zealand rezoning clarifies that the Auckland Unitary Plan upzoned 75% of its single-family zoned parcels (Tough, 2024), as opposed to blanket upzoning 100% of single-family zoned lots city-wide.

More recently, "in what may be a watershed moment for housing policy worldwide, New Zealand's recently elected coalition government is giving up on densification and instead, with its Going for Housing Growth program, is aiming at the heart of the issue by addressing the cost of land. Under new proposals, local governments will be required to zone enough land for 30 years of projected growth and make it available for immediate development. According to the new government, local governments' deliberate decision to restrain growth on their fringes has driven up the price of land, which has flowed through to house prices," and it cites research indicating that "urban growth boundaries add NZ\$600,000 (C\$500,000) to the cost of land for houses in Auckland's fringes." (Cox, 2024). Fortunately, Calgary City Administration has stated "The City has adequate land supply within its boundaries for the next 35-49 years".

The Calgary Planning Report also cites Helsinki, Finland as a supportive reference case yet does not point out that Helsinki has 80% public ownership (70% by the city). Housing lands are leased with the government managing transfer of homes while retaining ownership of the land. This in no way resembles land and home ownership in Calgary (Calgary Housing Company, our largest operator of social housing, manages less than 2% of Calgary housing). Similarly, the Swedish experience is cited without mentioning that "rents are regulated below market value, there are extensive housing allowances for low-income citizens, and 50% of rental apartments are owned by the municipality" (Tough, 2024). Building affordable below market housing in Calgary requires targeted approaches supported by government funding, not blanket upzoning.

The Calgary Planning Report, seemingly endorsed by the Calgary Planning Commission, includes a section titled Implications. The text identifies no negative impacts under the headings of Social, Environmental, Economic, and Service and Financial Implications. It is hard to conceive how any city could undertake change of the scope and scale proposed for R-CG with no negative impacts to any of these categories. How can the Planning Commission and City Council believe blanket upzoning will not have any negative impacts on anything?

The information summarized above and the lack of mention of negative impacts suggests blanket upzoning has neither been objectively assessed nor shown to be a viable or effective city building solution. The proposed upzoning needs to be rejected to identify a better way forward.

Loss of Neighborhood Diversity and Identity

Calgary's neighbourhoods have evolved over decades based on location, topography, planning efforts and zoning guidance, and owner purchase investments and upgrades. This has resulted in a diverse array of neighbourhoods, each with its own character. As a purchaser, we sought out a neighbourhood that reflects our values and interests. As an owner, we rely on the existing zoning to sustain the character of our neighbourhood. Young families continue to move into our neighbourhood to raise their children, and typically renovate to modern standards (upgraded insulation and windows, high efficiency heating, solar panels, low flow toilets and showers). Blanket R-CG zoning would irreversibly change the character of many neighbourhoods with no recourse available to the homeowner for lost quality of life. Existing homeowners will be disenfranchised as the opportunity for public review and input is eliminated.

Recent experience shows that even where public input is allowed, exceptions are routinely granted in the face of public opposition. For example, in Calgary's Mt Pleasant neighbourhood rezoning a lot was proposed but opposed based on the dual row building design. The applicant changed it to 3 townhomes plus 3 suites, R-CG was approved, then the applicant sold the lot for \$1.2 million. The new purchaser reverted to the dual row design with a total of 12 units approved under R-CG. The homeowners either side of the rezoned lot sold their homes and left rather than accept the loss of their quality of life.

Building fourplexes adjacent to existing single detached homes increases shadowing, terminates view lines, erodes privacy and creates parking and traffic issues. These impacts significantly reduce the quality of life for the adjacent and surrounding home owners, a significant local and cumulative social impact across R-CG upzoned areas.

The use of Local Area Plans seems like a better mechanism that seeks and considers public input to determine specific areas where densification would be most compatible with the neighbourhood context and most beneficial when considering the proximity to transit and activity centers, instead of mandating a homogeneous densification across all areas.

Environmental Impact

City Council does not seem to have been provided with an Environmental Impact Assessment quantifying the environmental impact of implementing R-CG across Calgary's mature neighbourhoods. Increasing the allowable dwelling footprint from 45% to 60% plus impermeable

driveway, sidewalk, stair and patio surfaces is bound to reduce mature tree cover, limit vegetation, reduce infiltration of surface water to the soil, and increase runoff volumes. Calgary is already noted for lagging on urban tree canopy at only 8.25%, compared to Edmonton's 14%, Winnipeg's 17%, and 20+% for other Canadian cities. Blanket upzoning and development will adversely affect these environmental considerations.

Parking and Infrastructure Issues

The geography of Calgary and Alberta requires vehicle use by many residents for work, life and leisure activities. R-CG zoning allows up to 4 primary and 4 secondary suites per lot plus a detached backyard suite with only 2 to 4 parking spaces provided. The occupants of each unit may have 0, 1, or 2 and occasionally more vehicles. The further away housing and work locations are from transit, the higher the need for personal vehicles. More street parking means more potential for conflict over parking spaces, car prowling and vehicle theft.

Blanket densification will challenge infrastructure to handle increased volumes of vehicle traffic, potable water use, natural gas and electricity use, and waste and sewage disposal. The cost of these upgrades seem likely to be greater and require more time to build if density is increased across the entire area currently proposed for R-CG zoning. These costs would be reduced by focusing density increases in specific areas.

Canada is taking steps to entice Canadians to switch to electric vehicles. The logistics of charging EV's at street side in an R-CG scenario seem prohibitive and likely unsafe, forcing EV owners to drive to and from EV charging stations and wait unproductively for their chance to charge and then for their vehicle to get charged. This situation seems likely to increase the potential for conflict and increased social tension for EV owners and create a disincentive for prospective EV buyers.

So What To Do?

Reject blanket upzoning and collaborate toward how to make Calgary a great city.

Under blanket upzoning Calgary loses the ability to create a planned, diverse city that optimizes our land base as driven by community values and replaces it with hands-off one-size-fits-all residential model and spiraling expenses city wide.

At the same time, densification is necessary to accommodate the influx of residents from other provinces and countries and enable dynamic growth for Calgary. It seems like Calgary already has a mechanism and personnel in place for directing contextually aligned changes via Local Area Plans. LAPs consult residents to create planned zones for higher density, usually adjacent to transit nodes and activity centers, while sustaining the diverse character of other neighbourhoods more removed from these centers. The LAP process drives change toward Calgary's needs in a thoughtful, data based, collaborative approach not a blanket removal of existing land use controls independent of community values.

Steps toward achieving contextually acceptable, logistically feasible, and affordable densification could include:

- Combining current R-C1 and R-C2 districts with up to 45% lot coverage into a single R-C1/2 District with up to 45% lot coverage enabling contextually appropriate and serviceable increases in housing density. Any proposed higher density development would require special approval subject to a public hearing.

Or...

- Combine current R-C1 and R-C2 districts with up to 45% lot coverage into a single R-C1/2 District with up to 45% lot coverage enabling contextually appropriate and serviceable increases in housing density. Use the Local Area Planning process to identify specific zones, usually adjacent to transit nodes and activity centers, for higher density development.

And...

- Collaborate among city, provincial and federal governments to make additional lands available for housing development.
- Develop and implement dedicated support programs and lands to build new or renovate existing housing into affordable units for citizens unable to afford market priced housing. This may include the use of government owned lands and supporting creation of secondary rental suites within existing lots and homes to be used for long-term affordable housing instead of short-term rentals.
- Lobby the federal government to reduce immigration levels to reduce demand for and pricing pressures on housing.

In closing, there must be better options to increase housing diversity and density short of blanket upzoning without thoughtful regard to the diverse character of existing communities or a guiding vision to enhance Calgary's future as a vibrant, diverse, desirable place to make and maintain a home. I ask Calgary City Council to reject the proposed Blanket R-CG Up-Zoning.

Ted Spearing

cc. MP Len Webber, MLA Ric McIver, MLA Dr. Luanne Metz, Jo Anne Atkins, VCA Director of Civic Affairs Jo Anne Atkins

References:

Wendell Cox, Special to Financial Post, Published Apr 05, 2024

Planning and Development Services Report to Calgary Planning Commission, 2024 March 07.

Tough S, PhD. Overview of evidence for universal up-zoning. 2024.



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First name [required] Randall

Last name [required] Cook

How do you wish to attend?

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

Date of meeting [required] Apr 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 Blanket Lot Rezoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I'm strongly opposed to the City of Calgary Council's proposed blanket rezoning for all residential lots in Calgary. How does this proposed land use amendment align with the City of Calgary Area Redevelopment Plan? How will this achieve affordable housing everywhere.

Our community is currently zoned as R1 (single family lots), with a restrictive covenant listed on each lot title, stating that more than one house cannot be built on the lot. My concern is that this rezoning proposal will set the tone for many/more lot subdivisions, increased land redevelopments, and larger building developments. This will create a significant increase in population density, traffic numbers and noise, and a significant decrease in parking spaces. This will significantly destroy the quiet community fabric. I feel this proposal by Council is unfair and unethical, by voting against a plebiscite on the matter, and essentially "ramming it down our throats". The city-wide plebiscite would be a better gauge of what the citizens want, versus holding town hall meetings for a fraction of the public citizen involvement.



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First name [required]	Teresa
Last name [required]	Cusano
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 - Grade oriented Infill R-CG district
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Teresa.pdf



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(hidden)

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

Monday April 15, 2024

Subject: Opposition to Rezoning of Property to R-CG Grade Oriented Infill District

Dear Mayor Gondek and Members of the City Council,

I am writing to express my strong opposition to the proposed rezoning of my property located at 819 21 Avenue N.W. in the City of Calgary. I have recently been informed that the zoning designation for my property is set to be changed to the R-CG Grade Oriented Infill District. As a long-standing resident of this community, having called this house my family home since 1967, I feel compelled to voice my concerns regarding this decision.

Firstly, I want to emphasize the deep-rooted attachment I have to my home and the surrounding neighborhood of Mount Pleasant. Over the years, my family and I have witnessed numerous changes in our community. We have seen the addition of many row houses and infills that have altered the character of our peaceful, private and family-friendly environment. This rezoning proposal threatens to continue to majorly disrupt the fabric of our neighborhood by introducing even more high-density housing developments. Why this neighbourhood? Why not yours?

I firmly believe that high-density housing is absolutely NOT in the best interest of our community. While I understand the need for urban development and growth, I am concerned about the potential negative impacts that such developments could have on the quality of life for current residents. Increased traffic congestion, parking issues, strain on local infrastructure, and changes to the overall aesthetic appeal of the neighborhood are just a few of the potential consequences that come to mind.

Moreover, the proposed rezoning contradicts the vision and values that have long defined our community of Mount Pleasant. Our neighborhood has always been characterized by its single-family homes and spacious yards, providing residents with a sense of tranquility and privacy. This is why we chose to live in this community! Introducing even greater density housing would not only compromise these cherished qualities which are already being threatened, but also diminish the sense of community cohesion that we have worked hard to cultivate over the years.

As a homeowner who has invested considerable time, effort, and resources into maintaining my property, I strongly oppose any changes that would undermine its value and desirability. I urge the City Council to reconsider the rezoning proposal and instead explore alternative solutions that preserve the integrity of our neighborhood while accommodating the city's growth needs.

In conclusion, I respectfully request that my property and neighborhood of Mount Pleasant be allowed to remain as it is currently zoned. I hope that the City Council will take into account the concerns of long-standing residents like myself and make a decision that reflects the best interests of the entire community.

Thank you for your attention to this matter.

Sincerely,

Teresa Cusano
819 21 Avenue N.W.
Calgary Alberta, T2M 1K5
tcusano@telus.net



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First name [required]	Chris
Last name [required]	Rousch
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	Public Hearing of Council will be held on the proposed up-zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	rezoning apr 14 cwr.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

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

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

Dear Sir:

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

If implemented, Blanket Rezoning would:

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

growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

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

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

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

Sincerely,



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First name [required] Lauretta

Last name [required] Pedhirney

How do you wish to attend?

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

Date of meeting [required] Apr 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)

NO NO to blanket rezoning!!! I have zero confidence that city hall or developers will have Calgary residents best interest at heart. The infrastructure is not sufficiently in place in Calgary neighborhoods to handle extra density. Chaparral Valley is a prime example of the city and developers duping people into believing the green space in the neighborhood will not be developed. There is ONE ROAD IN AND OUT of this community and hundreds of people will be added to where an extension of the Blue Devil golf course was supposed to be, along with the development of Wolf Willow. You cannot have backyard suits and secondary suits on the same property WITHOUT PARKING! Our transit system is NOT SAFE. We are not like Europe or other countries where the infrastructure for passenger trains can get people to and from other places within the province or to other provinces. We need a plebiscite or wait till the next election and the people running can run on this as an election issue. Personally, I do not trust our Mayor or those that follow along with her.



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First name [required] George

Last name [required] ME

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I completely disagree and oppose the idea of the rezoning.
This will increase the population on the city that already suffering to match the current resident.
The property value will definitely drop due to the result of having more residents.
There is no and will not be enough parking spaces
There is no enough electricity supply (if the city has this number last January where weather dropped bad) we will be ina true disaster.
No enough water supply in a dry season.
No enough traffic control to regulate this increase number of vehicle.
No enough transit.
No enough peace officer.
Totally against and opposing this idea.



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]	Nicole
Last name [required]	Lilge
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	Public Hearing of Council will be held on the proposed up-zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	rezoning apr 14 nl.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

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

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

Dear Sir:

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

If implemented, Blanket Rezoning would:

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

growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

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

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

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

Sincerely,

Nicole Lilge



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First name [required]	Gerry
Last name [required]	Angevine
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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: proposed Land Use Designation amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Angevine Submission.docx



ATTACHMENT_02_FILENAME
(hidden)

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

My comments are also those of my spouse, Martha Ostrowski, whose name is also included on the submission

April 13, 2024
104 Lake Moraine Place SE
Calgary, AB T2J 2Y7
g.angevine@outlook.com

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

Submission Re Proposed Land Use (zoning) Designation Amendment

Dear Calgary City Council Members :

From our perspective, the City's proposal to redesignate lots in Lake Bonavista where we have resided since 2007 to "Residential – Grade-Oriented Infill (R-CG)" is unjustified and inappropriate. If the proposed change in zoning were imposed, it would impinge upon and seriously impair the quality of life that residents of our community currently enjoy.

How can the City justify rezoning to increase the supply of housing "across all communities" (as stated in Outcome One) given that there most likely is overwhelming opposition to the proposed amendment in some communities? Rezoning communities throughout the City to allow for greater population density without due regard to the wishes of the majority of residents in particular wards or communities (such as Lake Bonavista) would be immoral and, therefore, improper (even if not recognized as undemocratic from a City-wide perspective). For this reason, the City's Housing Strategy should limit rezoning designed to foster development of infill housing and/or multiple unit dwellings to communities that favour such change. In addition, of course, the Strategy should focus on facilitating greater population density and, therefore, more affordable housing for the "equity-deserving" portion of the population and for indigenous peoples, in areas of the City now being developed or planned for future development.

The Strategy also needs to clarify who the "equity-deserving populations or households" that are targeted in Outcome Four consist of. Further, assuming that all Calgary citizens are "equity-deserving", it would be desirable to address means for making residential property ownership more affordable for existing owners as well by, for example, removing the municipal access or franchise fees for natural gas and electricity.

When the Lake Bonavista Community was originated in the 1970s, the developers offered home buyers attractive lot sizes as well as access to an artificial lake and an adjacent park area. Since then, newcomers to the Community have purchased homes with the understanding that the zoning commitment that the City made to the developers would not change. For fifty years now (our home was built in 1974) buyers have had no cause for concern that the lifestyle and benefits offered by Calgary's first lakeside community might one day be disrupted by changing the rules to allow infill housing.

We strongly object to the proposed redesignation of lots in Lake Bonavista to R-CG because of the inevitable impact that infill housing would have on the quality of life that we and other Lake Bonavista residents have enjoyed for many years. Quadrupling, tripling or even doubling the number of housing units permitted on existing lots would lead to a considerable increase in traffic within and to and from the community with an accompanying increase in noise and other pollutants. It would also subject residents to greater risk from theft, vandalism and even fire, thereby pushing up property insurance costs.

The bottom line is that the peace and tranquility envisaged by the original buyers of properties in Lake Bonavista, and also enjoyed by those who have come to the Community since, would be greatly impacted by the proposed Land Use Designation amendment. Our representative on the City Council, Councillor Peter Demong, does not support such unwelcome change. How can any other thoughtful member of City Council do so?

Respectfully,

Martha Ostrowski and Gerry Angevine, Ph. D. (Econ.)



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

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First name [required]	Melina
Last name [required]	Cusano
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Residential Grade Oriented Infill R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Melina.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Subject: Disagreement with Rezoning Proposal for Property at 819 21 Avenue N.W.

Dear Mayor Gondek and City Councillors,

I am writing to express my strong disagreement with the proposed rezoning of my property located at 819 21 Avenue N.W. in the City of Calgary. As a longstanding resident of Mount Pleasant, having lived in my family home since 1967, I have a deep connection to the area and a vested interest in its future development.

The proposed rezoning to the R-CG Grade Oriented Infill District is of great concern to me. I firmly believe that this rezoning will have detrimental effects on the character and quality of life in our neighborhood. The introduction of high-density housing, as outlined in the proposed zoning, is not in line with the vision I have for my future in this community.

Throughout the years, I have witnessed major changes in our neighborhood, which already includes the increase in infills and row housing. Increasing the density further than this will be detrimental to our area as it is now. I have always appreciated its charm and sense of community, but it has drastically changed in the last five years. The current zoning of my property has contributed to maintaining the unique character of our area, and I strongly believe it should remain as it is, and its density should not be increased further. Densification has gone far enough here. Mount Pleasant is beginning to not be pleasant any more.

High-density housing brings with it a host of issues, including increased traffic congestion, strain on existing infrastructure, loss of parking and potential changes to the aesthetic appeal of our neighborhood. Furthermore, it may lead to a decrease in property values and diminish the sense of community that we have worked hard to foster over the years.

I understand the need for responsible development and growth within our city, but I urge the City Council to consider alternative solutions that preserve the character and integrity of established neighborhoods like Mount Pleasant. There are undoubtedly ways to encourage growth and development without resorting to rezoning that could jeopardize the very essence of our community.

In conclusion, I respectfully request that you reconsider the proposed rezoning of my property and take into account the concerns of longtime residents who wish to maintain the unique character of our neighborhood and our homes.

Thank you for your attention to this matter.

Sincerely,

Melina Cusano



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

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First name [required]	Donna
Last name [required]	Bowles
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Zoning Proposal.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

I am against the citywide rezoning to a base residential district, or zone.

Subject: Concerns Regarding Blanket Densifying Zoning in Calgary

Dear Members of the Calgary City Council,

I am writing to express my deep concerns regarding the proposed blanket densifying zoning in Calgary. While I understand the intention behind such measures, I believe there is significant evidence to suggest that this approach is not beneficial to the way of life of Calgarians, nor does it effectively address the issue of housing affordability.

First and foremost, blanket densifying zoning often leads to the degradation of neighborhoods and communities. By allowing for increased density without adequate consideration for infrastructure, green spaces, and amenities, we risk overcrowding and extreme strain on existing City resources. This can diminish the quality of life for residents, leading to increased traffic congestion, limited access to public spaces, and reduced overall mental well-being.

Furthermore, the notion that densification automatically leads to affordability is flawed. While it is true that increasing housing supply can have an impact on prices, simply cramming more units into existing spaces does not guarantee affordability. In fact, in many cases, densification can lead to gentrification, pushing out long-time residents and exacerbating socio-economic disparities.

Instead of pursuing blanket densifying zoning, I urge the City Council to consider more targeted and sustainable approaches to addressing housing affordability. This could include incentives for the development of affordable housing units, investment in public transportation and infrastructure to support growth, and measures to protect the character and integrity of existing neighborhoods. City municipalities should work collectively with federal governments on mental health and homelessness issues and not be held hostage to the strings attached to any federal funding.

Moreover, it is crucial that any decisions regarding zoning and development be made in consultation with the communities they will affect. Local residents should have a say in the future of their neighborhoods, and their input should be taken into account in the decision-making process.

In conclusion, I believe that blanket densifying zoning is not the right approach for Calgary. It undermines the well-being of residents and fails to effectively address the issue of housing affordability. Instead, I urge the City Council to pursue more thoughtful and inclusive strategies that prioritize the needs and concerns of Calgarians.

Thank you for your attention to this important matter. I look forward to seeing positive developments in our city's approach to zoning and development in the future.

Sincerely,

Donna Bowles
6 Major Stewart Lane SE
Calgary, Alberta T2G 5R6
donnalbowles@gmail.com



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First name [required]

Martha

Last name [required]

Turnbull

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 of residential communities

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favor of rezoning residential areas in calgary



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First name [required] Benny

Last name [required] Lee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Zoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket Zoning Comments.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

BENNY LEE



LEE888@YAHOO.COM



(403)978-3900

114 EDGERIDGE VIEW NW
CALGARY, ALBERTA
T3A 6Z1

**OFFICE OF THE CITY CLERK
THE CITY OF CALGARY
700 MACLEOD TRAIL SE
P.O. BOX 2100**

Dear Office of the City Clerk,

These are my comments regarding the suggested blanket zoning for the City of Calgary.

I am totally against blanket zoning for the City of Calgary for the following reasons:

- 1) It will have a negative impact to property value for people currently owning properties in the R-1 zoning areas. The current property owners bought these properties partly because of the R-1 zoning restrictions. Therefore, the City should not make this change without their consents. The current Councilors do not have to mandate to make this decision on behalf of the electorates.
- 2) Allowing high density housing in R-1 residential areas will increase traffic in these areas. These areas are not designed to handle large volume of traffic.
- 3) Allowing high density housing in R-1 residential area will cause parking problems for the area residents.
- 4) The City should seek the mandate from the electorates (with a Plebiscite) in order to make this high impact change.

Making change to zoning make senses for specific areas such as areas along public transportation infrastructures (example near LRT Stations) and areas of major institutions (near university, hospital, and malls) as these areas are better suited for high density housing. Having high density housing in these areas would encouraging the residents to use public transit and reduce traffic issues. Having high density housing in R-1 residential areas will cause more problems (traffic, noise, and unhappy electorates) then the problem that it is trying to solve.

Obviously, I and many of my friends, relatives, and colleagues will not be supporting any Councilors and Mayoralty candidate that support the blanket zoning in the next Calgary Civic Election.

Sincerely,
Benny Lee



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First name [required]	Karen
Last name [required]	Baker
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 all of Calgary's R-C1 neighborhoods to R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission for Council Meeting April 22.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Council Meeting April 22, Public Hearing on Planning Matters (Proposed Land Use Designation Amendment)

We write as 30 year residents of Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

1. **Have significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighbourhoods in Calgary have evolved over many decades to reflect unique attributes of history, culture, geography and commerce. This natural evolution is what creates the diverse character of our neighbourhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family. Implementation of Blanket Rezoning would homogenize our neighbourhoods, making the city less vibrant and less desirable to live in.
2. **Not address the housing issues the City claims it is seeking to solve.** By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their objectives. For example in Marda Loop, where instead of affordable housing units, developers are constructing rows of tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in under direct control zoning (which may be the best indicator of what is in store for us under Blanket Rezoning) have price tags that hardly qualify as affordable housing.
3. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary’s growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.
4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to

resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.

5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. For the above reasons, we want Council to reject the Blanket Rezoning amendment on April 22, 2024.



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

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First name [required] Teresa

Last name [required] Posyniak

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I have lived in Kelvin Grove for 40 years. As seniors, when we retire and wish to downsize, we will have to leave our beloved community because there are no housing alternatives here, only single family homes on substantial lots. We have observed over the past four decades here that any city proposals for change, be it instituting bike paths, stronger pedestrian safety measures (even by the elementary school), the SWBRT among other ideas are met with anger and aggressive lobbying to halt these measures. And so, rezoning, clearly a bigger potential change than most, has been met with vitriol bordering on hysteria by residents who seem to have little interest in the facts. Our community should never be frozen in a 50's era configuration. Times have changed. When we moved here in the mid-80's, we considered CKE to be in the suburbs, a quiet haven far away from the inner city. Now we are inner city and we must adapt to changing times and needs. What the naysayers preach is that multi-family housing will spring up overnight without any input from residents. But our impression is that this rezoning will occur gradually and thoughtfully. We are shocked by the cynicism demonstrated by our neighbours as well as their disrespect for our elected officials! We hope that the city can really ramp up their information about what rezoning entails. For instance, with the HERITAGE communities LAP, the city created a map which outlined ideal locations for row housing, infill, duplexes etc.. Will that guide the determination of where these structures will likely be built? I hope so because the LAP made a lot of sense to so many. In any case, please register our support for rezoning in Calgary. Long overdue!



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First name [required] Wendy

Last name [required] Rich

How do you wish to attend?

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

Date of meeting [required] Apr 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 Initiative Feedback

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Please list and provide the risks/burdens to Calgarians prior to approval.
Your printed materials and website exclude rezoning negatives. Why?
Your rezoning studies online are non-Canadian and non-Calgarian. Why?
You didn't share urban densification risk/strain studies. Why?
I first called 311, then transferred to Planning who said they didn't know.
What does an existing lot assessed with new rezoning mean for its property taxes if its owner and/or neighbors maintain the status quo?
One city worker near me stated that rezoning alone increases property taxes regardless of whether you or your neighbor(s) utilize the new zone designation. Shouldn't this be disclosed?
The assessment value & property taxes per lot will then be a higher, innate expense for both homeowners and renters.
What if you don't want to rebuild anything? Rezoning assumes a gain if you sell & move; burdening the freedoms/choices on those who don't profit or want to move or never plan to sell. And those who sell won't care what's left behind for remaining neighbors.
Already housing developments are highly priced to attain/maintain on new rezoned lots. Carrying and encouraging any, or more of, household debt hurts society as you know.
There's an enormous potential, and probability, of making existing homeowners less able to afford their current homes or be undercut by neighborhood rezoning negatives. How has this been calculated or addressed specific to Calgarians?
You state online that success will be measured & monitored overtime yet gave no specifics as to how. Why not?
Who (which company) specifically will conduct, analyze, and publish results of your rezoning?
What will be the specific areas measured and its scope, including the negatives?
If you don't currently acknowledge any rezoning negatives, how can results or success be unbiased?
Rezoning across Calgary doesn't consider how each individual property owner from their own individual lot and within their own specific community measures success or results whether they and/or their neighbors choose to live, work, play, retire, or age in place. Progression isn't a one-sized blanket.
If inclusivity is your aim your blanket excludes homeowners who disagree with, or are unsettled from, what you have & have not presented online and in printed materials. Unilateral rezoning without further answers obliterates the respect for existing homeowners who developed your (our Calgary) communities.
Please don't move the goal posts.



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First name [required] Sarah

Last name [required] Murphy

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanketed city 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)

Opposed to blanketed re-zoning. Parking is a nightmare.



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First name [required]

Gerri

Last name [required]

Cappelli

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning in Calgary

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear city council,

I have been a resident of Calgary for 27 years, and I love this city for its unique atmosphere and wonderful neighborhoods. However, I would like to express my frustration and concern over the proposed blanket rezoning. I am aware that we have a housing crisis, but I feel that the proposed rezoning is not the solution to for this growing problem. I know that Calgary is a popular city and many people have chosen to move here. However, I feel that rezoning and building expensive new housing for the needy and lower income families is not the solution. This crisis needs to be addressed at the root problem. New housing in communities that do not provide the proper amenities for the poor or needy is not the solution. Building unaffordable new homes is not the solution. Providing more housing in random communities not at all equipped to address the needs of marginalized citizens is not the solution.

This proposal has thinly veiled implications of coercion and collusion between city officials and the those who will profit from building more housing. Please do not think we have not noticed. This rezoning feels like city council is trying to force this solution upon us with no other proposed solutions. Is this truly our only option? This narrow scope is limiting our ability to propose a proper solution to the housing crisis.

If you truly would like to know the opinion of the citizens of Calgary, please consider a plebiscite. We need to find an effective solutions and not just haphazardly propose a solution which most likely will not work.

Thank you for your time.



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

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

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



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 favor of this proposal. Increasing housing density is important as urban sprawl is a significant problem in Calgary and this should help. That support is not without a couple of small reservations though which I think can be addressed during the application for new builds- parking and food security/biodiversity. My house is close to the C train and many bus routes but overall Calgary's public transit still needs improvement so there does have to room for everyone to park with any new development at least for as long as public transit to all areas of the city remains an issue.

I would also encourage planners/developers/builders to include a greater diversity of native plants along with food gardens in place of lawns within the newly densified communities. Just as greater numbers of mutli-family dwellings will help address the idea as the detached single family home as the default living choice, I feel people would be supportive of a move away from lawns as a default, but haven't seen any alternatives.



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First name [required] Alex

Last name [required] McBrien

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of Ward 4, I submit this comment to Calgary City Council in support of the proposed housing strategy, Home is Here: The City of Calgary's Housing Strategy 2024-2030.

Last year, I made the decision to make Calgary my home again, following a decade of residing out of province. Though I've had the privilege of calling numerous places home, what ultimately anchors me to this city is its most valuable asset – its people. Beyond its economic promise and proactive spirit, I've always maintained that the true allure of Calgary lies in its residents: the friends, family, and fellow neighbours who collectively shape our communities.

However, I see this city as increasingly falling short in meeting the needs of its people. This is particularly true around affordability, as nearly one in five households in Calgary struggle to afford housing in the face of escalating rental prices and other housing expenses.

We are undoubtedly facing a housing crisis. I am concerned that if it is allowed to persist unchecked, we not only jeopardize the aspirations of our fellow citizens to continue calling Calgary home, but also compromise the social and economic diversity of our communities.

It is with this in mind that I support the five goals delineated in the Home is Here housing strategy. By expanding housing choices for both current and prospective residents of Calgary, and by increasing density in areas already equipped with city services, we can significantly improve affordability in our city.

I hope you will consider this as you deliberate your vote on this matter, and I hope you will vote to approve the Housing Strategy. This vote should transcend mere housing concerns, and serve as an investment in the city's most valuable asset: its people, both present and future.



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First name [required] Jonathan

Last name [required] Koteles

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Home is Here: The City of Calgary's Housing Strategy - R-CG

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

- 1) My neighborhood will go from RC2 to RCG so potentially could go from 2 units per lot to 12 if a row house + basement suite + carriage suite were built. I support some densification but this is a massive change which will affect quality of life and is too much too fast. There has been no consideration of parking.
- 2) In reading the proposed change, there is no mention of how water usage will be addressed. Multi-year drought is a major climate hazard, and in recent Mayor's conference there are already indications from the City that we don't have the water security to support our current population. How can we possibly densify and invite this population in if we can't support our current residents?
- 3) In amongst the densification material there is a 'discretionary' use for addiction treatment. At whose discretion? This could very adversely affect a family if such an institution moved in next door with the minor controls mentioned in the bylaw. This seems like it ought to be addressed as a separate issue rather than bundle with the densification issue.
- 4) I don't agree that council has the mandate to affect this change in the way it is being pushed through. This is large enough that it should be front and center during an election campaign so that voters can communicate their will to council through the ballot box.
- 5) The vision for Calgary is "a great place to make a living, a great place to make a life", and the purpose is "making life better every day". How does this change support the vision or purpose for someone like me? These actions do not support me (the taxpayer) and I do not agree with how this is being handled.



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First name [required] **Maureen**

Last name [required] **Calder**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Public Hearing Meeting of Council Rezoning for Housing to R-CG**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a NW innercity homeowner, for the last 15 years I have watched older homes removed and replaced with semi-detached infill homes, effectively doubling our density already. In accordance with the North Hill Local Area Plan, multi-family dwellings are being built along our connector roads and I can accept that. However I am opposed to having those developments placed midblock in our residential streets, which are too narrow to accommodate oncoming traffic with all the street parking spaces taken up. Similarly we have crowded back alleys with old telephone/cable poles and garages built out to the fullest. Our heritage elm tree canopy is at risk with less soil space for healthy roots; and the height of newer homes blocks sunlight for green growth in our yards and to melt the ice on our sidewalks. Surely there are better ways for the city to simplify and improve zoning regulations without this blanket R-CG zoning. ONE SIZE DOES NOT FIT ALL. Can I also suggest one solution for our housing issues? The city tore down the mobile home parks in the NE and the SE. That land sits vacant while new manufactured home communities could provide truly affordable housing and can become established neat neighbourhoods for our citizens. Restore those and provide land for more.



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



ATTACHMENT_02_FILENAME
(hidden)

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

City of Calgary

Councillors and Mayor

The Mount Royal Community Association opposes the City of Calgary's recommendation to blanket up-zone all of Calgary's R-C1 (Single Detached Dwelling) neighbourhoods to become R-CG Residential-Grade-Oriented Infill. This position is based upon overwhelming input from our residents at Townhalls.

Up-zoning is currently being presented as a means to achieve a goal of increasing housing affordability. Affordable housing and housing affordability are big challenges facing communities. We support many of the recommendations made by the Housing and Affordability Task Force, however there is no evidence that the proposal to blanket up-zone would increase housing affordability, or the availability of affordable housing, in Calgary.

Concerns

1. Up-zoning Will Not Improve Housing Affordability

- The City's Rezoning for Housing document shows that Calgary housing remains affordable as measured by the ratio of median home price to median household income.
- Professor, planner and author, Patrick Condon, states that "Up-zoning" of neighborhoods drives up housing costs and cannot create affordable housing:
 - **"There ARE benefits to densification and an increase in market-housing but affordability and equity aren't among them."**
 - "Densification has been oversold as a solution to affordability challenges. The opposite is often the outcome, the standard economic principles of supply and demand do not apply to housing because of the increase in land value. All the benefit of land value is captured by whomever does the rezoning with little benefit to those who need affordable housing."
 - "Laudable attempts to increase affordability by increasing allowable density have not made homes more affordable; they have primarily enriched land speculators."
- Encouraging development in this manner will cannibalize existing affordable housing stock, and replace it with more expensive housing. As an example, a house was purchased on 14th St. and Joliet for \$550k. The house was demolished, and the applicant applied to re-zone for four townhouses with a projected price point of \$1.2 million each, which is less affordable than the pre-existing house, and certainly not affordable housing. There are many more examples like this.

2. Up-zoning is not Required to Meet Current Housing Needs

- Calgary presently has zoning in place in established areas to provide for an additional 262,451 units, plus greenfield sites have vacant land capacity to accommodate another 178,235 units for a total of 440,000 units.
- The diversity of housing stock and tenure in Mount Royal already **exceeds** the City averages so the blanket proposal is not needed to achieve that objective. 33% of our housing stock is single and semi-detached housing, which is

significantly lower than the City average of 61%. 51% of our housing stock is rental housing as compared to the City wide average of 27%.

3. Up-zoning is the Absence or Abdication of Planning.
 - The proposed blanket up-zoning is indiscriminate and ignores the principles and goals that might support densification.
 - For example, densification is most beneficial where there is adequate upgraded transit. Up-zoning should therefore be targeted to areas that have increased civic infrastructure (e.g. transit and schools) so it should not be used without thought or consideration in a blanket approach. This is consistent with the approach taken in the Municipal Development Plan that recommends densification be focussed on nodes and corridors. The Area Redevelopment Plans may require evolution, but revolution is not required.
 - Blanket up-zoning does not allow for timely and strategic improvement of infrastructure necessary to accommodate increased density.
 - When new developments are designed, they strategically locate areas of increased density. This is consistent with good planning principles.
 - *Failure to Plan is Planning to Fail.* We do not want our City or our communities to fail.

4. Blanket Up-zoning has Negative Environmental Impact
 - Up-zoning permits 60% lot coverage, replacing green areas with hard surfaces resulting in water losses and loss of tree canopy.
 - Most of Calgary's mature trees are in areas that will be disproportionately impacted by blanket up-zoning. Increased dwelling units, including both permitted main houses, secondary units and backyard suites and driveways, squeeze out vegetation on lots that once had only one dwelling.
 - Because 77% of Calgary's Urban Canopy is on private land, the adverse impact will be significantly magnified.

Conclusions

There is ample evidence that Up-zoning will not improve affordability, and there are significant negative effects of Up-zoning, so it should not be included in the guise of affordability measures.

If passed, blanket up-zoning represents the most significant change to the City's approach to zoning in a lifetime and will fundamentally alter R-C1 & R-C2 communities throughout Calgary, forever. This should not be done in the face of the concerns expressed on an unproven and perhaps failed model. A model, that has been reversed in one of the few jurisdictions in which it was enacted. Up-zoning was rejected when initially presented in the Guidebook for Great Communities, and should not be resurrected without meaningful input from, and consideration of the objectives, of the concerns of residents, and strong credible evidence that its benefits will outweigh the negative impacts.

Lynn McRae
MRCA President

Roy Wright
MRCA Planning and Development
Committee Chair



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First name [required] Deborah

Last name [required] Mireault

How do you wish to attend?

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

Date of meeting [required] Apr 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 do not believe that the proposed rezoning plan is in the best interest of the citizens in Calgary. Older districts are already being redeveloped without any thought towards to impact on the community itself. I live in an older area that already has a mix of single-detached, semi-detached, apartment, condo and townhouses, with more still being built. The problems with traffic, parking and the amount of garbage that is accumulating on the roads, alleys and yards is a big problem. Back lanes are being used to cut through as people try to avoid the traffic; complaints to bylaw about all the garbage seem to do nothing.

there are other avenues to open up housing in the City; no foreign ownership where the property sits empty; more rent subsidies; plus many others.
I do not wish to see Calgary become a slum city.



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First name [required]	Scott
Last name [required]	Dunlop
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 vehemently oppose the blanket rezoning initiative and categorically reject it as an assault on our neighborhood, our sanctuary, and our individual property rights. Rezoning our community to accommodate multi-family residences at the expense of green spaces and adequate parking not only devalues our homes but also threatens our fundamental well-being. This reckless endeavor, masquerading as urban development, is an affront to Calgary's ample land resources and reeks of an ideological pursuit for densification led by the mayor.

Given the monumental impact this proposal would have on our city's fabric, I request that council subject it to a binding referendum or, at the very least, mandate council members and the mayor to campaign on this issue in the forthcoming municipal election.



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First name [required]	Navid
Last name [required]	Ahmadi
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	City Council proposed blanket rezoning bylaw
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The proposed land use designation amendment (rezoning) will deteriorate the quality of life in our community as rezoning will allow for more number of houses/secondary suites built on same limited land which will bring in all associated problems such as congestion, aesthetics, parking issue and garbage collection and management.



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

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

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

ATTACHMENT_01_FILENAME (hidden) George Gillson submission to Council April 22, 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

George Gillson here, semi-retired in Arbour Lake, former family doctor, former owner of a medical testing laboratory and former Industrial Research/Development PhD. I am here to voice my strong opposition to the reckless rezoning of Calgary.

First, as a semi-retired MdD and a grandfather, I worry about the potential for reduced Quality of Life, increased stress and overall worsening health for people who have been living in primarily single-family communities for decades and are now looking forward to peaceful enjoyment of their property. I'm one of these people.

Instead, people like me may ultimately be forced out of their homes due to rising taxes (more on that in a bit), increased insurance premiums (due to fire risk), overcrowding/ lack of privacy, parking issues. Will I even be able to host family gatherings if there is no place for guests to park? Will we be able to enjoy our backyards? Entertain guests? Or will we be surrounded by three-storey buildings?

It's looking to me like this zoning change is going to cause heaps of stress for many older residents. And stress is one of the chief drivers of cognitive decline. Why would we do this to people who have worked hard and now want to just enjoy their retirement years in peace?

And what about my grandchildren? Will they be attending overcrowded schools that never anticipated an abrupt increase in their student population? Will they get an adequate education? Will they be able to enjoy Arbour Lake? Or will it be overrun?

Secondly, as a thinker/scientist, I am cringing at the general illogic behind ,and the potential environmental havoc created by, upzoning or densification.

Trees and grass are carbon sinks. Grassy areas absorb heat and water and help mitigate runoff. Imagine a nicely-treed lot with grass front and back, that is torn up and replaced by buildings that run right to the adjacent property lines, right to the sidewalk/road and have virtually no back yard. This is an environmental nightmare if you ask me.

No doubt each of these new buildings will be "green" meaning each one will be equipped with a solar-paneled roof. Now imagine **your** house sandwiched between two such "greenies." Maybe you have a solar roof too! But you can probably kiss the electrical output of your roof goodbye due to the shading from your new green neighbours.

Speaking of electrical output, if all these new multiple family units going into an older neighbourhood are generating power and are ALSO electrically-heated, how are the grids going to handle all that extra juice coming and going? Money will need to be spent to upgrade infrastructure. Guess where that money will be coming from? Your pocket, via taxes. That's where.

In a similar vein, what about sewer and water? These utilities will need to be upgraded, again with your tax dollars. What about waste removal? We are now talking about twelve bins for a four-plex instead of the three bins that were there for the house that got torn down. Where the heck will people put them??

Again, our tax dollars will be paying to put more garbage trucks on the road, to service these “densified” neighbourhoods.

We are being told this is all in the name of a housing crisis and that we desperately need more affordable housing. I’ve talked to several developers currently working on duplexes that have replaced single-family homes. They were honest enough to laughingly tell me that each half of their duplexes will sell for much more than what they paid to buy the original house and tear it down. We will not be creating affordable housing: de-zoning will just mean lining the pockets of the developers.

None of this makes any sense to me.

Councillors, think about what reckless de-zoning is going to do to the health and wellbeing of seniors, and think about the future health of your friends, your children and your grandchildren. Think about the environment.

Vote for health, logic, the environment and common sense!

Vote “No” for de-zoning.



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First name [required] Mahnaz

Last name [required] Ghasemi

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Council proposed blanket rezoning bylaw

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

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First name [required]	Greig
Last name [required]	Sproule
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Rezoning Proposal Submission - Greig Sproule.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

See written submission attached

April 14, 2024

City of Calgary – Council

Submitted Online

Office of the City Clerk

700 Macleod Trail SE

PO Box 2100, Postal Station M

Calgary, AB, T2_ 2M5

Proposed Blanket Rezoning

I am opposed to the proposed blanket rezoning plan. It is a shotgun approach to a specific problem, which requires specific and appropriate measures. The blanket rezoning proposal presents a solution (or cure) that is worse than the problem they are setting out to address. The objective of providing affordable housing in a short-time frame is laudable, but the blanket rezoning is likely to create problems more severe than the objective and risks many other unintended consequences. This proposal is not a sound plan, but a desperate attempt to absolve council of a thoughtful and successful plan to provide affordable housing, a problem which is neither recent or unique to Calgary. Other cities have already proven that increasing density does nothing to address affordability, but it has proven to create a myriad of other problems.

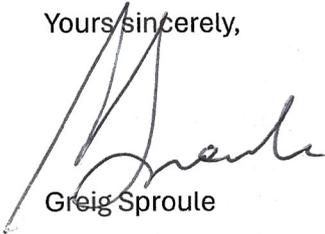
The proposed blanket rezoning is likely to

- decrease property values in many desirable neighbourhoods and an overall negative economic impact on Calgarians,
- result in negligible or no improvements in affordability (for example adding town houses, row houses, infills, condos, etc. in estate communities will still be unaffordable for those the city is trying to provide affordable housing to; however, it will certainly lower the quality of life and existing property values in those communities),
- provide a strain on existing infrastructure and services,
- add to parking and traffic congestion,
- is likely to have a negative environmental impact on the city, with a reduction of trees, green-spaces, and gardens,
- furthermore, increased density, with residences that are closer in proximity, taller and providing for less privacy and outdoor living will increase the need for standard air-conditioning, which is a large contributor to increased energy consumption,
- make it difficult to maintain single-family homes which provide an aging in place option for seniors,

- decrease the desirability of, and quality of life in many Calgary neighbourhoods leading to a negative impact on health and well-being of Calgarians,
- a one-size-fits-all approach that will bias the planning process and make it difficult for a majority of Calgarians to have development concerns heard, and once the “egg is scrambled” from a development perspective it will be very difficult to retreat and resolve community issues.

Many communities are submitting sensible feedback to the City in this regard. I commend the submission of the Varsity Community Association which provides not only a critique, but also provides suggestions for a better approach. I urge my councillor and all other city of Calgary councillors to vote against this proposal which does little, if nothing, for the problem of affordable housing but is sure to reduce the value of properties and quality of life for Calgarians.

Yours sincerely,



Greig Sproule

1315 Varsity Estates Drive NW

Calgary, AB, T3B 4N4

Cc

Sonya Sharp, Calgary Ward 1 Councillor (ward1@calgary.ca)

Hon. Ric McIver, Minister of Municipal Affairs (Calgary.Hays@assembly.ab.ca)

Dr. Luanne Metz, MLA for Calgary-Varsity (Calgary.Varsity@assembly.ab.ca)

Len Webber, Member of Parliament for Varsity (Webber.Len.Com@parl.gc.ca)

Joanne Atkins, Director of Civic Affairs, Varsity Community Association (Joanneatkins@shaw.ca)



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First name [required] Penny

Last name [required] Payne

How do you wish to attend?

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

Date of meeting [required] Apr 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) Opposition to Blanket Upzoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Agenda Item 'R-CG Blanket Rezoning'

I am writing to express my strong opposition to the proposed blanket upzoning in Calgary. While I understand the need for addressing housing issues, I believe this approach overlooks several crucial factors that will significantly impact our neighborhood's quality of life.

Firstly, the proposed to allow an increase in density from a single-family dwelling to eight to twelve units per lot is alarming. Such a drastic change not only disrupts the current fabric of our community but also poses serious concerns regarding traffic congestion, parking availability, and strain on existing infrastructure.

Moreover, changing the base land use eliminates the certainty of use, depriving residents of the character of the neighborhood they invested in when purchasing their homes. People choose where they want to live based on personal and lifestyle reasons, as well as the look and feel of the community. The proposed blanket upzoning denies residents the opportunity to express their concerns and shape the development of their neighborhood.

The development of multi-family housing buildings will inevitably alter the quality of life, privacy, and property values. The overshadowing of neighboring properties due to increased height and lot coverage will diminish sunlight and green space, while the removal of trees to accommodate higher density further exacerbates the loss of our tree canopy, which is crucial for the environmental health of our city. The urban tree canopy provides shade and reduces the heat island effect, absorbs pollutants and enhances air quality, enhances streetscapes, improves soil health, reduces water runoff, provides habitat for birds and animals, and in general improves quality of life for residents. The City has a tree canopy of 8.6% and a goal of 16%. If a single dwelling lot with 40% lot coverage is changed to 8 to 12 units with 60% lot coverage, how will the tree canopy target ever be met? Trees will be removed to increase lot coverage from 45% to 60%.

In addition, with a reduced tree canopy and the replacement of lawn/garden/green spaces with buildings and concrete, where does all the water run off go? How will the storm sewer system keep up, particularly in older communities with larger lots that are most attractive to developers for multi-family housing. Not to mention how the existing sanitary sewer system and electricity grid will be impacted and unable to handle the increased density.

The prospect of increased noise pollution from air conditioning units, compounded by the lack of shade from trees, is deeply concerning. This not only affects the comfort of current residents but also undermines the desirability of the neighborhood for prospective buyers or renters.

While developers stand to benefit financially from upzoning, ordinary homeowners will not see a comparable increase in value. This asymmetrical distribution of benefits underscores the inequities inherent in the current approach to addressing housing affordability.

The City of Calgary must take proactive measures to address the housing crisis instead of passing the burden onto communities and allowing developers to capitalize on the zoning change. Without meaningful municipal and government intervention in the housing market,

simply rezoning land for higher density will not solve the underlying issue of affordability. Developers will continue to prioritize profits over the needs of our community, exacerbating rather than alleviating the problem.

In conclusion, I urge you to reconsider the proposed blanket upzoning and instead pursue more thoughtful and targeted approaches to address housing challenges in our city - an approach that the City has a stake in, and not just from a revenue perspective for development permits and property taxes.

Thank you for considering my concerns.



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First name [required]	Brie
Last name [required]	Nelson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	In favour of Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I support Council approving the proposed Rezoning for Housing. I am very glad that Calgary City Council has approved, and is now working through the actions within Home is Here: The City of Calgary's Housing Strategy 2024-2030. The housing crisis is a very urgent and significant challenge for many Calgarians, and I believe this rezoning will be part of helping ensure more available housing and more affordable housing to mitigate the housing crisis.

April 14, 2024

Re: Comment in favour of Rezoning for Housing

I support Council approving the proposed Rezoning for Housing. I am very glad that Calgary City Council has approved, and is now working through the actions within *Home is Here: The City of Calgary's Housing Strategy 2024-2030*.

The housing crisis is a very urgent and significant challenge for many Calgarians, and I believe this rezoning will be part of helping ensure more available housing and more affordable housing to mitigate the housing crisis.

I am a homeowner in Calgary, in the neighbourhood of Shawnessy, and within walking distance of c-train stations. This rezoning would enable my husband and I to decide to renovate and add additional suites to our property, and gain rental income. Even if we do not choose to do this, I hope that more rental units will become available by our neighbours doing it, as I see our neighbourhood as ideal for renters. There is a shopping district and transit access in easy walking distance and the lots and houses are large enough to enable addition of suites/units without full tear-down and redevelopment of properties.

Sincerely,

Brie Nelson



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First name [required] Anita

Last name [required] Spence

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My submission will be sent to publicsubmission@calgary.ca since I'm encountering difficulties attaching it.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] RGC Blanket Rezoning In Calgary
Date: Sunday, April 14, 2024 8:14:58 PM

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

RGC Blanket Rezoning In Calgary

Submitted by Anita Spence

I oppose blanket RCG rezoning. I support increasing the density but not in the manner and with the policy proposed by the City of Calgary.

The trust issue

Density.

The city published, "What is Residential-Grade Oriented (RCG)?" Under "What are the specific rules in R-CG?", it states "Density: 75 units per hectare". There is no mention of secondary suites in this section. However, in the first paragraph of the information sheet it states, "An R-CG parcel could have a maximum of four units on a typical 50 ft lot, with the potential for each unit to have a secondary suite."

NOWHERE ON THIS INFORMATION SHEET DOES IT CLEARLY STATE THAT THE SECONDARY SUITES DO NOT COUNT TOWARDS THE 75 UNITS ALLOWED; you could therefore in principle, have 150 units per hectare.

Why is this not clearly stated? Is the intent of omitting this information that the public would miss this fact, in order for a much higher densification to take place. It breeds mistrust.

Parking.

The lack of parking and congested parking are issues that have been raised on numerous occasions. In the City of Calgary's FAQ "Can my neighbourhood manage the additional parking required for increased congestion as a result of growth and redevelopment?" The affirmative answer is "yes" with the following solutions "...managing the space with permit parking, time restricted parking, or paid parking". How will this resolve the parking issue for the residents living in the area? You now add a cost both for the primary vehicle, potential additional vehicles, and visitors! Time restricted and paid parking do not make any sense. In most areas the residents are the people parking there. It might be an issue where there are other attractions that draw people from outside areas visiting the residential area, then time restricted parking/paid parking is feasible.

In addition, "...make it easier to use different modes of transportation for future residents, such as providing bicycle parking and building better sidewalks, among other things". This statements does not make sense. Residents should expect better sidewalks and bicycle parking but not as an answer to the vehicle parking issue. Public transportation infrastructure is also a

requirement for a sustainable society and environment. Calgary is not Amsterdam with 48% bicycle trips in the urban core or Copenhagen with 50% within the city centre (and with better infrastructure and milder winters). In addition, we're not looking at the city centre only with the rezoning. The reality is that many people need to use a vehicle to go shopping, take children to and from activities, visit friends and family, and to explore the beauty of different parts of Alberta. Taking public transportation might be limited to work and going downtown for events. Parking is still needed!

Also, I fear what "....., among other things." stand for!

"Remove parking requirements for backyard suites" is another statement in the published information from the city. Why? What is the rationale for this?

Ignoring all the concerns raised by citizens and the reality of citizens' actual needs shows a lack of respect and unwillingness to resolve issues. Only developers benefit from having to allocate less space for parking and using more land for development.

A simple solution is to build one parking stall per unit!

Calgary Climate Strategy-Pathway 2050

Reaching net zero by 2050 is a good goal.

Looking at the blanket rezoning the reality is different. Having vehicles circling around looking for parking is not helpful; not to mention there is no reference to infrastructure to charge EVs. Removing mature trees and decreasing green areas around homes are detrimental; sequestration of green house gases and absorbing excessive rain will decrease as a result. The buildings will absorb and retain heat and not assist with cooling the temperature.

Green space for children and residents

Many of the current examples of the structures built or those under construction show how green spaces have been drastically reduced. Mature trees are removed, and lawns and bushes reduced to bare minimums. Areas for children to play are very limited. This is a big concern since children need opportunities to develop through play and spending time outdoors and in green spaces.

Green spaces are also important for mental health for all ages.

Affordability

In the "Rezoning for Housing" handout, the introduction states: with "over 84,600 households cannot afford where they currently live and the number is growing". In addition, the city is projected to grow to 2 million people. The new developments have not been "low income housing" with the high sales prices. The "trickle down" effect has been quoted and referred to in response to developments not being for low income housing. Looking at the city's published reference, "Liang & Kindstrom (2023) Does new housing for the rich benefit the poor? On trickle-down effects of new homes" . It's conclusion is "Thus, it is not very important to build homes directly affordable for low-income residents, they will reap the benefits of more housing space anyway through ripple effects." and "As homes age and deteriorate, they filter down to poor people". It could take up to 30 years for this to fully trickle down according to this article. Is this how the city looks at poorer residents? It's insulting. I now don't trust any of the resources used to make decisions.

Area Re-development plans

Having experienced the recent developments in Bowness it is clear that there is very little, if

any, consideration to what the ARP states. Maintaining the character of the community has not taken place. Mistrust for the process is the result.

Financial contributions

Looking at the list of financial contributions to the civic election, developers and persons related to the field are considerable. This leaves a question of impartiality and neutrality in making decisions about housing. Again, this makes trust for the process questionable.

The City of Calgary should focus on the quality of life for its citizens.

Let's not become a case study in what should not be done!

Sent from my iPad



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First name [required]	Helen
Last name [required]	Beckie
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	Please refer to attached document
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning for Housing Submission.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see the attached to be presented to the Rezoning for Housing council for the district of Glendale.

April 14, 2024

Helen Beckie
15 Glenview Dr. SW

I am a 62-year resident of Glendale Meadows.

I would like to maintain the existing character of our neighbourhood and therefore, oppose the proposed citywide rezoning proposal.

I understand that our zoning is currently subject to the Municipal Development Act which states:

Municipal Development Act

The purpose of the Municipal Government Act, Part 17 states:

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.

I believe that the citywide rezoning infringes on my rights as a property owner. In my 62-year residence in Glendale, the zoning has consistently maintained single detached homes. I know that recently secondary suites have been permitted but the character is largely unchanged despite this. The Municipal Development Plan for Calgary set thirty-year density goals and people made decisions accordingly. An important aspect of the plan was retaining the character of established neighbourhoods.

On the city website under the caption “What does rezoning mean?” it states

Proposed (re)developments will still be reviewed in detail to ensure they remain compatible with the surrounding community.

In my review of the website, I found no information on how the compatibility of new development would be assessed and in particular no reference is made to the criteria in assessing contextual in areas zoned R-CG. Further, the extent to which residents will have input in planned development is unclear.

The website continues:

...

Apartment buildings cannot be built on parcels where single-detached homes are today.

I found this to be unclear. Will apartment buildings be permitted on two parcels where single-detached homes are today?

In the section titled “More rezoning benefits” the city states:

Access to pathways and increasing transit options encourages (sic) low-carbon modes of transportation, supporting a more sustainable green future for Calgarians.

I don't find this statement to be self-evident. Access to these options does not ensure that they will be utilized.

Rezoning will improve the walkability of communities as more people can live nearby to amenities like schools, parks, and grocery stores.

There is no reason to expect that there will be changes to sidewalks or walkways because of rezoning.

Rezoning will enhance the existing features of established communities and encourage Calgarians to connect with each other.

How would rezoning change that?

In the section titled “Frequently asked questions?” I am concerned with the response to the question “Can my neighbourhood manage the additional parking required for increased congestion as a result of growth and redevelopment?” We already pay for parking on my street and with only single detached homes there are often no parking spots on the street. How will it accommodate increased numbers of vehicles? What price will we have to pay for a guest permit and is there any way to ensure there will be a space in front of my home?



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First name [required]	David
Last name [required]	Taylor
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing, specifically city wide R1 to R-CG 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 do not agree with the decision Council has made on the issue of citywide rezoning, because in fact it isn't city wide. This is a targeted change for properties designated as R1. There are other areas in the city where no changes have been made. That said the city has indicated this change is needed so there are more homes available. This may be true, but I fear it is more likely this will lead to more homes being purchased by Companies, builders, developers and turned into rental units. I believe that has been occurring in the city for some time. One only has to know someone who is trying to buy a house to find a large percentage are been brought for cash with no conditions. Not a lot of young couples have that much cash, nor are they able to take the risk of no conditions when buying a house. One can only assume the cash sale is a business purchase. The change from R1 to R CG should not be a blanket change. With a little more effort there could be a process developed where the proposed changes could be dealt with and the public could still have a say in the changes been made in the community or on a specific property. I for one do not want a four plex build next door. My final comment is the on the wisdom of not having parking for backyard suites and 0.5 vehicles per unit on the four plex. This is not well thought out and needs to be rethought. It will only cause parking issues on streets that are already full. Thank you for this opportunity.



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First name [required] Rachelle

Last name [required] Pinnow

How do you wish to attend?

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

Date of meeting [required] Apr 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) Rezoning to R-CG, Letter to City of Calgary 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

In making your decision for rezoning of Calgary, please keep in mind that this city is for everyone, newcomers and people who have lived here their whole lives. We need more houses for our growing city, but we also need to respect the homes that people have invested their life savings in as well as their hearts and labours. To drastically rezone is to disrespect what has been created so far, and in some ways, to destroy what has been built to date. Home owners made choices for where they would put down roots based on existing zoning, e.g. a quiet neighbourhood with modest sized houses on large lots for the purpose of gardens and sunshine and privacy.

Blanket rezoning from RC1 to R-CG, as is proposed in my neighbourhood, would take a lot with a single 1960s vintage bungalow and potentially turn it into a rowhouse with four units up, each with potential for a secondary suite and a backyard suite, which would permit 12 households on a single lot. How many people in each of these households and how many people then could be living on a single lot? Street parking in neighbourhoods will be out of control, let alone the towering nature of these three-story buildings (36+ feet high). These towering rowhouses will have windows looking down into the adjacent yards, prying into the privacy of neighbours who were there long before, casting shadows on their gardens and disquieting the peace with multiple air conditioning units and the general raucous caused by many people living in a small space.

Growth and change needs to be accommodated, but perhaps a blanket rezoning to R-C2 (rather than R-CG) would be a better option. It would still increase density and create more houses but would not be such an upset to established neighbourhoods. R-C2 blanket rezoning provides a more balanced approach, and once density begins to increase, perhaps additional phases of rezoning could take place and the increase to R-CG would not be so abrupt.

In addition to the existing residential lots proposed for rezoning, there is also apprehension in certain neighbourhoods that green spaces and parks are under consideration for rezoning and potential development. In my neighbourhood of Charleswood Heights/Brentwood, the edges of the park space along John Laurie Blvd are currently zone R-C1, probably dating back to the 1960s, and might be rezoned to R-CG. After queries, the City website updated a response to read, "... While these parcels are being proposed for rezoning (i.e., from RC1 to RCG), this does not mean they are being proposed for development. They will remain park spaces even if they are rezoned." I believe that the Brentwood Community Association submitted a formal letter to the City requesting a change in designation for the park spaces to S-SPR, Special Purpose - Park, with the sites declared as Municipal Reserve on the land title. I agree with the community association that if the intention is to keep all the spaces as park area, this re-designation would provide significantly more assurance than the blanket rezoning to R-CG.

I hope the City of Calgary will listen to concerned citizens and reconsider the blanket re-zoning.



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First name [required] Charlene

Last name [required] Eadie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The City of Calgary is wanting to completely change the neighborhoods of our city. I purpose that the City of Calgary completely change ALL of the city run golf courses. Change Shagnappi point, McCall lake, Confederation Park, Lakeview and Maple Ridge. These areas can be rezoned. You will have covered the city. You can build all the row houses that you desire. You will only have the golfers opposing this change. You won't be destroying any of the existing older neighborhoods. I am completely oppose to a city wide rezoning. Calgary city council please do the right thing and think what you are considering doing to our city.