



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]

Dallin

Last name [required]

Harding

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning Proposal

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Hello, I am submitting my formal comment IN OPPOSITION of the blanket rezoning proposal for Calgary. This blanket rezoning is harmful to the residents of the city as well as to the city's reputation. The rezoning proposal will create negative affects in many communities that are currently filled with families and the elderly. I am a resident of the Sundance community and am deeply troubled by the impact that this proposal would have on my community. The council should consider the impact that such a proposal would have on the quality of life of those already living in the city, as well as the negative consequences to property value and public view. Thankyou



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First name [required] Cynthia

Last name [required] Cook

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

Date of meeting [required] Apr 22, 2024

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[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)

Purposefully moved to the suburbs to avoid high density housing & for a smaller community environment. Sacrificed being close to work downtown to have this lifestyle.



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First name [required]	John
Last name [required]	Keith
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor Gondek, Councillor Sean Chu and Calgary City Councillors,

We are writing to express our strong opposition to the proposed blanket rezoning in the City of Calgary. We are concerned that blanket rezoning will have a detrimental impact on our older neighborhoods. Projects that will be brought forth under the new zoning will be by many different developers, some with experience, some without experience, undertaking numerous one-off projects. Their primary focus will be on profit, and not the big picture impact their projects will have on the character, charm, and livability of our older neighborhoods. In addition, there will be nonstop endless construction that brings with it noise and disruptions. We believe this will have serious negative consequences for existing homeowners in established older neighborhoods and will not achieve the stated goal of making housing more affordable.

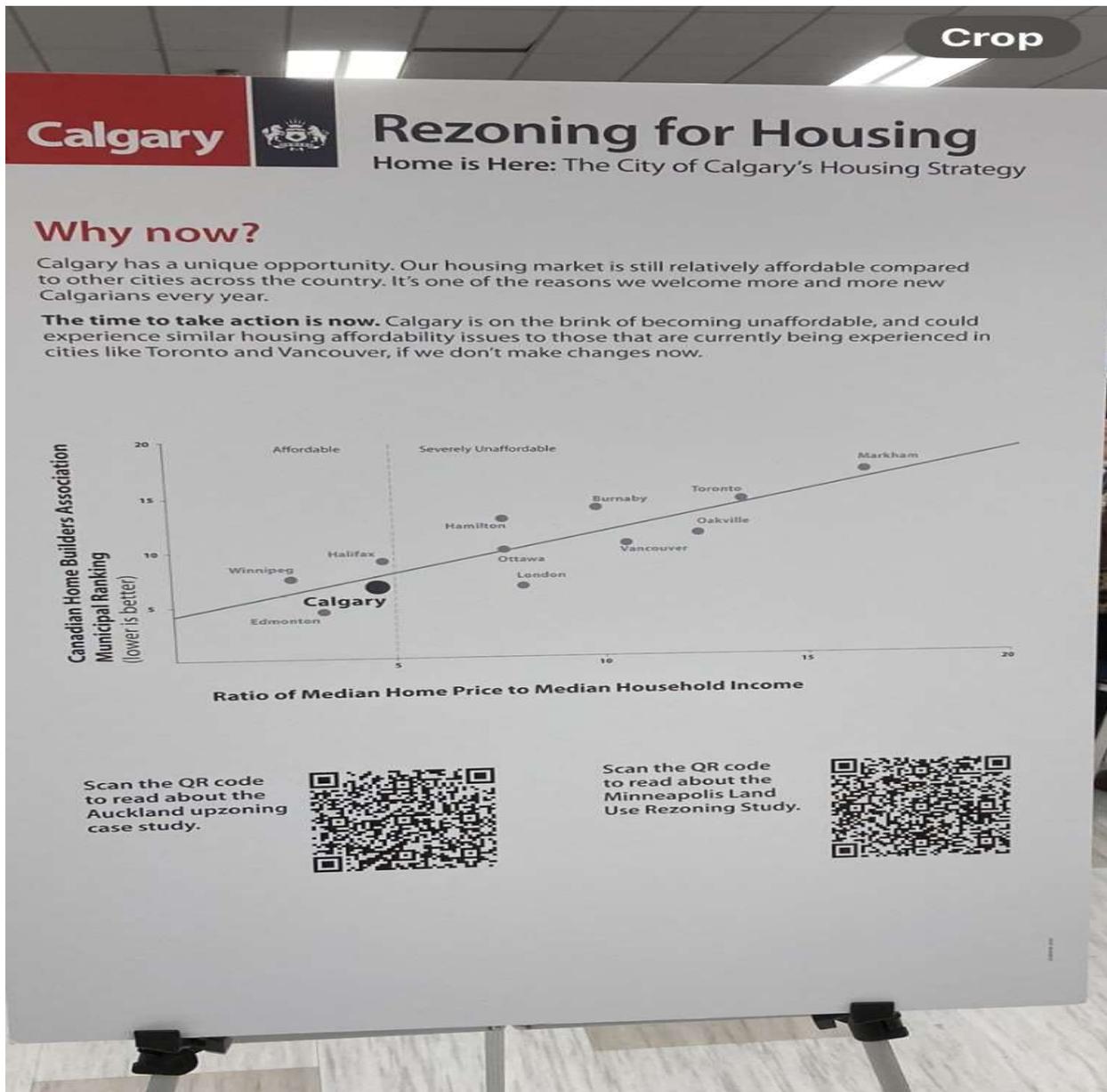
Something that affects so many homes, neighborhoods and tax paying individuals, such as the rezoning change being proposed, should be decided by the electorate in the next election. During the last municipal election no one ran on this proposal. Any decision around the blanket rezoning should be delayed until after the next civic election with all persons running for election clearly stating what their views are on this issue. This is a massive change that impacts many individuals in Calgary. It is too important to be implemented without the approval of the Calgary electorate.

Older Calgary neighborhoods were built and designed with a certain purpose/theme in mind. Hence, many of the older neighbourhoods have restrictive covenants in place to preserve their housing density, charm, and character for future generations to enjoy. These older neighbourhoods were never designed to handle a 3-fold or higher increase in population/housing density.

Why is the City so focused on the rezoning of our older neighborhoods? The primary reason that we heard is because of housing affordability. But nowhere at the townhall meeting we attended was there any evidence that showed that blanket rezoning will address this issue. Our real-life experience in our neighborhood of Cambrian Heights has been that every time an older home gets torn down and the lot subdivided, each of the new homes that were built cost twice

as much as the house that was destroyed. The beautiful, treed lots that these older homes sat on are now reduced to house, concrete and a little patch of grass. The new homes being built are less affordable than the house that was torn down. Based on our experience this does not make sense.

The graph below, which was presented by the City, at a town hall meeting we attended suggest that Calgary does not have a housing affordability problem. It even states this in the second sentence.



It then goes on to say we are on the brink of becoming an unaffordable place to live. Based on what? The people we spoke to at the town hall didn't seem to have an answer.

Again, our personal experience has been that none of our family and friends have had a problem buying a home in Calgary, they work hard save their money and buy a house, just like my wife and I did, our parents did, and our grand parents before us. We have four children and 12 nieces and nephews. Of the 16 younger family members (ages 30 to early forties), 12 live in Calgary of which 10 (83%) live in single family homes in older established neighborhoods. They don't want to live in narrow infills, townhomes, row houses or condos. They want a yard and space for their children to play. Our children and immediate family members want to live in older established neighbourhoods and are willing to work hard and save their money so that they can do so.

If we need more housing due to a growing population, then expand the city and build new communities. If these new communities need to have a higher density, then incorporate this into the initial design. Don't try to retro fit older communities to meet a need they were never initially designed for. This will only lead to long term negative consequences.

Thank you for taking the time to consider our perspective on this critical issue.

Sincerely Yours,

John and Maureen Keith

82 Cambrian Dr NW.



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First name [required] Corrina

Last name [required] McClement

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters R-CH blanket rezone

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I currently live in a neighborhood that is zoned R1. I paid a premium to live here. A blanket rezone would in no way be beneficial for my community and is unlikely to create affordable housing. The roads were built and designed for the traffic patterns of a R1 zoned neighbourhood. I additionally have concerns about our sewer system to handle additional residents. Any units built in my neighborhood are likely to be affordable. The character and cohesion of my neighbor is put a risk with a blanket rezone. This is a huge issue which greatly impacts all Calgarians. At the time of our last election nobody ran on the blanket rezone platform. This is a huge issue and should be for Calgarians to decide. We need to hold a vote.



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First name [required] Allison

Last name [required] Warkentin

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my strongest support for a vote AGAINST the citywide RC-G blanket up-zoning bylaw that is expected to be brought forward to 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 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 express their opinions through a vote, especially considering the contentious nature of this issue during its initial stages. Blanket up zoning is not just a zoning change, it is a radical large-scale public works experiment. It is a confiscation of wealth and a partial extinguishment of property rights. By implementing R-CG, the city will unilaterally sever the implicit zoning contract which residents rely on to make investment decisions around their homes. No objective assessments have been conducted on the implications of this change for existing R-1/2 communities.

I am concerned about the degradation and livability of our community if proper planning isn't availed. This change has many potential detrimental impacts on our communities including increased traffic on roads, inadequate sanitation, loads on power grids, sewage and drainage systems, community wellness, asset wealth, and where we raise our families - not to mention critical elements such as police, fire, ambulance and schools. As such, it is a decision that should and must involve the broader community.

I believe that this approach is necessary to ensure that voices of Calgarians are truly heard on this very important matter. I urge you to vote against the signing of the by-law for the blanket rezoning.

Thank you for your attention to this matter.



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First name [required] David

Last name [required] Warkentin

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

ATTACHMENT_01_FILENAME
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First name [required] Douglas

Last name [required] Whiteside

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

Date of meeting [required] Apr 22, 2024

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[required] - max 75 characters Blanket Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against the proposed blanket rezoning. This proposal will increase land values as developers drive house prices up, it will increase neighbourhood conflict, will increase pressure on community services, and significantly affect parking. Only a targeted approach that as part of the planning addresses the resulting impact of building multi-family homes will create the desired result. This proposal is not unlike the Federal Liberal approach to immigration that has to a large degree created the housing situation. We have already experienced the impact of developers who buy homes at outrageous prices only to tear down and build even more expensive homes. We have seen the locations where parking because of the lack of space is an issue. City transit does not adequately serve many locations and people depend on their cars for doctor's visits, recreation, etc. In many locations, our public services including doctors, schools, and recreational facilities are stressed beyond coping. A targeted approach that manages land values, addresses transportation and access to public services, and creates community including access to parks will create the desired result. There are other issues associated with urban spread, such as controlling the spread of uncontrolled commercial development that should be considered. Single-story commercial development with acres of open-air parking should be discouraged, particularly developments close to major transportation routes. I also believe that this proposal in addition to the unthought about consequences this proposal will result in unwanted changes to our city's culture, a culture that makes Calgary the reason we live here. I also believe that my thoughts are consistent with the majority of Calgarians. This issue should have been put to a plebiscite. This is too important of an issue not to have broad public input; input that is only available through a plebiscite.



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First name [required] Sandra

Last name [required] Mills

How do you wish to attend?

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

Date of meeting [required] Apr 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 Strategy 2024 - 2030

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

ATTACHMENT_01_FILENAME (hidden) Calgary Re-Zoning Concerns.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

My concerns are outlined in the attachment but to summarize. A housing crisis requires solutions. However, as someone who lives in a neighbourhood that is currently being flipped my experience is that any well-intentioned policy will be co-opted by developers in service of maximizing profits whenever possible. Our neighbourhood is less climate resilient than it was just a few years ago as our canopy is reduced and impermeable surfaces increase, contributing to the urban heat island effect. None of the infills include affordable housing and the constant construction makes life harder for residents through trash, traffic and lack of snow removal. Any re-zoning policy must center climate resilience (through requirements to retain mature trees and adhere to green building standards) and affordability.



Calgary Re-Zoning Concerns



Rosscarrock

I live in Rosscarrock, an inner city neighbourhood with a lot of diversity. It is a great neighbourhood, one of the few in the City where you don't need a car. You can walk to the C-Train, the grocery store, and many different schools.

Over the last 2 to 3 years, our neighbourhood has changed dramatically. There are:

- Less trees
- More cars
- Less diversity (economic and otherwise)



Decreased Climate Resiliency

The push for densification has actually resulted in reduced climate resiliency in my neighbourhood as developers bulldoze mature trees, and build larger structures (resulting in increase impermeable surface area) with high energy requirements.



1) Urban Heat Island

New infills are massive, and substantially increase the impermeable footprint. Any mature tree that can be removed is removed. The result is an increase to the urban heat island effect as we see more surfaces that absorb and reflect heat and less shade cover provided by mature trees.

Developers will remove 50 year-old trees and plant a single 3 year-old tree in the middle of the front yard. These trees often die because they are not maintained (likely because new residents don't know that trees that age require regular watering).



2) Emissions contributions

These massive infills have enormous windows and many are painted black or dark grey. The energy requirements for these structures are higher as they will all require air conditioning and there are no requirements for things like heat pumps, solar panels or any green building standards.

(Green Building Stream is voluntary)

Additionally, when a mature tree is removed the decades of carbon that it has sequestered is then released back into the atmosphere.

60%

Of Calgary's emissions currently come from buildings



3) Habitat Loss

The removal of mature trees has a devastating effect on biodiversity especially birds, bats and bugs. These trees represent food sources, shelter, shade and more to non-human residents. The sterilization of our neighbourhoods has a negative impact on humans as well as we become more self-centered and less able to interact with species other than our own.

Affordability



Who are these infills for?

The average cost of an infill in my neighbourhood is \$700K+. How do do luxury infills provide housing for people who cannot afford housing?

In a neighbourhood like Rosscarrock, these luxury builds also generally mean that those who can afford these homes also can afford vehicles (and multiple vehicles). So what was a walkable, rideable neighbourhood has become noticeably more vehicle dense in the last few years.

**In my neighbourhood
'densification' (as interpreted by
developers) has not solved any
problems we face in 2024. It has
made some of them worse.**

When Your Neighbourhood is Being Flipped



A Resident's Experience of Infill Development

Having so many building sites in our neighbourhood at the same time has many challenges. There is a general sense of disregard and disrespect towards residents.



Trash

There are at least 8 active construction sites in a 3 block radius. The sites are:

- Filled with litter which often end up in the streets and on neighbouring properties
- Filthy, disorganized and often appear unsafe



Snow Removal

There is no snow removal at any of these sites (whether they are in progress or completed):

- The sidewalks are frequently impassible for residents and the issue is made worse for anyone pushing a stroller or with mobility challenges (there are multiple residents in our neighbourhood who use walkers and mobility scooters)
- Realtors will on occasion clear the snow leading to the front door but leave the sidewalk covered





Permits & Waste

The majority of the sites in our neighbourhood don't have permits posted for weeks once the construction starts:

- I have submitted 311 requests for 2 sites on our street alone (multiple requests for 1 site)

Over the last 2 years, I have watched entire houses thrown into dumpsters and hauled away. Our landfills are full of salvageable materials like glass and fixtures.



In Conclusion

I would expect any re-zoning policy to include strict and binding requirements for:

- environmental impact assessments
- green building standards and canopy retention
- The most stringent green building standards

Otherwise, developers will continue to appropriate any well-intentioned policies towards maximizing their profits in as short a time as possible.

Blanket re-zoning policies must center climate resilience and affordability. Building more just to build more accomplishes nothing - a visit to Marda Loop, Rosscarrock or Killarney will tell you that.

In addition, Calgarians deserve higher standards for infill construction sites than what I currently see in Rosscarrock.



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First name [required]

Kaileen

Last name [required]

Hamilton

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 support the proposed rezoning.

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not support the rezoning. I think more problems will be created as a result and it will not ultimately solve the housing issues.



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

While providing affordable housing for the increasing population of our city is important, the proposal to change the zoning rules does not address this problem. Past precedence shows that re-zoning to allow a greater number of properties on the same footprint simply increases the number of expensive properties on that land. The real beneficiary of these rules are the developers who are seeking to maximize their revenues. As the prices of these properties will still be high, it will do nothing to address affordable housing.

The most telling clue that this proposal is not genuinely about increasing housing options is the fact that Mount Royal has gained an exemption from the zoning rules. Increasing housing options in a community close to city centre and numerous transit routes is clearly more beneficial than a community on the outskirts of the city like Sundance. That the wealthy people of the city are able to circumvent the rules is not only unfair; it shows that the motivations for the rules are not what they appear to be.



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First name [required]

Lauretta

Last name [required]

Manering

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)

Having lived in an area where there is a beautiful park in front of home used and loved over the years by hundreds of families we would be devastated to find that any of this area would be rezoned for building. I spoke to someone at the city number provided who assured me that parks would not be rezoned. I would like to have that in writing. I also feel that if the area around the park should be rezoned for multi family housing this would also have an impact on this quiet residential area and the park. We are seeing time and again that new condos and other multi dwelling homes being built in existing area is not providing lower cost housing but allowing developers to move in and rake up huge profits with high cost homes.

We ask that specific area where there are no existing established homes be the new target areas for these lower cost developments, including new sewer systems etc rather than putting more pressure on older existing ones. Many Calgarians have lived in and loved these older residential areas without the new worries that go along with filling the areas with multi family dwellings. Find some empty land and build to provide the right cost housing for families in need as well as new infrastructure and leave our older areas alone .



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First name [required]

Kelli

Last name [required]

Erasmus

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)

Blanket Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Calgary City Council

RE: Blanket Upzoning

Amending the bylaw around land use with a blanket proposal is not the correct process for Council. Council is doing this for a bribe from the Federal government of \$238 million, without consulting your constituents. Based on the CPC Commission estimated costs of building a new home is closing in on \$1,000,000, meaning that less than 300 homes will be built on the federal money and they certainly won't be affordable.

There are many reasons why this decision is wrong but I'm going to focus on the environment as the city has declared a climate emergency.

- Shading, decreasing and killing existing plant growth
- Lots will be covered with dwellings and not trees and plants, reducing CO2 absorption
- More concrete creates more waste water instead of absorption into the soil
- Creating a larger urban heat island increasing energy consumption to cool homes
- Higher energy consumption to heat and cool homes
- Loss of natural habitat, in my neighbourhood a pond was drained for row housing, a pond that was used by migratory birds. Each unit goes for \$800,000 to \$1,000,000+ is that affordable housing?
- Waste generation in demolition and construction
- Higher density increases noise pollution and light pollution

Take this proposal to the people of Calgary with a plebiscite, 15 people do not have the right to affect the lives of over one million people.

Thank you,

Kelli Erasmus
Glen Tarrant



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First name [required] Sheri

Last name [required] Murphy

How do you wish to attend?

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

Date of meeting [required] 0224-04-22

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor Gondek and City Council,

I am writing to express my concern regarding the proposed blanket rezoning in response to the federal government's pressure to address the housing shortage in Calgary. While I acknowledge the urgent need for more housing to accommodate the influx of immigrants, I believe that a measured approach to rezoning is necessary to ensure long-term success and community well-being.

As a taxpayer and resident of Calgary, I am troubled by the notion that our city is being financially coerced into implementing sweeping changes without thorough consideration of the potential consequences. Rushing through a blanket rezoning for the entire city could have significant impacts on property values and the character of established neighbourhoods, leading to dissatisfaction among residents.

Historically, Calgary has maintained strict zoning regulations, particularly regarding secondary suites, under conservative-leaning councils. While these regulations may have limited housing options in the past, they also contributed to the stability and cohesion of our communities. It is essential to find a middle ground that balances the need for increased housing supply with the preservation of neighborhood integrity and property values.

I urge the city council to push back against the federal government's demands and take a more measured approach to rezoning. This approach should involve extensive and thorough public consultation, as well as stakeholder engagement, to gather input from residents, community organizations, and industry experts. By actively involving all stakeholders in the decision-making process, the council can ensure that diverse perspectives are considered and that any rezoning decisions reflect the needs and concerns of the entire community. This inclusive approach will foster transparency, build trust, and ultimately lead to more effective and equitable outcomes for Calgary's residents.

Thank you for your attention to this matter. I trust that the council will make decisions that prioritize the best interests of Calgary and its longstanding residents.

Sincerely,
Sheri



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First name [required] Brandon

Last name [required] Evans

How do you wish to attend?

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

Date of meeting [required] Apr 14, 2024

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

[required] - max 75 characters Blanket rezoning

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)

Myself, my wife and our family live in the community of Wildwood. We are vehemently against the policy of blanket rezoning. People have chosen to live in neighborhoods based on current design and amenities. The proposed blanket rezoning completely destroys the fabric of every existing community. Council should be ashamed of such disrespectful, disruptive policies.
Renting is an undeniable problem. The proposed solution is a failure in every aspect. Respect the rights of the citizens.
Brandon Evans/Tracy McKay



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First name [required] Heather

Last name [required] Mayes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

While providing affordable housing for the increasing population of our city is important, the proposal to change the zoning rules does not address this problem. Past precedence shows that re-zoning to allow a greater number of properties on the same footprint simply increases the number of expensive properties on that land. The real beneficiary of these rules are the developers who are seeking to maximize their revenues. As the prices of these properties will still be high, it will do nothing to address affordable housing.

The most telling clue that this proposal is not genuinely about increasing housing options is the fact that Mount Royal has gained an exemption from the zoning rules. Increasing housing options in a community close to city centre and numerous transit routes is clearly more beneficial than a community on the outskirts of the city like Sundance. That the wealthy people of the city are able to circumvent the rules is not only unfair; it shows that the motivations for the rules are not what they appear to be.



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First name [required] Danielle

Last name [required] Warren

How do you wish to attend?

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

Date of meeting [required] Apr 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) ammendment

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I AM IN OPPOSITION ! I do not feel that increasing density in some of the single family home areas city wide is a good idea. We choose to live in these lower density areas and DO NOT want the increased density. With increased density in these areas increasing noise, parking situation and neighbourhood issues. I do not agree that this should be city wide and still on a case per case bases. We have lots of areas that are planned for higher density in the city (where the old trailer parks were or golf courses, barracks) that would allow people to live in higher density but with that comes condos' and boards to ensure areas remain clean and with lower crime and fun density communities. I choose to live in a single family home and I love the quiet and feel of these communities to add density to ruin the appeal to these homes and cause issues with city trees and city infrastructure that can not handle the density added to these areas.



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First name [required] Sharon

Last name [required] Kangas

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I, Sharon Kangas, am opposed to rezoning for housing. Building a fourplex on land where a single family home has been for years is not feasible. The sewer system is already failing and adding three more family units will strain the already archaic system. Shading the house adjacent to the fourplex will delete the possibility to grow their own vegetable gardens for family food consumption. Plants that need sun to provide oxygen and clean the air of carbon dioxide will no longer survive. Instead of sustaining or improving the carbon footprint this puts it in total jeopardy. Parking would also be a huge issue when allowing basement suites and backyard suites without having to provide parking area. The streets are already over crowded with vehicles and the next move from council will be to charge to park in front of our own homes. I was under the impression that my city taxes paid for such luxuries as parking at my house. If the city wants affordable housing they need to build near public transit, have good infrastructure and make sure the cost is feasible for all. In-fills will not be cheap to build or to rent. I have been a property owner for over 40 years and believe everyone deserves a roof over their heads with sensible restrictions. I live in the suburbs for a reason and do not agree with unregulated basement suites or high density builds in my area. Thank you, Sharon



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First name [required]

Jeffrey

Last name [required]

Bechthold

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The Auburn Bay community has already experienced substantial changes to the zoning from the approved community start date to present, which allowed for increased population density. There is a general lack of community resources for the amount of people here already. This will be evident in the comments from others which may range from of lack of parking throughout the neighborhood to the schools of the area being over crowded. However, my concern is the legacy effect this will have on long-term community development, as single homes will be increasingly pushed over to build multi-family row homes. The current issues complained about will increase. As compared to development of a new area, which would not involve tearing down existing homes, there will be more homes overall. Calgary has considerable land and can choose to develop new areas with infrastructure that will be designed to match the number of people living there.

I truly hope that the mailers requesting input reflects Calgary council's desire to hear from homeowners and renters, and not just a way to try to ease everyone into something that will eventually go ahead anyways.



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First name [required] Alberta

Last name [required] Tawiah

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council Meeting - Public Hearing on Ciytwide 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)

Hello,

I can't imagine the immense pressure for the City Council to resolve the housing crisis that has engulfed the City of Calgary and I understand the need for more affordable housing. However, I am one of many residents in Collingwood, who purchased homes in this area for a reason – we like the characteristics of our older, established neighbourhoods, where each house looks different. There are plenty of large trees and greenery that make this community beautiful. The thought of council rezoning this more than 50-year-old community to allow for infills and densely populated housing makes me wonder why the city does not want to maintain such heritage. Once its gone, it's gone. I ask Council to reconsider the citywide rezoning proposal and allow the residents of Calgary to vote on the matter. I also believe areas, such as downtown Calgary and it's high volume of vacant office buildings can resolve the housing crisis in Calgary. Many of these buildings can be renovated for affordable housing and downtown Calgary is well suited to handle higher volumes of traffic, parking and dense population.

Thank you



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

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First name [required]

Chris

Last name [required]

Coroy

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

No 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 blanket rezoning!



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First name [required] Kevin

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 Rezoning. Public Hearing Meeting of Council

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose rezoning. Here are some reasons why:

-Preservation of Neighborhood Character: Rezoning could lead to changes in the character of established neighborhoods. Many residents chose their homes and invested in their communities based on the existing zoning regulations. Altering these regulations might disrupt the harmony and cohesion of the neighborhood.

Traffic Congestion: Rezoning often accompanies increased development, which can lead to more traffic in already congested areas. This not only affects residents' quality of life but also poses safety concerns for pedestrians and cyclists.

Infrastructure Strain: Additional development resulting from rezoning puts pressure on existing infrastructure such as roads, schools, and utilities. Without adequate upgrades, this strain can lead to overburdened services and decreased livability for residents.

Environmental Impact: Rapid development due to rezoning can encroach upon natural habitats, green spaces, and watersheds. This loss of green areas not only affects wildlife but also exacerbates issues like urban heat island effect and air pollution.

Affordability Concerns: Rezoning often leads to higher property values and rents, pricing out long-time residents and low-income families. This can contribute to socioeconomic segregation and diminish the diversity and inclusivity of neighborhoods.

Lack of Community Input: Residents may feel disenfranchised if rezoning decisions are made without meaningful community consultation. It's essential for residents to have a voice in decisions that directly impact their neighborhoods and way of life.

Historical Preservation: Rezoning can potentially lead to the demolition of historically significant buildings or structures, erasing part of the city's heritage and identity.

Quality of Life: Rezoning without careful consideration of the impact on residents' quality of life can lead to increased noise, decreased privacy, and diminished access to amenities.

As well, this was not studied or communicated properly to Calgarians. No studies done on how it will affect my community and information provided has been biased and filled with misinformation. The lack of community voting in rezoning decisions undermines democracy and excludes residents from shaping their neighborhoods. Transparent, participatory processes are crucial for fostering trust and ensuring inclusive development.



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First name [required] MayCee

Last name [required] Holmes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Rezoning Statement.docx



ATTACHMENT_02_FILENAME
(hidden)

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

My name is MayCee Holmes and I am in opposition to the proposed blanket rezoning policy. I believe a policy of this magnitude deserves proper scrutiny by the public in the form of a plebiscite. Being the individuals living in these neighbourhoods I believe it should be up to the people to decide if this is in their best interest or not. Additionally, I believe it would be fruitful to know if there are alternative means by which to deal with affordable housing other than sacrificing already existing neighbourhoods. If the records are available as to what areas could be or have been zoned and approved then how can we make sure we're utilizing that before we decide to deform existing sustainable neighbourhoods? Furthermore, a 35 foot building right next to your home eliminates all backyard privacy which lowers the appeal to raise a family in that location so now you're eliminating individuals ability to choose which lifestyle they'd like, forcing them to live in a neighbourhood that lacks consistency, which would make people even question living here in the first place. Not to mention bringing down the property value. We should prioritize policies that provide individuals with the right to lifestyle choice and affordable housing simultaneously.



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First name [required]	Graeme
Last name [required]	Delve
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	Citywide Land Use Designation (zoning) amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	CityOfCalgary_Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

RE: City of Calgary Proposed Rezoning

I would like to start my email by unequivocally stating **I am completely against the City of Calgary's Proposed Rezoning plan.**

My wife and I have both lived in Calgary for over 45 years, owning numerous houses during that time. We recently moved out of one of those and bought our current property **because it is in an RC-1 zoning.** We have seen firsthand how these redevelopments impact the existing neighbourhoods in which they are built. We were forced to endure the problems of living right beside a new development, and all that it entailed.

We ended up leaving because the new building removed all of the privacy from our once secluded backyard. On top of that, the new buildings (4 row houses on a 50ft lot on 4th street NW) caused endless arguments and stress over parking. These 4 row houses have 'garages' that could hardly be classified as anything more than over-glorified storage containers. Unless you are driving a Mini, or a Fiat 500, there is no way you can park a vehicle in them. As a result, the owners of these new units end up parking on the street (and most of them have more than one car per household). So this lot, which once had a single house and two vehicles, now has 6 - 8 vehicles that are now competing with (and parking in front of) the other peoples homes. Needless to say, this doesn't promote harmony, or help 'build the community'. All it ends up doing is increasing stress and building resentment towards these neighbours.

I was just reviewing the pamphlet that was sent to me at my current pre-1985 RC-1 zoned property explaining what could potentially be built in my area. Four units, with each potentially having a secondary suite, AND a backyard suite... are you guys kidding????!!! You are proposing that a 50 foot lot beside my current house could end up with **12 separate units/suites on it?** Not to mention, where do all the cars go? Unless you haven't noticed, Calgary is a car-centric city. No matter what you try and do to change that, the fact remains that most of these units will have AT LEAST ONE VEHICLE. Where do those all go? I read that the allocation is for .5 vehicles per unit... how on earth does that make any sense? What is .5 of a vehicle anyway? Aren't those called motorbikes?

My wife and I have been property owners in the City of Calgary for decades, dutifully paying our taxes. We purposely chose the area we are currently living in BECAUSE OF THE RC-1 zoning. For the City to now DICTATE how things will be, no matter how supposedly well-intentioned or 'required in order to secure federal funding' the reasons are, is quite frankly nothing short of undemocratic.

We are talking about most people's single biggest investment, a place they want to enjoy, stress-free with their family and friends. What the City quite frankly appears to be strong-arming us into accepting doesn't seem to take into account the congestion, and impact to existing property owner's property values. Is the City going to give me a massive reduction in my

property taxes now that no one will want to buy my house that sits on a lot next to 12 units/suites? My property would be only worth the land it sits on. That doesn't sound fair/appealing in the least. How should a property owner feel when they are being told that their home, the place they work hard for and hopefully enjoy, is now going to be subject to who knows what type of development next door, and that they have no choice/recourse because that is now the way things are. If this city council didn't anticipate that there would be this level of outrage/outcry, then they are incredibly naive (or worse, unconcerned).

I really don't know why this issue can't be tackled in a more moderate manner. Why does a property in these formally RC-1 neighbourhoods have to potentially have 12 units/suites? That seems like going from one extreme to another. Why do these row houses have to be 4 units with useless garages? Why can't they be 3 units, with garages that can actually be used to park a vehicle in?

It seems to me that most of the 'hornet's nest' the City has stirred up is because:

1. This is being forced on a majority of homeowners in a completely undemocratic, dictatorial fashion
2. The plan allows for cramming too many units onto existing lots, instead of taking a more measured approach

In closing, I must reiterate how appalled I am that a matter of this importance/sensitivity, to so many people (tax paying citizens who have just had the pleasure of enduring a large property tax increase no less) is not being decided in a democratic manner, such as a plebiscite. As far as I know, no one on the City Council ran with this on their platform. **For the council to now force this issue is quite frankly the most undemocratic thing I've seen in my 45 years of being a Calgarian.**



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First name [required]	Leah
Last name [required]	White
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 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 this field (maximum 2500 characters)

The reason we moved to this Sundance was to enjoy a single family residential community that was not all crammed together and overpopulated like many of the other newer communities or communities closer to downtown Calgary. Being able to build up to 12 unit buildings in our community would completely change the feel and allure of Sundance.



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First name [required] SANDRA

Last name [required] HUDDLESTON

How do you wish to attend?

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

Date of meeting [required] Apr 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.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Your Worship, Members of Council;

I do not support blanket zoning for the following reasons:

- Affordable housing issues will not be resolved if developers are relied upon to oversee projects re blanket zoning. For example, the Family Housing at the University of Calgary is under the process of being demolished to build extremely expensive housing that only the very well to do can afford. Why are students being pushed off campus and having to look in the surrounding communities for housing? Increased demand only increases the cost of housing. New Zealand, with its upzoning initiative, has not prevented ballooning of the cost of land and that the new housing built was very costly. Purpose built housing approved, overseen and funded by government is required to ensure affordable housing is built. Release of government lands is also key.
- Climate change. Diminishment of the tree canopy, due to proposed construction covering a larger portion of land. Not only would blanket zoning be in direct conflict with the City of Calgary's (City) tree canopy goal of 16% by 2050 (approximately 8.6% presently), but would result in the inability to grow new trees because the actual coverage of the lot would be much greater than 60% (only 45% now under current legislation), owing to additional new walkways, parking spaces, sidewalks etc. If the maximum number of new units were built according to R-CG (including secondary suites and backyard suites), an additional 33 carts would have to be stored on the remaining land (maximum 12 units/parcel of land x 3 carts/residence less the 3 carts that were there before blanket zoning). As well, with the proposed increase in height, shading will result, where any new tree/shrub attempting to grow on the site will likely perish. A lack of air flow would result too.

Governments are now being held to account for actions taken negatively affecting health of individuals e.g. Switzerland, where it was determined in court, that climate inaction put women at risk of dying during heat waves. Not only does the City not appear to be attempting to meet its tree canopy goal, it is heading the other way! Vancouver and Paris are examples of past heat waves and resulting fatalities due to creation of heat islands.

- I am afraid there could be an increase in social unrest due to the significant increase in people living on a much smaller piece of land in very close quarters to other residents. Unrest could also result due to loss of privacy, loss of green space and parking issues. A large number of people clamouring over reduced resources is very problematic.

- Overtaxed electrical grid - a City engineer (at a Councillor Demong open house April 11th, 2024) did say that the electrical grid is not sufficient to address the projected increase in demand for electricity. Funds will be required to upgrade likely resulting in increased property tax. Brownouts have already occurred in Calgary. Another issue that was brought up at the open house was transit oriented development. A planner said that this was not a solution to the housing issue because there is not a diversity of housing. I believe this to be a fallacy. Two blocks away from the Brentwood LRT area (approx 76 acres) on the Varsity side, there is R1 and R2 housing as well as condominium complexes (McLaurin Village and University City).

- Broken social contract - no individual in the present council campaigned to remove the public hearing process and council approval of proposed projects. Council acts as the steward of Calgary resources which influences the way of life of Calgarians. Council is responsible to act on the behalf of all citizens. The present process of review and public hearings could be eliminated if blanket zoning becomes a reality. In my mind, this means that Council is abandoning their responsibility to Calgary citizens to build housing that will be beneficial. I do not believe blanket housing is the best solution to the housing problem.

- Both individuals and corporations consider the pros and cons of spending funds on a new initiative. I believe that the City has not considered all of the ramifications of blanket zoning in Calgary - a shortfall of its stewardship function.

- The Province has legislative control over the municipalities. The City should not have signed agreements with the federal government. With the federal government dangling the funding carrot, I believe Council acted in haste without careful consideration of what was on offer, citizen input and awareness of jurisdiction. The province has tabled Bill 18 which could be applied retroactively - perhaps to the date of the first contract signed with the federal government. Significant legal costs and court time could result and actually delay the construction of housing for Calgarians in need. Who will bear the potential significant legal costs - Calgary taxpayers!

As well, the electorate of Calgary must vote on the blanket zoning initiative, a very profound change in housing.

- Other alternatives for affordable housing. What about a National Housing Project similar to the National Infrastructure Project in the 1990's? All governments participated - municipal, provincial and federal. Also, the City could follow its own Municipal Development Plan (MDP), established in 2009: promote growth in nodes and corridors.

- Unfortunately, governments are trying to find a short-term solution that was not addressed in previous years, even decades.

More thought and analysis is required to solve this very important issue. Mind the proverb, "Haste is only good for catching flies".

Sincerely,

Sandra Huddleston



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

A blanket rezoning to multi family units will alter the lifestyle in our community. The City needs to consider the opinions of the tax payers in these single family home communities. We don't want a 4 plex built next door to our homes. Not only will it bring down the value of our homes but there is no guarantee that the developer/owner of the multi family building will give rental rates that are affordable for the people that can't afford housing.



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First name [required]	AI
Last name [required]	Rasmuson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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
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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 for the following reasons:

1. Rezoning will not help the stated goal of the affordability task force to improve housing affordability. At best there will be a trickle-down effect as stated by Councillor Carra in his Ward 9 newsletter – “It is now proven beyond any doubt that more supply reduces prices across the board - ‘luxury condos’ reduce competition for housing options at lower price points all the way along the supply spectrum”. This process, which will take decades, is not a solution for our current affordability crises.

In fact the hodgepodge redevelopment caused by rezoning will increase costs due to the shortage of trades and supply chain materials. Instead the City should focus on providing affordable housing in the projects that it controls, such as Midfield Heights and TOD sites. By utilizing these larger sites, efficiencies due to economies of scale and innovation can be utilized to improve the affordability of the residences.

2. Due to the lack of consultation and engagement and the mixed messaging, the proposed rezoning has an extremely low level of understanding by the potentially affected residents.

"Engagement" at The City of Calgary is defined as: "Purposeful dialogue between The City and citizens and stakeholders to gather information to influence decision making." (Engage Policy).

The City has not engaged residents, at best there have been poor attempts of informing through maildrops. The Community Associations have been saddled with the burden of improving the understanding of the implications of the proposed rezoning.

3. The blanket rezoning will result in unplanned redevelopment of existing communities. If the real goal of the City is increased density (rather than affordability), the established communities should be involved in the planning for the redevelopment of their community. This could be done better through the Local Area Plans (assuming that consultation will be practised by the City LAP Teams). The new communities utilized area planning to provide an orderly and balanced development of their communities. The established communities should be provided the similar opportunity to shape the redevelopment of their community.

Sincerely
Al Rasmuson



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] kathleen

Last name [required] bauer

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 property

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

ATTACHMENT_01_FILENAME (hidden) Letter to City council.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

City of Calgary
City Council

Re: Public Hearing on Planning Matter – Home is Here: City of Calgary Housing Strategy Redesignation of Glamorgan to R-CG.

Dear City Council,

My husband and I are writing to the Council because we are deeply concerned about the redesignation of Glamorgan to R-CG zoning. We moved into this area for specific reasons and chose to raise our family in this type of community. The change to R-CG zoning will bring a very drastic change to the neighborhood and will affect our quality of life.

Some of our concerns:

- change the charm and esthetics of the neighborhood
- loss of trees and green spaces which affect and esthetics and animal life
- houses too close together which affects privacy and safety
- parking issues and congestion.

We recognize our close proximity to Mount Royal University and how central Glamorgan is, and appreciate the City Councils desire to help alleviate some of the housing crunch in the city. We recognize that change is necessary. However, to go from R1 to R-CG is a very drastic change. Would Council consider a more gradual approach such as moving to R2 zoning? This will create a more moderate density residential environment such as allowing for secondary suites for the MRU student housing crunch.

We can see from the map that Glamorgan is one of many neighborhoods affected by this very drastic change and Implore the city to try a more gradual approach for many of these affected areas.

Yours sincerely

Stephen and Kathleen Bauer



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First name [required] Agnieszka

Last name [required] Michalec

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition to the rezoning plan. I do not think it will create affordable housing for people as land costs and building costs, labour are all going up in value. Moreover, communities like Sundance (where me and my family live) cannot accommodate any more houses as there is only a number of roads leading in and out of the community and a number of already existing schools. If blanket rezoning is introduced to this communities there will be more traffic (how does the city plan to expand roads if more houses will be built) and schools will be over capacity. In my opinion the blanket rezoning plan will only help builders who will make money by building new houses and the city of Calgary will be collecting more taxes thanks to it. It will not create more affordable housing for the ones in need. Before new houses are being built the city should first consider improving the road infrastructure in the affected communities (more houses means more traffic so better solutions for traffic congestions), will it be possible to improve the bus schedule (perhaps more people will be taking the bus so more frequent bus services) and check if the existing schools in the affected communities will be able to accommodate an influx of students. For these reasons I am in opposition of the blanket rezoning plan.



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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Refer to email sent to all ward councillors dated April 14, 2024 at 7:56PM



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First name [required] Charles David

Last name [required] McKenzie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide Rezoning proposal

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

ATTACHMENT_01_FILENAME
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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] William

Last name [required] Lacey

How do you wish to attend?

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

Date of meeting [required] Apr 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 zoning changes

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

Rezoning.pdf

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

I am writing to express my concerns regarding the challenges associated with densification in established neighborhoods in Calgary. As a longtime resident in the Lakeview area, I have observed several issues arising from the ongoing densification efforts, and I believe it is crucial for the city to address these concerns in order to maintain the quality of life in our communities.

The primary challenges we face is the strain on existing infrastructure and services. With increased population density comes greater demand for amenities such as schools, parks, public transportation, and parking spaces. Many of our neighborhoods were not originally designed to accommodate such growth, leading to overcrowding and overburdening of essential services. It is imperative that the city invests in upgrading infrastructure and expanding services to support the needs of both existing and new residents. A real time example of this is in Marda Loop, where infrastructure is overwhelmed and the accessibility of the neighborhood has declined materially since the densification process first started. In a neighborhood such as Lakeview Village, no rear lanes are in the development, and much of the infrastructure in place is from the 1960's and already feels significantly strained.

Furthermore, densification often leads to changes in the character and aesthetic appeal of established neighborhoods. As older homes are demolished to make way for denser developments, the unique charm and architectural heritage of our communities are at risk of being lost. It is essential to strike a balance between accommodating growth and preserving the character and identity of our neighborhoods. Implementing design guidelines and zoning regulations that respect the existing built environment can help mitigate the negative impacts of densification on neighborhood aesthetics.

Additionally, densification can exacerbate issues related to traffic congestion and parking shortages. Narrow streets and limited parking spaces make it challenging for residents to find parking, especially during peak hours. Increased traffic volumes not only contribute to noise and air pollution but also pose safety hazards for pedestrians and cyclists. The city must explore innovative solutions such as implementing traffic calming measures, promoting alternative modes of transportation, and investing in sustainable urban planning practices to alleviate these problems.

Lastly, I am concerned about the lack of community engagement and consultation in the densification process. Meaningful participation of residents is essential to ensure that development decisions align with the needs and preferences of the community. The city should prioritize transparency and inclusivity by actively involving residents in planning discussions and seeking their input on proposed developments. Collaboration between city officials, developers, and community members is crucial for fostering a sense of ownership and stewardship over the future of our neighborhoods. Currently the process feels rushed, with the City pushing ahead with the rezoning proposal and utilizing a shortened consultation process to get feedback for consideration.

In conclusion, while densification presents opportunities for growth and revitalization, it also brings forth significant challenges that must be addressed proactively. By addressing issues related to infrastructure, neighborhood character, traffic, parking, and community engagement, the city can ensure that densification efforts are conducted in a sustainable and responsible manner that enhances the overall livability of our established neighborhoods.

Thank you for considering my concerns. I look forward to seeing positive actions taken to address these issues and ensure a vibrant and resilient future for all residents of Calgary.

Kindest regards,

William Lacey



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached my letter outlining my opposition to blanket up zoning. I am a Varsity/Ward 1 resident.

April 13, 2024

Dear Mayor Gondek and City Council,

Re: my strong opposition to Blanket Upzoning

My wife has submitted a similar letter re: opposition to Blanket Upzoning, and I submit my shared concerns.

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

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

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

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

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

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

- Calgary is the hardest working city in Canada – 29% work more than 50hrs/week.
 - 61% hold a minimum of one post-secondary degree (national average is 56%).
<https://www.calendar-canada.ca/faq/what-city-in-canada-has-the-most-educated-people>)
 - Most common degrees Business/Law, Engineering, Health – Calgary outpaces every other city in Canada in STEM related education (16% compared to national 11%).
 - Calgary has highest number of engineers on a per capita basis (builders, innovators, fixers, designers, collaborators).
 - Alberta has the top ranked k-12 education system in Sciences, not only across Canada, but globally, which is why we have the highest educated adult population.
(see PISA Study (Alberta is ranked second, only behind Singapore),
also <https://www.calendar-canada.ca/faq/what-city-in-canada-has-the-most-educated-people>)
 - Alberta is home to 527,000 businesses and home to 3,000 emerging tech companies.
(<https://calgaryherald.com/business/local-business/alberta-now-home-to-3000-tech-companies-new-report-shows-an-industry-hitting-its-stride>)
 - Since 2015, the innovation ecosystem in Calgary has seen a 460 per cent growth in business incubators and accelerators, which has resulted in over 1,700 privately held technology companies. Innovators who seek venture capital to scale their big ideas can find it in Calgary.
<https://www.geekwire.com/sponsor-post/north-american-tech-talent-streams-to-calgary-canada/>
 - Calgary tech industry is among the highest in Canada in terms of growth, says a report released by Coldwell Bank Richard Ellis's (CBRE) Tech-30 2022. Calgary was ranked the top 30 leading technology markets in the U.S. and Canada, as well as 10 up-and-coming sectors. Nov 2, 2022 <https://calgary.ctvnews.ca/calgary-s-growing-tech-sector-turning-heads-1.6136079>
-
- Population: 1,306,780 (2021) – 50% female, 49% male
 - Over 65 - 177,405
 - 15 to 29 - 240,245
 - Median age – 38
 - 502,300 households
 - In 2021, approximately 420,000 or 33.3 % were immigrants
 - Recent immigrants (last 5 years) - 81,315 or 19%, of this 72% aged 25+
 - In 2021, first and second immigrants comprise 6 out of 10 people in Calgary
 - Alberta, specifically Calgary, disproportionately contributes to Canada's GDP on a per capita basis.

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

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

Listen to Calgarians.

Derrick Nolan
Ward 1, Varsity resident, drderricknolan@gmail.com



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First name [required] Sharon

Last name [required] Stek

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My reasons and concerns for not supporting the city-wide rezoning. Rules being imposed on existing areas go against why current homeowners picked the location they did when they bought. RG noted areas would create hardship, on neighboring home re-sale value most likely in a negative way. Existing property items like a view, sunlight and proximity to the next building will be taken away. The re-zoning does not address the more critical requirement of affordable housing. This issue is not critical from the aspect that a home is not built immediately, thus urgent housing needs remain unmet. There are other reasonable ways to address the housing crises and that is leaving the existing districts under correct bylaws and implement this new one on the new areas going forward. That way people know exactly what they are buying into. Provide more support to building affordable housing requirements.



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First name [required]	Nigel
Last name [required]	Long
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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
--	---------------

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

To whom it may concern,

We live in Deer Ridge, a community proposed for rezoning to R-CG. We understand that Calgary needs more housing but would suggest a more nuanced approach and local community engagement.

Like many of our neighbours, we bought our home in this type of neighbourhood for the spacious lots, homes that suit our lifestyle and quiet roads. After purchasing our home 20 years ago, we made significant investments over the past few years, in upgrades to the exterior and interior.

We feel that the blanket rezoning does not consider quality of life issues such as noise, air quality, tree protection, safety, sun access, and infrastructure capacities.

Streamlining development permits increases the risk of bad planning and long term negative consequences to the neighbourhood, community, and city.

We are against the proposed rezoning.

Thanks for your consideration,
Nigel Long & Lynn Scott, Owners



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First name [required]	Ryan
Last name [required]	Schinnour
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 don't agree with the re-zone
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)



ATTACHMENT_02_FILENAME
(hidden)

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

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 (in the interest of the community 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 too oppose this initiative.



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First name [required] Lachlan

Last name [required] Frison

How do you wish to attend?

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

Date of meeting [required] Apr 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; agenda not available until April 18th

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)

Thank you for serving. I vehemently oppose blanket upzoning as proposed by the City. Instead I would support adhering to the approved Municipal Development Plan (MDP) which respects the established neighbourhoods, allows for neighbour input and consideration of the specific situation rather than a "one size should fit all but actually fits none" approach. Concerns include that this plan will not address affordability at all, since the upzoning does not require an affordability test; that it promotes disjointed development harming neighbourhoods; and that our model is based in part on Auckland, who in April rescinded its blanket upzoning policy calling it a "national embarrassment". From Demographia: Demographia ranks cities not just on how much house prices cost, but how much locals earn. The calculation gives each city a score, called the median multiple - the median price of a home divided by the annual household income. Anything above three is considered 'moderately unaffordable', above four 'seriously unaffordable' and above five, 'severely unaffordable'. It's not hard to guess which category Auckland fits into. Its median multiple is 10 - behind only Hong Kong (20.7), Vancouver (13) and Sydney (11.8). Auckland's score leapt a massive 1.4 in 2020 - meaning the price of a median house went up 40 percent more than the median household earned that year, faster than any of the other 92 markets analysed. Let's not be Auckland, Calgary - stop the blanket upzoning now before we repeat the same mistake. Perhaps to address affordable and attainable housing, the City could partner with developers, affordable housing providers & others to increase affordable units; the City has land, could waive development-related costs, could waive or reduce property taxes or I'm sure other levers. Lots of innovative people working for the City as well as in our community - there are solutions that don't involve disenfranchising all the current property owners and tax payers with blanket upzoning. Respectfully, I ask you to consider the facts and adopt a more nuanced approach that respects neighbourhoods and existing homeowners. Thank you.



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

Blanket rezoning doesn't allow for proper planning of communities and infrastructure, and doesn't take into account the unique characteristics and needs of individual neighbourhoods or areas within the city.
Blanket rezoning limits 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.
Majority of people seem to be against it, but it doesn't seem like we have a say in the matter.



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First name [required]	Vincent
Last name [required]	Terstappen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 (AMENDMENTS TO THE LAND USE BYLAW (1P2007))
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)

Dear Mayor and Council,

I am writing in strong support of the proposed rezoning changes to implement The City of Calgary's Housing Strategy.

Under the proposed rezoning changes, my home will be rezoned from R-C2 to R-CG, as will all of the homes in my neighbourhood.

As I considered what to write in support of this change, I thought about the housing crisis, affordability, giving more people more housing choices, and how more homes could lead to more connections and vibrancy in my community.

But I think that I need to be frank: I support this change because I genuinely don't see what the big deal is. To me, this seems like a common sense change that reduces a bureaucratic process and represents one of the easiest things that we can do as a city to try and increase housing supply.

I urge you to support this change.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

1. City wide rezoning is a radical departure from the existing zoning. City wide rezoning was not an issue in the municipal election and was not considered or voted on by the residents of Calgary. I do not understand how Council believes that it has a mandate to make such a radical change in the absence of this issue having been put to the voters. It seems very undemocratic. And public hearing where squeaky wheels and special interest groups can have an disproportionate influence is not a legitimate substitute for putting the issue to the voters.

2. City wide rezoning is being presented as the only way to increase density and housing choices. That is not the case. The Westbrook Area plan and other local plans increased density in a more predictable and orderly manner than would be accomplished by city wide rezoning. While you consider the needs of people who are looking for housing, you should also consider the impact on existing residents who may find a 12 unit development (4 up, 4 down, 4 laneway) built right beside their bungalow, with basically zero clearance and no light. It is not a binary choice; density can be attained while allowing existing homeowners some degree of comfort and predictability. Please continue to address the increasing need for housing through the local area plans, and not through an uncontrolled and un-mandated blanket rezoning.



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First name [required]	Judy
Last name [required]	Arnall
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 Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

I strongly object to the proposed blanket re-zoning of the city for reasons of inadequate public consultation and ineffective planning.

This change to the development strategy of the city is so significant and far-reaching that it requires careful consultation with communities of the city, and after that, it should be subject to a plebiscite.

Blanket re-zoning will not help our society with cost-effective housing. It will instead result in cherry-picking by property developers that will generate additional residences, but at the most-profitable end of the spectrum, without regard to benefitting the local community.

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

To achieve higher residential density, we should instead encourage strategic development of certain under-used portions of the city (such as the large industrial zone along Blackfoot Trail), to be implemented with a mandated policy of high-density budget accommodation units with careful planning to encourage and support local community.

On a personal note, I chose my neighbourhood based upon its community spirit and its house zoning. To have the city abruptly upturn the zoning bylaws of my community feels to me like betrayal and breach of trust.

Regards, Judy Arnall



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First name [required]	Madison
Last name [required]	Holmes
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	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)	Opposition to Rezoning Submission.docx
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ATTACHMENT_02_FILENAME
(hidden)

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

My name is Madison Holmes and as an affected house dwelling woman in Calgary, I am opposed to the “Rezoning of Housing” policy. Calgarians are laden with financial yokes every which way, and if our City Council aims to *lift* these hardships from our shoulders, butting a Band-Aid on an artery wound is counterintuitive. It is enough to vote down this policy solely on the premise that the funding for our “affordable housing” will only come from the Federal government under the ultimatum that we implement this blanket rezoning.

Withholding means for Calgary to prosper because of our *evident* disinclination towards the dictates of the Federal government, is extortion and coercion. Howbeit, the myriad of questions that arise regarding the future implications of this rezoning policy, is further assurance that it is not understood by us Calgarians let alone ready for approval by our supposed representatives; and as this policy is the concern of Calgarians and not the Federal government, till Calgarians can claim informed consent, an appropriately planned plebiscite cannot occur.

The questions that arise for me are as follows: Is saving \$200 on monthly rent a sensible solution when accounting for rising inflation, utility bills, insurance and interest rates? As grocery expenses increase, gardening options become invaluable for continual Calgarian prosperity. Yet how can a Calgarian family grow a garden if there’s a 3-story apartment building, 35-feet tall and mere inches from their property line, blocking out the sun majority of the day? I have neighbors with solar panels on their roof, who is going to compensate them for the residual loss of energy they’ve already invested in?

Moreover, albeit some may endorse the lack of parking this policy will manifest as it discourages families from possessing traditional Hydro-Carbon Fueled vehicles as they won’t have anywhere to park... not all Calgarians advocate for this elusive lifestyle change. The moral of the story is this: Housing is not the story! Our adorned city is in too convoluting a predicament to claim increased home supply will manifest a sensible, long-term solution to affordable housing; when affordability is itself the bane.



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

Hello,
we would like to raise a concern with the planned rezoning of the city of Calgary and our community.
We understand that Calgary needs more housing but allowing denser development without also addressing things like increased number of cars parked on streets, increased traffic in local areas, already badly overloaded public services, kids activities, hospitals, family doctors, will only lead to degradation of quality of life in the city. Plans like allowing both a secondary basement suite and a backyard suite will make the streets even worse. We already have neighbours with secondary suites for renting and no parking, and cars just keep piling up on the street. Further traffic on the street, as well as extra parked cars, will make it even noisier and even riskier for our children. These changes will further increase pressure on the locals living and caring for their neighbourhoods, with more and more places turning parts of their properties into revenue generating places, with cars parked everywhere and people coming and going that have no relationship and no care for locals.
Instead the city should be looking into building more apartment buildings in direct vicinity of LRT stations, with both a strict requirement for developers to build enough parking stalls while the close access to public transport would allow people to own less cars to start with.
We do not agree with this proposed rezoning.



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First name [required]	Peter
Last name [required]	Arnall
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 Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly object to the proposed blanket re-zoning of the city for reasons of inadequate public consultation and ineffective planning.

This change to the development strategy of the city is so significant and far-reaching that it requires careful consultation with communities of the city, and after that, it should be subject to a plebiscite.

Blanket re-zoning will not help our society with cost-effective housing. It will instead result in cherry-picking by property developers that will generate additional residences, but at the most-profitable end of the spectrum, without regard to benefitting the local community.

To achieve higher residential density, we should instead encourage strategic development of certain under-used portions of the city (such as the large industrial zone along Blackfoot Trail), to be implemented with a mandated policy of high-density budget accommodation units with careful planning to encourage and support local community.

On a personal note, I chose my neighbourhood based upon its community spirit and its house zoning. To have the city abruptly upturn the zoning bylaws of my community feels to me like betrayal and breach of trust.

Regards, Peter

Peter Arnall
parnall@shaw.ca
+1 403-401-6110



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First name [required] Brian

Last name [required] Hartman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

To whom it may concern,

I hope all is well. I would like to submit my thoughts on the current blanking rezoning proposition and my high level of concern on this matter. Everywhere I go, everyone I speak to people who are strongly opposed to such a proposition. I believe it is short-sighted and not well thought out. This is something that will likely result in decline of Calgary as a city and will become a blackmark synonymous with this current council.

The current layout of Calgary cannot support increased density, not only regarding parking, but also concerning electricity, plumbing, etc. People choose their homes and neighbourhoods. They save up what they can to live in their desired areas. I have worked 6 days a week to afford my home in Altadore. To come in and make this change, the property value of my home would plummet, making my blood, sweat and tears all for nothing.

I see trees being cut down in my neighborhood regularly, taking away the beautiful greenery, with proposals to put a 16 unit living quarter where 1 house used to stand. How will my neighborhood handle the influx of cars? Can our sewage system handle this increase of excrement? Can our city provide power to all of these new housing units (after our entire province almost blacked out during the cold of this winter due to furnace usage).

I came from a city (Toronto) where blanket rezoning was present and, in retrospect, has been met in a negative light. We can use this example to learn from others' mistakes.

With this proposal, and how it will negatively impact many, it will add another reason for doctors to choose to leave Calgary, adding to the health care crisis we are already in.

This city council has been known for its low approval rating. Why not turn the tide and listen to the people. You were elected to serve the community. The fact you turned down a city-wide vote on the matter is disgraceful. It is time for you to represent your ridings, your people and act on their wishes, with their best interests at heart, not yours. You have an opportunity to do what is right and build momentum and approval as your re-election approaches.

Ontario is looking all the more appealing nowadays...

Thank you for your time.

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



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First name [required] **Graham**

Last name [required] **Fischer**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 Concerns.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached letter.

8440 62 Ave NW
Calgary, Alberta T3B 4A7

April 14, 2024

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

Dear Mayor Gondek and City Councillors:

As a resident of Silver Springs, I am writing to express my concerns regarding the blanket rezoning proposal currently under consideration. This proposal represents a significant policy change for Calgary communities, and I believe it falls short in addressing the housing challenges that our city faces.

Blanket rezoning, while presented as a solution to our housing problems, overlooks the unique needs of our diverse communities. I am apprehensive that this approach may exacerbate the issue by driving up home prices across the city, thereby making it increasingly difficult for individuals and families to attain homeownership. Furthermore, the implementation of high-density housing in communities not designed for such density may negatively impact the fabric of these neighbourhoods.

I strongly urge for further examination of this issue and the development of evidenced-based policies to address Calgary's housing crisis. It is essential that these policies incorporate input from Calgarians to ensure that the concerns and needs of our communities are adequately considered.

As such, I respectfully request your reconsideration of the blanket rezoning policy. I urge you to vote against its implementation at the Public Hearing Meeting of Council on Monday, April 22, 2024.

Sincerely,
Graham Fischer



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]	Anita
Last name [required]	Hansen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Land Use Designation Amendment - Blanket Re-Zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket Re-zoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached a word file of my public submission on the Land Use Designation Amendment - Blanket Re-zoning for the Public Hearing before Council on Monday, April 22,2024.
Can you please advise confirmation of receipt of this attached letter at the email listed above - Thank you for you kind attention to this. Anita

April 12, 2024

Anita Hansen
62 Tuscarora Heights NW
Calgary, AB T3L 2H2

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M, 8007
Calgary, Alberta T2P 2M5

RE: PUBLIC SUBMISSION FOR AGENDA OF COUNCIL - PUBLIC HEARING ON BLANKET RE-ZONING

Attn: Mayor and Members of City Council:

As property owners, founders and multi-generational citizens of Calgary, my family and I are completely opposed to the proposed amendment to the Land Use Designation for Blanket Re-zoning of all of Calgary and its specific and deliberate targeting of established, older and historical single family communities and neighbourhoods for the 'purpose' of supposedly fixing a problem we Calgarians, taxpayers and citizens, did not create; and the majority of which are also strenuously opposed to.

This opposition has been voiced over and over and over again, as has been made very clear to the Mayor, Ward Councillors and city planners by Calgarians through various means, including during all the many town halls conducted by the City and Councillors, as well as via letters, emails, discussions and media outlets.

The Mayor, upon being elected declared Calgary a Climate Emergency. With the upcoming 5th year of unseen record heat, unbreathable air from forest fires everywhere; on-going decade-long drought; agricultural devastation; extreme low water levels due to lack of normal seasonal moisture; excessive emissions from oversized vehicles, Amazon and Uber deliveries, and energy blackouts due to unabated demand on an overburdened system, why on earth would anyone dare propose greater density in every neighbourhood, which would only increase and exacerbate all these devastating impacts on a city (and province) already in a Climate Emergency? More people in every neighbourhood causing more environmental damage and resources strain (on an already untenable infrastructure that was not, is not, and should not be meant to serve unregulated, unrestrained and unsustainable growth) does not alleviate our environmental crisis, and is monumentally counterintuitive to addressing and preventing an ever worsening one.

Re-zoning is a breach of contract with Calgary taxpayers. The majority of who are single family homeowners whose purchase was based on the contractual agreement that their property was zoned single family. Calgarians should be able to trust that their contractual purchase based on single family zoning remains zoned as single family. That trust is implicit. If it is not, that in itself speaks volumes about the trustworthiness of those put in charge to protect the interests and assets of Calgary's single family homeowners.

Single family is not an elitist edict or ideal. It is the promise of Canada; it is what people come here for, the right through hard work to be able to own a piece of land, a home and garden of their own, a sanctuary from the squalor and oppression of the overpopulated, overcrowded, polluted places they have left. People who wish to own multi-family units should live in multi-family zoned areas.

It seems those with vested interests in this land re-designation are bent on a campaign to vilify and shame single family homeowners. Blaming Calgarians for “84,600 households that cannot afford where they currently live” is a socio-economic problem of a thousand different reasons and causes totally unrelated to anyone and everyone who worked damn hard to build or purchase a single family home. And it will continue to be a problem due to federally mandated immigration quotas along with the same un-solved socio-economic problems of a city that points fingers at the very people who sustain it, as well as bear the brunt of the costs and consequences of said un-addressed socio-economic problems that will only increase with added density.

A land grab by multi-millionaire developers aided and abetted by un-elected city planners to buy up single family homes at an over-inflated price from greedy sellers then build 4 or more units so they can make a profit by selling each unit for the same price as a single family home is hardly the solution for “affordable housing.” Will any of the “84,600 households” have the economic stability or finances to purchase any of these over-priced multi-family units which start at \$500,000?

Blanket Re-zoning would give permission to any and all wishing to destroy existing single family dwellings and erect blocks and blocks of massive, unsightly and unwanted high-density condominiums, townhouses, row houses, tenements, apartments, duplexes and multi-family, multi-story units completely incongruous to the existing structural composition and character of our neighbourhoods and communities throughout Calgary, leading down a path of no return.

We see the grim, grey, square Soviet-style block housing sprouting up everywhere there were once single family dwellings, two or three in-fills stuffed into single family lots, blocking out the sun and squeezing out the homes and gardens and privacy of those between or beside them. They are also in immense fire hazard due their proximity to other buildings. Are there no building codes?

Blanket Re-zoning gives permission to destroy and erase the history, character, heritage and nature that was and is now Calgary. To destroy and erase the historical footprints built by forefathers and ancestors destroys and erases us, our history, our heritage, our existence, our future. The houses built by past generations are to be respected, preserved and restored for their generational and historical significance, establishing what is the very charm, security and desirability of living in a single family neighbourhood community. Our history and the city built by those before is their legacy to us.

The Federal Government enacting land use re-zoning by dangling their Housing Accelerator fund of \$228.5 million to support specific initiatives for City Councillors to approve as a means of enforcing the Canadian Government’s reckless and totally unmanageable immigration policy is not a tenet of a healthy or thriving democracy. Nor is urban sprawl, over-population and over-development to increase the tax-base via unwanted re-zoning and social engineering.

Your duties as Mayor and Councillors are to not just listen but to respect our concerns by upholding our democracy, values and standards for our homes, our heritage, our history, our neighbourhoods, our city.

Yours truly,
Anita Hansen



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First name [required] Katrina

Last name [required] Weber

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Letter of Opposition Re Blanket Upzoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 14th, 2024

Dear Mayor Gondek and City Council,

Re: Opposition to Proposed Rezoning

I am a fifth generation Calgarian and my love for this city has been passed down to me and is something I would like to pass down to my future children. Although this proposed rezoning makes me worried about Calgary's future and if it will continue to look like the city I love.

Previously, I lived in the Marda Loop area and although I initially loved in, the increase in density drove me out. I have seen first-hand the detriments of increasing density, and this is still when hearings are required. It is incredibly alarming to me (and many other Calgarians) the harm that can be done to communities and our beautiful city if blanket rezoning goes through. I don't think I need to go through all the harms of rezoning as I know many Calgarians are coming together (as we do) and sharing these with City Council, but I will go through some anyways.

The first thing I noticed that began to ruin Marda Loop for me was the substantial increase in traffic and lack of parking. New multi-family buildings are emerging everywhere (while still going through the public hearing process ☺), bringing many more people into the community with zero extra parking. Driving on 33rd and 34th is now a nightmare. The roads in older communities are not set up to handle this amount of traffic. Calgary is not a transit friendly city and the majority of Calgarians own a car. Having 0-1 parking stall per unit is out of touch.

On top of the extra traffic, the extra demand on infrastructure (such as water) causes constant construction under the road. Although it is painful to navigate the continuous construction, the constant re-doing of small section of the roads leads to a speed-bump like drive through the community. The constant updating of infrastructure also has me worried about the feasibility of allowing many multi-family homes in older communities that were set up for single family homes on large lots. Even with updating, can the infrastructure handle the substantial increase in demand? People lived much differently when these older neighbourhoods were built (fewer toilets, electronics, etc.), so this on top of then allowing 8 or more units on one lot is very worrying.

I also began noticing other little things. I would visit my mom in the suburbs and be in awe at the amount of greenery and sunlight. All the multi-family buildings were removing shrubs, trees, grass and gardens and bringing copious amounts of shade from overshadowing. As density increased, it also began to lose its "community" feeling. Among other things, everything seemed so noisy, people interacted less and seemed less friendly, so with a heavy heart I decided to look for a new place to live.

I did not end up moving far as I currently reside in the SOUTH side of Altadore, but that extra two kilometers makes a world of difference as it is far less dense. I spent a lot of time deciding where I wanted to live as home ownership is such a large investment and I

truly believe this is one of the best neighbourhoods in the city. North Altadore is filled with beautiful old trees, quieter streets, more reasonable parking (it is still a little bit tricky for visitors to find a spot with all the infills), friendly neighbours, nearby parks and so much less noise. These are just a few of the reasons I love my community and I want to live in this neighbourhood for the rest of my life.

I am a young(ish) adult who teaches kindergarten, so my salary is nothing to write home about so the ownership of this home is a very big deal to me. I have everything and more in this home and I know if blanket rezoning goes through my property value will decrease as this will become a less desirable place to live (losing many of the benefits I previously mentioned). I would then be stuck living in a community I no longer love. I chose to live in this community for a reason and want to have a voice in any land use changes as is the current standard.

As City Council, I feel it is your duty to listen to Calgarians and continue to foster the great sense of community this city has. In this city we pull up our sleeves and help each other with a smile on our face, remember the 2013 floods? I now feel tension in Calgarians, myself included, as many feel they are not being heard and taken seriously. This proposed rezoning is the furthest thing from fostering a sense of community. Please listen to the intelligent, hardworking, caring and amazing citizens of this great city.

Sincerely,

Katrina Weber
Ward 8 Resident
Katrinadweber@gmail.com



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First name [required] Chelsea

Last name [required] Sebastine

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 Sundance should stay a single family community. Im against the proposal.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We do not need multi family development. It will make it crowded and no parking and the areas busier. Walden and Legacy are tight and dense. Houses small and too close together. I am against the proposal. Vote NO!!!



ATTACHMENT_02_FILENAME
(hidden)

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

My name is Madison Holmes and as an affected house dwelling woman in Calgary, I am opposed to the “Rezoning of Housing” policy. Calgarians are laden with financial yokes every which way, and if our City Council aims to *lift* these hardships from our shoulders, butting a Band-Aid on an artery wound is counterintuitive. It is enough to vote down this policy solely on the premise that the funding for our “affordable housing” will only come from the Federal government under the ultimatum that we implement this blanket rezoning.

Withholding means for Calgary to prosper because of our *evident* disinclination towards the dictates of the Federal government, is extortion and coercion. Howbeit, the myriad of questions that arise regarding the future implications of this rezoning policy, is further assurance that it is not understood by us Calgarians let alone ready for approval by our supposed representatives; and as this policy is the concern of Calgarians and not the Federal government, till Calgarians can claim informed consent, an appropriately planned plebiscite cannot occur.

The questions that arise for me are as follows: Is saving \$200 on monthly rent a sensible solution when accounting for rising inflation, utility bills, insurance and interest rates? As grocery expenses increase, gardening options become invaluable for continual Calgarian prosperity. Yet how can a Calgarian family grow a garden if there’s a 3-story apartment building, 35-feet tall and mere inches from their property line, blocking out the sun majority of the day? I have neighbors with solar panels on their roof, who is going to compensate them for the residual loss of energy they’ve already invested in?

Moreover, albeit some may endorse the lack of parking this policy will manifest as it discourages families from possessing traditional Hydro-Carbon Fueled vehicles as they won’t have anywhere to park... not all Calgarians advocate for this elusive lifestyle change. The moral of the story is this: Housing is not the story! Our adorned city is in too convoluting a predicament to claim increased home supply will manifest a sensible, long-term solution to affordable housing; when affordability is itself the bane.



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First name [required] Willow

Last name [required] Jenkins

How do you wish to attend?

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

Date of meeting [required] Apr 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 Up-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)

Blanket rezoning will disrupt existing patterns of development, place strain on infrastructure capacity, increase competition for on-street parking, reduce the urban tree canopy and negatively impact adjacent properties. I respectfully request Calgary City Council to vote AGAINST blanket upzoning and focus instead on directly increasing the supply of affordable, accessible, and/or cooperative housing which is where Calgary has the greatest housing need.



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First name [required] Teresa

Last name [required] O'Brien

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Rezoning to RC-G

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Blanketing the City of Calgary with RC-G Zoning is not going to accomplish the goal to increase the availability of affordable housing options. As seen in many inner-city developments, tearing down bungalows and inserting a large duplex or two infills is not helping the affordability issue as many of these homes (either ½ duplex or one infill) are selling for upwards of \$ 1,000,000.00 each.

The removal of parking development requirements of one parking stall for each dwelling is going to cause increased density as townhouse and rowhouse developments will create major parking and traffic issues.

This is a democratic society; residents should continue to be notified of what development is being proposed and should be able to provide our concerns and input. Blanketing takes away our voices. The City needs to look at different ways to expedite the process of approving new development without blanket re-zoning.

Infrastructure in inner city and other communities will not be able to cope with all this new development and increased population. Currently, with the inner city development in our area, there have been many issues which have already shown to impact the quality of life for existing residents.

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

- Damage to roads under the pressure and weight of construction vehicles
- Destruction of the landscape and trees
- Increased traffic and parking issues
- Increased noise and air pollution
- Waste management issues
- Lack of proper signage on construction sites, roads being blocked by trucks and construction vehicles and a lack of police presence to monitor these infractions

The early and mid-century character of this city is quickly being destroyed. I believe the way to increase affordable options is to eliminate the cost of building new houses by promoting the renovation and maintenance of bungalows with secondary suites so that more people can afford homes. It will also help with supply chain constraints, reduce the amount of "bungalows" in our landfills and stop the inevitable parking and traffic problems that rowhouses and townhouses will bring.

I'm all for looking for solutions to the housing crisis that has been created however why should it be at the expense of longtime residents in the inner-city communities and in outlying communities. Leave us the right to work with the City of Calgary on a case by case basis.



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First name [required] Patricia

Last name [required] Cucman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I feel compelled to speak out against the blanket rezoning that has been proposed for our city. Affordable housing is a real issue - I understand this. It is admirable to want every new home owner to have a choice of the location and type of community in which they wish to live. Blanket rezoning will not expand the choices but will instead remove the option for those who wish to live in a single family home community.

Some communities have amenities that make them highly desirable. Lake Bonavista is one of those communities. Parts of the community have very large lots that, under the R-CG guidelines, could contain as many as 9 units plus the allowed basements suites. This would profoundly affect the street and the neighbourhood but would do nothing to address the issue of affordable housing.

Calgary is home to a wide variety of neighbourhoods with great diversity. One-size rarely fits anyone, never mind everyone. Neighbourhood development requires careful, thoughtful consideration according to the nature of the community. I purchased my home with a commitment to respect the single family designation. I feel that this proposal is a breach of contract.

I request, and strongly urge, council to go back to the drawing board to address the affordable housing issue in a way that will not destroy the unique character of our neighbourhoods.

Patricia Cucman



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First name [required] Robert Gregory

Last name [required] Moore

How do you wish to attend?

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

Date of meeting [required] Apr 24, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Soni Joan

Last name [required] Robins

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Development of Glenmore Landing Property

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)

: Glenmore Landing. Do not further develop this area. It is already overcrowded and congested. By adding highly condensed housing on this property you will make the area impossible to navigate. How many more thousands of people will be in the area. The roads are already difficult to navigate and you would only succeed in increasing the accident hazards. The bldgs. proposed would cut off light to many homes and certainly, certainly make it very difficult to access the community centre, the neighbourhood, shopping centre, medical offices. When there is an accident there is already no room for EMS, police and fire department to navigate the roads. It is impossible for cars to pull over. I personally have been stuck in traffic many times, with nowhere to go and the red lights and sirens are screaming behind me. Building on this land will only compound this issue. The roads, the existing facilities and population will not be able to handle increased population. Also, when the reservoir is overcrowded, which is often, the greenspace provides an pleasant alternative and is an effective noise barrier for all the traffic. It also provides habitation for wild life which we desperately need to keep in the city. There is not enough green space in the city already and taking this space away will only make things worse.



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

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First name [required] Brittany

Last name [required] Barr

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

To whom it may concern,

Our household is writing with regards to the City of Calgary's proposed rezoning plan which is to be reviewed at the Public Hearing of Council on April 22, 2024. As residents of Glamorgan for almost five years, we have significant concerns about the proposed "blanket" rezoning. This is not to say that we don't welcome redevelopment of this wonderful community, but it is our belief that a blanket rezoning is not in the best interest of our specific community nor the City of Calgary in general.

We understand the City's push for increased density in the inner-city neighborhoods and have seen it accomplished successfully nearby. Our concerns are more around the blanket rezoning. Also, it is my belief that saying the blanket rezoning is similar to the development of entirely new communities with mixed use and high density like Currie Barracks is entirely misleading in that those areas have been developed by a small group of builders with a plan set out at day one – in contrast to the blanket rezoning which proposes lot by lot development with no overarching community plan. One alternative is the strategy of focusing increased density on main arteries of the communities, which are in close proximity to public transit. In rejecting the blanket rezoning and having city planners actually plan for each neighborhood, the City could balance both increasing density and preserving the "feel" of these older communities.

Thank you for allowing our concerns to be heard and we hope the blanket rezoning is rejected and replaced with a strategy that is purposeful and has intent to both add homes and improve our communities.

Brittany Barr
brittany.barr@hotmail.com

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



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First name [required] Charlene

Last name [required] Waugh

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Dear Mayor and Council

City Council is about to vote on a decision that has the potential to profoundly impact the future of our City and the day-to-day lives of our citizens. I believe the proposed rezoning by-law to eliminate RC1 lot designation and requirement for on-site parking spaces will have numerous negative effects on individuals and on neighborhoods. Please do not pass this by-law.

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

Over the last few months I've educated myself on this proposal by reading city materials and news articles and opinion pieces, and by attending numerous meetings. I have heard many of the arguments for this proposal, and also numerous concerns and reasons why citizens feel this proposal will have negative impacts. This information has made me think long and hard about my personal reasons for not supporting this proposal. They come from thinking of what type of community makes me feel safe, healthy and "at home." That's a community where there is a sense of space rather than crowding, sun light shining through my windows and into my yard and not blocked by the height of neighboring structures, and minimal traffic and parking congestion so I can continue to enjoy a quiet environment and neighborhood kids can safely walk, ride their bikes, or even play road hockey. Please enable these types of communities to continue to exist within our beautiful city, while other options to increase densification, with fewer negative impacts, are considered.



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

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

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

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



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First name [required] Samantha

Last name [required] Braet

How do you wish to attend?

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

Date of meeting [required] Apr 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)

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

I am against blanket rezoning. I don't want our neighbourhood homes bought up by investors looking to cram as many people as they can onto a property so they can make a buck. In fact we already receive letter mail asking to buy our home for this purpose. We are a young family that bought where we did because of the proximity to schools and green space, the limited traffic, and neighbourhood homes where owners actually reside and maintain their homes. We value having a backyard and not being next to homes built right up against the property line.



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



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor and City Council,

I am extremely disappointed at City Council regarding the blanket rezoning to R-CG and treating all citizens/communities the same.

I do not agree with the approach that the rezoning is being strongly pushed upon us or simply put crammed down our throats.

I have attended several sessions and the stance at these sessions has strongly been presented as a sale pitch.

There has been very little room provided where the citizens of Calgary have been genuinely listened to. It feels like council has already made the decision and the City is pretending like the City cares.

The majority of people move into communities of their choosing for what it has to offer for their lives, their families, the look, the feel, the space and the neighborhood itself.

The housing option(s) provided will do nothing but:

change the look and feel of our community forever.

devalue our homes. If I'm selling my home and it is next door to low density housing it is not going to appeal to a lot of people. I will have no choice but to lower the price of my home. The value received from the sale of my home will need to support me as I get older and I have to pay for extremely high senior housing.

Similarly, I would not want to buy a house next door to low density housing. This leads me to think where in the City would I feel comfortable buying and living anymore because at any time the way I like to live can be taken away.

Parking is an issue. Anyone moving into the low density housing areas will bring along parking issues. If each low density housing unit has 2 occupants and they older children who also drive it will quickly fill up the streets.

It will create more complaints and animosity between neighbors.

Single-detached homes that are renovated these days are built closer to the lot lines and overpower the look of other housing on the street. Low density housing will do the same.

You will lose your privacy and potentially the sun in your own yard as the houses being built could potentially be built higher.

Utilities and amenities although said by the City to be adequate can't possibly be as the population increases. Never mind the volume of the waste bins, green and blue recycling bins that will clog the streets and alleys.

The City also wants to increase the tree canopy how can you do that when low density units are built closer to the lot lines there is little yard left to plant trees that would increase that canopy.

The Mayor does not like that the provincial government is looking at legislation that Cities can't make their own housing deals with the federal government. Well, that's how it feels when the City wants to control rezoning and how I live and how it can change my life and I have no say.

Please leave us be.

Respectfully,
A Calgary Citizen



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First name [required] Gregory

Last name [required] Friesen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Dear Honourable Mayor and Council Members,

My wife and I are proud residents of Calgary and we have been home owners and city tax payers since 2007. My wife and I do NOT support the Blanket Rezoning Proposal and we are very concerned that the council is considering such an extreme Rezoning Policy for Calgary. The Blanket Rezoning policy goes MUCH further on rezoning than any other jurisdiction and we believe that there are more strategic and targeted ways to help address the housing challenges that we face.

We believe that the Blanket Rezoning Proposal undermines decades of thoughtful city planning which has already included housing diversity for the newer areas.

The Blanket Rezoning Proposal has several serious flaws:

* It does NOT carefully consider the significant impacts to the existing essential services such as Water, Sewage, Electricity, Natural Gas, Schools, Parks, Parking and Roads.

* This policy could significantly devalue homes which are the signal biggest investment that many families and individuals make in their lifetimes. This would be extremely unfair to hard working Calgarians who have been consistent Tax Payers for years and who bought in their particular areas because it fit their lifestyle requirements and dreams. That should not be taken lightly.

Request: Please throw out the proposed Blanket Rezoning Policy and instead focus on more targeted solutions to address the housing challenges such as rezoning along high density travel corridors with support from public transit. There are also new areas that could be developed perhaps on the Canada Lands in the Currie Barracks areas.

Thank-you for your kind consideration of our views on this critically important issue.

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



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First name [required] Colette

Last name [required] MacArthur

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

To: <https://www.calgary.ca/council/dyncrm-councillors-contact.html>
And [calgary.ca/PublicSubmissions](https://www.calgary.ca/PublicSubmissions)

Vote against city-wide rezoning

Please vote against the Calgary city-wide rezoning proposal and reject the shallow federal money grab behind it.

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

This proposal, if approved, will decimate property values, hammer quality of life, and destroy the character of affected neighborhoods.

If a motion of this nature must go forward, it needs to allow local decision-making on the

permissibility of the rezoning at the community level. If imposed by the city, such rezoning

should apply only to new neighborhoods so people know of the risk of such development

upfront: do not impose it retroactively on existing neighbourhoods.

That this proposal would have gone so far without the requirement of a plebiscite is a sign of a

pretentious and malevolent spirit within the council. Calgarians deserve better.



Public Submission

CC 968 (R2023-10)

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

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

[required] - max 75 characters	R-CG 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)	Submission to Council on Blanket Upzoning.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor Gondek and City Councillors,

While we agree measures are needed to deal with the housing shortage, we strongly oppose the proposal to blanket up-zone the entire city. Up-zoning is a significant change to current urban planning policies — a change which was not part of the mandate the mayor and councillors sought from citizens during the last municipal election. Imposing an unproven planning model on the entire citizenry with minimal engagement only serves to further erode the trust in our elected officials. Issues of this consequence should be decided by all voters, not just fifteen councillors through a rushed and confusing process.

Concerns about the lack of political authority aside, on substance no other policy of this council has the potential to disrupt the lives of Calgarians to the extent of blanket up-zoning — disruptions to the environment, climate change, and green space, increased ground level benzene and other toxic chemicals from increased traffic, strain on existing infrastructure, waste and recycling management, the impacts of those aging in place, seniors and persons with disabilities in terms of parking and accessible homes, pressure on local schools, safety of children walking and playing in the community, movement of public transit, emergency vehicle access to “keyhole” neighbourhoods like ours, and the list goes on. These issues require different solutions in different communities and blanket up-zoning is a blunt instrument that may actually exacerbate these issues in many communities.

Density can benefit the city and communities only if it is well planned. However, nothing we have heard to date provides any reassurances that this initiative is being well-planned. It feels like a political issue — not a planning issue — being advanced with little regard for the democratic process, proven strategies, and the lives of average Calgarians.

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First name [required] Despina E

Last name [required] Chrisohou

How do you wish to attend?

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

Date of meeting [required] Apr 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 Housnig

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] Tracy

Last name [required] Westall

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning Proposal

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Unable to attend, but I do not agree with this rezoning proposal for my family residential community. Thank you



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Peggy

Last name [required] Holmes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 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)

Calgary has had the problem of insufficient housing in the past. Eliminating zoning did not work then and won't work now. Council is too lazy to review previous successful strategies. Real estate developers have promised to make the problem go away but only create a mishmash of profitable (to them) builds which are neither low income housing or an improvement to neighbourhoods. I was originally thrilled to have neighbourhood improvement announced which would increase my property value, bring in new families and refurbish the place. A major shock to realize City Council just intended to destroy the neighbourhood so developers could get rich.



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

Stop trying to ruin our city. I don't know a single sane person who wants what is being proposed. Changing zoning isn't a fix for this housing crisis, all this will do is make our communities cramped and devalue the properties that we already have.



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First name [required] Ramona

Last name [required] Chrisohou

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of Housing

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

Brandt

Last name [required]

Tracey

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 15, 2024

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

[required] - max 75 characters

I do not agree with the rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with the rezoning.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The blanket rezoning proposal is simply unacceptable! This is NOT in anyway designed to help people achieve affordable housing. It is so obviously designed to make property developers richer quicker, and make more tax dollars for the City. Period.

If council members think they're fooling anyone with this nonsense, they're fooling themselves.

This entire gambit reeks to high heaven of blatant corruption, and Calgarians know it. My councilor is Peter Demong. Everyone in our neighborhood with whom my wife and I have spoken hates this proposal and sees it exactly for the corruption that it is. And how interesting that certain high-end neighborhoods in the city are exempt from this proposal. Also noteworthy is the ridiculous and self-serving decision to NOT hold a plebiscite on this issue. It's very clear that councillors know how quickly Calgarians would vote this nonsense straight into the trash.

Aldermen in Calgary need to know their jobs are on the line with this proposal. This will NOT create more affordable housing. This will only create more money for developers. This will only create more "campaign contributions" from developers for aldermen, and perhaps some sweetheart jobs once they either choose not to seek re-election or lose their seats. This will only create more property tax income for the City.

This proposal will change and ruin neighborhoods. It will grossly increase urban density and traffic and parking congestion. It will vastly diminish the city as a whole.

Thus, we DEMAND that city council abandon this garbage initiative and get back to governing in a democratic manner, and to not simply pander to whichever greed-fueled proposal they think they can get away with. Council members' jobs are to represent their constituents, and not to simply chase the quick, easy money.

Do your jobs properly and honestly!



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First name [required]	Katrina
Last name [required]	Olsen-Heise
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)	Blanket Rezoning Final _ K olsen-Heise.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition of the Blanket Rezoning as such a drastic change to the majority of Calgary's neighbourhoods would create little predictability for residents, and could result unintended consequences and costs.

For a resident to invest time, effort and money in their community, they need some assurance that no drastic changes will take place without consideration of their concerns. If this Blanket Rezoning goes through residents will lose faith that their perspective matters and wonder how long it is before there is yet another blanket rezoning, perhaps allowing all forms of residential development to occur such as tall apartment buildings in all communities. It was only in January and February 2023, that Council introduced H-GO zoning for the inner city and revised RC-G zoning for very few areas with the revision allowing front and rear units on a single parcel with potential for each unit to have a secondary suite. Now, just over a year later, the City wishes to expand RC-G zoning to all but the very far outlying suburbs.

Considering society is encouraging home owners to combat climate change, why discourage them from investing in sustainable solutions that take many years to pay off? Why would they invest in EV charging ports, solar panels, heat pumps, etc if shortly after they are forced to sell when the adjacent lots are radically redeveloped?

What happens to mature trees on private property? The City plans to restrict homeowners from cutting down their own trees. What will be the restriction on redevelopment? How will mature trees be preserved if a lot with a single family home becomes essentially covered with buildings except for a narrow border and a tiny strip between the front and rear units?

We have been told that City park land will also be Blanket Rezoned but will remain park land. For how long? Presently there is a major multi tower apartment complex planned for City park land adjacent to the Glenmore Reservoir, Besides its beauty, the Reservoir is also a major source of our city's drinking water and migrating waterfowl. Despite these very significant attributes, development of this park land is looming with the approval of this Council. It is hard for the public to put much faith in the City will preserve the present park land if Blanket Rezoning is passed.

Please refer to the attachment for a possible solution to these concerns while still increasing density.

Blanket Rezoning Final

K Olsen-Heise <olsenheise@gmail.com>
To: K Olsen-Heise <olsenheise@gmail.com>

Sun, Apr 14, 2024 at 8:41 PM

Hello Councillors:

I am in opposition of the Blanket Rezoning as such a drastic change to the majority of Calgary's established neighbourhoods would create little predictability for future as well as present residents, could result in widespread unintended consequences, and potentially leave the City responsible for associated costs.

For a resident to invest time, effort and money in their home and community, they need some assurance that no drastic changes will take place in their community without consideration of their concerns. If this Blanket Rezoning goes through residents will lose faith that their perspective actually matters and wonder how long it is before there is another blanket rezoning, allowing all forms of residential development to occur such as tall apartment buildings in all communities. It was only in January and February 2023, that Council introduced H-GO zoning for the inner city and revised RC-G zoning for very few areas with the revision allowing front and rear units on a single parcel with potential for each unit to have a secondary suite. Now, just over a year later, the City wishes to expand RC-G zoning from its current thoughtful limited distribution to essentially all areas but the very far outlying suburbs.

In this era where society is encouraging home owners and landlords to combat climate change, why discourage them from investing in sustainable solutions that take many years to pay off? Why would they invest in EV charging ports, solar panels, heat pumps, etc if shortly after they do the character of the adjacent lots may change so radically that it impacts their enjoyment and use of their own lot, forcing them to sell?

What happens to mature trees on private property? The City has indicated coming restrictions on homeowners wishing to cut down their own trees. What will be the restriction on redevelopment? How will mature trees be preserved if a lot with a single family home becomes essentially covered with buildings except for a narrow border and a tiny strip between the front and rear units?

We have been told that City park land will also be Blanket Rezoned but have been assured it will remain park land. How long will it remain park land? Presently there is a major multi tower apartment/retail complex nearing approval for City park land adjacent to the Glenmore Reservoir, Besides its beauty which draws visitors from throughout the city and beyond, the Reservoir is also a major source of our city's drinking water and an important rest stop for migrating waterfowl. Despite these very significant attributes, development of the park land immediately adjacent is looming with the approval of this Council. It is hard for the public to put much faith in the City's claim that Blanket Rezoning of all City park land will preserve the present park land for long.

What will be the effect of Blanket Rezoning on sewer, electrical, water supply, storm water run-off, etc? Who will pay for the upgrades and maintenance? The City's FAQ mentions a "levy" being applied in an "equitable" manner rather than the redeveloper being entirely responsible. What is an "equitable" manner - Every lot in the neighbourhood contributes equally to the levy whether they personally redevelop or not?

IF Blanket Rezoning is pursued, the City should at least consider one that is less drastic, perhaps using intermediate steps: R1 areas rezoned to R2, present R2 areas retaining R2 in their core with the area on the perimeter being rezoned for R-CG. This would garner more community goodwill, helping long term success, and allow the City to assess the effects and costs of rezoning especially with respect to affordability, infrastructure and unanticipated consequences and liabilities.

Thank you for your attention.
Katrina Olsen-Heise



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First name [required] Renee

Last name [required] Beaudry

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I would like to go on the record in support of widespread rezoning, to allow for more than one home per lot throughout the city. Calgary is a growing city that can be an example for a better future for all Canadians. We need to do everything we can to help create more housing everywhere inside the city limits, help existing home owners to supplement their income, and help renters to find affordable places to live in the area they wish to live in. I encourage city council to adopt this proposal, and in the future to take further steps to increase housing density throughout the city.



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First name [required] Shawn

Last name [required] Mothersele

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing for Housing 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)

Before he became major, Naheed Nenshi put on a TedX talk about diversity in neighborhoods. He discussed how a mix of ethnicities and income brackets can be beneficial for municipalities. That's as true today as it was over a decade ago. In fact, it's more important because there are so many people struggling to afford a place to live. Forget home ownership, rental prices have gone up 50% or more since the beginning of the pandemic. I think the city should consider any measures that help increase the supply of housing.



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First name [required]

Sheila

Last name [required]

Lavender

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Re-zoning

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 voicing my opposition to the proposed re-zoning vote on April 22nd for my community, Lake Sundance. We bought our home here because we wanted a single family home neighborhood. We don't want higher density and the the problems that come that. Thank you.



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First name [required]

Glenn

Last name [required]

Masikewich

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Feb 22, 2024

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

[required] - max 75 characters

Land Use Designation Ammendment

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My wife and I are in complete opposition to the Land Use Re-zoning for Housing Amendment. As long term residents of Varsity, this proposed rezoning has the potential to completely ruin the community aspect of well-cared for homes that we've worked hard to develop. The proposal allows for up to 8 units on a typical lot (8 units x 3 people/unit = 24 people, where there used to be 4 or 5). A potential of 8 or more vehicles where there used to be 1-2. Lost backyard privacy, lost trees, and shade in surrounding yards. This could even be a problem with the proposal to change secondary suites to include 2 type or suites.

The development and sale of townhouses, row-style housing etc. will not be sold cheaply - these will not become options for low-cost housing needs. (consider the units developed at 21Ave & 19St. NW - expensive). This proposal has the interests of Developers, not existing community homeowners, written all over it.

Opening the door for R-CG to be implemented in mature, single family districts is NOT the way to address a housing crisis and provide affordable housing. Rather, find locations that can already accommodate new residential low cost, high density options. (e.g. 128Ave & Cornerstone NE)

We take care of our home and property, and are good community citizens. Do NOT proceed with the proposed changes that so sweeping, and have little respect for existing communities and the homeowners who helped build build them. Thank you.

Glenn & Lynn Masikewich

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] Public Hearing on Planning Matters, City Council - Apr 22nd, 2024
Date: Sunday, April 14, 2024 9:13:01 PM
Attachments: [Blanket Re-zoning.docx](#)

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Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M, 8007
Calgary, Alberta T2P 2M5

Please find attached a copy of my written submission for the upcoming Public Hearing before City Council, Monday April 22nd, 2024 regarding the proposed citywide Land Use Designation (zoning) amendment. I am sending this email and the attached WORD file of my written submission as a backup to the formal online application form addressed to the City Clerk's Office.

Thank you for your time and consideration,

Anita

April 12, 2024

Anita Hansen
62 Tuscarora Heights NW
Calgary, AB T3L 2H2

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M, 8007
Calgary, Alberta T2P 2M5

RE: PUBLIC SUBMISSION FOR AGENDA OF COUNCIL - PUBLIC HEARING ON BLANKET RE-ZONING

Attn: Mayor and Members of City Council:

As property owners, founders and multi-generational citizens of Calgary, my family and I are completely opposed to the proposed amendment to the Land Use Designation for Blanket Re-zoning of all of Calgary and its specific and deliberate targeting of established, older and historical single family communities and neighbourhoods for the 'purpose' of supposedly fixing a problem we Calgarians, taxpayers and citizens, did not create; and the majority of which are also strenuously opposed to.

This opposition has been voiced over and over and over again, as has been made very clear to the Mayor, Ward Councillors and city planners by Calgarians through various means, including during all the many town halls conducted by the City and Councillors, as well as via letters, emails, discussions and media outlets.

The Mayor, upon being elected declared Calgary a Climate Emergency. With the upcoming 5th year of unseen record heat, unbreathable air from forest fires everywhere; on-going decade-long drought; agricultural devastation; extreme low water levels due to lack of normal seasonal moisture; excessive emissions from oversized vehicles, Amazon and Uber deliveries, and energy blackouts due to unabated demand on an over-burdened system, why on earth would anyone dare propose greater density in every neighbourhood, which would only increase and exacerbate all these devastating impacts on a city (and province) already in a Climate Emergency? More people in every neighbourhood causing more environmental damage and resources strain (on an already untenable infrastructure that was not, is not, and should not be meant to serve unregulated, unrestrained and unsustainable growth) does not alleviate our environmental crisis, and is monumentally counterintuitive to addressing and preventing an ever worsening one.

Re-zoning is a breach of contract with Calgary taxpayers. The majority of who are single family homeowners whose purchase was based on the contractual agreement that their property was zoned single family. Calgarians should be able to trust that their contractual purchase based on single family zoning remains zoned as single family. That trust is implicit. If it is not, that in itself speaks volumes about the trustworthiness of those put in charge to protect the interests and assets of Calgary's single family homeowners.

Single family is not an elitist edict or ideal. It is the promise of Canada; it is what people come here for, the right through hard work to be able to own a piece of land, a home and garden of their own, a sanctuary from the squalor and oppression of the overpopulated, overcrowded, polluted places they have left. People who wish to own multi-family units should live in multi-family zoned areas.

It seems those with vested interests in this land re-designation are bent on a campaign to vilify and shame single family homeowners. Blaming Calgarians for “84,600 households that cannot afford where they currently live” is a socio-economic problem of a thousand different reasons and causes totally unrelated to anyone and everyone who worked damn hard to build or purchase a single family home. And it will continue to be a problem due to federally mandated immigration quotas along with the same un-solved socio-economic problems of a city that points fingers at the very people who sustain it, as well as bear the brunt of the costs and consequences of said un-addressed socio-economic problems that will only increase with added density.

A land grab by multi-millionaire developers aided and abetted by un-elected city planners to buy up single family homes at an over-inflated price from greedy sellers then build 4 or more units so they can make a profit by selling each unit for the same price as a single family home is hardly the solution for “affordable housing.” Will any of the “84,600 households” have the economic stability or finances to purchase any of these over-priced multi-family units which start at \$500,000?

Blanket Re-zoning would give permission to any and all wishing to destroy existing single family dwellings and erect blocks and blocks of massive, unsightly and unwanted high-density condominiums, townhouses, row houses, tenements, apartments, duplexes and multi-family, multi-story units completely incongruous to the existing structural composition and character of our neighbourhoods and communities throughout Calgary, leading down a path of no return.

We see the grim, grey, square Soviet-style block housing sprouting up everywhere there were once single family dwellings, two or three in-fills stuffed into single family lots, blocking out the sun and squeezing out the homes and gardens and privacy of those between or beside them. They are also in immense fire hazard due their proximity to other buildings. Are there no building codes?

Blanket Re-zoning gives permission to destroy and erase the history, character, heritage and nature that was and is now Calgary. To destroy and erase the historical footprints built by forefathers and ancestors destroys and erases us, our history, our heritage, our existence, our future. The houses built by past generations are to be respected, preserved and restored for their generational and historical significance, establishing what is the very charm, security and desirability of living in a single family neighbourhood community. Our history and the city built by those before is their legacy to us.

The Federal Government enacting land use re-zoning by dangling their Housing Accelerator fund of \$228.5 million to support specific initiatives for City Councillors to approve as a means of enforcing the Canadian Government’s reckless and totally unmanageable immigration policy is not a tenet of a healthy or thriving democracy. Nor is urban sprawl, over-population and over-development to increase the tax-base via unwanted re-zoning and social engineering.

Your duties as Mayor and Councillors are to not just listen but to respect our concerns by upholding our democracy, values and standards for our homes, our heritage, our history, our neighbourhoods, our city.

Yours truly,
Anita Hansen



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First name [required]

Nicole

Last name [required]

Finnamore

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 lands

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning is a terrible idea and one the City of Calgary Mayor and Councilors' should be embarrassed. In a democratic society where we care about public input and ensuring concerns are heard and addressed this blanket rezoning concept is incredibly short-sighted.



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First name [required] Carolynne

Last name [required] Russell

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) Calgary Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station 'M'
Calgary, Alberta [T2P 2M5](#)

Dear City Council:

We are writing to express our deep concerns regarding the proposed Land Use Designation (Rezoning for Housing) amendment. We are opposed to this amendment. Specifically we are opposed to a blanket rezoning. We do understand and recognize that there is a housing issue in our City. However this is a lifetime, long-lasting decision that we believe requires an exhaustive, intense research and scrutiny, evaluation, and implications assessment of all alternatives available.

Council is elected for a four year term, but this decision has far-reaching impact beyond this term. There must be considerable stress and pressure for Council to address this housing affordability and supply issue, but all factors must be considered in the very long term. Accordingly as tax paying citizens and because of the long term effect of this decision we believe that a plebiscite is necessary. We believe it is incumbent upon Council to require this plebiscite to obtain proper input from all of the impacted tax paying citizens. The plebiscite could be conducted with many alternatives suggested, all with a policy goal to increase housing supply and affordability.

One suggested alternative is to allow more secondary suites within existing housing. The current federal government housing money being proposed could be negotiated and evaluated to cover the cost of such renovations. The rent charged on the secondary suite could be held to a cap of \$1200 to \$1500 per month, making such very affordable. The rent income to the owner could be legislated to be not taxable. This would encourage such renovations, provide some income to the owner of the home, and provide very affordable housing and increase housing supply.

There are many such alternatives that should be thoroughly explored.

As residents of this community, we believe it is crucial to consider the potential negative impacts that such a development could have on our environment, infrastructure, and overall quality of life.

Parking...if 4 four plexes were built on our street, that is potential for 16 cars assuming only 1 car per household....where are these cars going to park?

Traffic congestion...we live on a street with 2 school zones...if so many cars are parked on the street, much more congestion will occur which causes frustration for all.

Safety...traffic congestion on a street with playgrounds and school zones will cause irritation, potential speeding which is clearly a safety concern for all.

Fire and police services, waste management...with an increased population in our community, are these services also being enhanced?...there will certainly be an increased potential for the need for all such services to be increased. A four plex implies 12 bins...where will these go?...and a dumpster would simply be a complete eyesore.

Economics...one of the goals is to make housing more affordable...but most likely developers will seize this opportunity in the shorter term to make enhanced profits and the house prices will not be more affordable but will actually spike and be more expensive. In the long term, as more and more high density housing is built in an area that was primarily single family homes before, it is likely that the economics will reverse after a few years, and property values will decrease.

Quality of Life...we made an informed decision 40 years ago to purchase in our community that was governed by stringent architectural controls and expect that appeal of such to continue. The peaceful character of our community most definitely needs to be preserved. Blanket rezoning without stringent control will erode the peaceful friendly character and ambience in our community.

As residents, we are deeply committed to preserving the natural beauty, peaceful and neighbourly character, and ecological integrity of our community. While we understand the importance and need for more affordable housing within our City, we believe that it must be balanced with responsible stewardship of our environment, infrastructure, and social fabric. Therefore, we urge you to carefully consider the long-term implications of the proposed re-zoning and explore alternative solutions that prioritize sustainability, community well-being, and adherence to our established zoning regulations and community plan.

In conclusion, we respectfully request that you reject the application for the Land Use Rezoning in order to safeguard our environment, preserve our infrastructure, and uphold the unique character of our community. Thank you for your attention and consideration.

Sincerely,

Robert and Carolynne Russell

935 Suncastle Dr SE

Calgary, Alberta T2X 2M4



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

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

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

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

I am strongly against Blanket Rezoning in Calgary. Blanket Rezoning will not increase AFFORABLE housing, but will severely decrease the quality of living in most neighborhoods. Please listen to your constituents and stop this foolishness.



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First name [required]

Dev

Last name [required]

Senadheera

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Though the rezoning may increase the number of houses, it will not solve the housing affordability crisis because implementing services will be costly in the inner city. If one house is replaced by 4 houses, the population in the area could increase by 300% if a family of 4 would move to each house. This would further increase up to 500% if 2 people were moved to each legal basement suit. Did the city consider the spaces in schools, adequacy of health care services in the community, how to handle traffic, where to provide parking for each household, and adequacy of emergency services, law enforcement, and city recreational services? For example, for parking, the city information for R-CG (rezoning-housing-fact-sheet-r-cg.pdf) says "Parking: 0.5 stalls/unit and 0.5 stalls/ suite minimum". What does this mean? Isn't this a great example of showing how much congestion is going to be in the area?

The rezoning will completely change my neighborhood and that is not what we envisioned when we put all our lifelong investments into buying a house in our community. If we were to move out of my community because of the rezoning, what compensation would the city provide us?

Piling people into chicken pens like houses will provide a house, but not a home!



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First name [required]	Paul
Last name [required]	Pozzi
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Rezoning Response.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see our attached letter with comments against Blanket Rezoning

To: **The Members of the City of Calgary Council**

In response to the City of Calgary and the proposed Blanket Rezoning of all communities, I would like to voice my extreme displeasure with the proposal and the hastily prepared method in how this issue has transpired. As a resident of Lake Bonavista, I have worked hard my whole life to provide my family with the type of community that Lake Bonavista is well renowned. I have listed below some of the major reasons why we are opposed to this.

- **CONGESTION:**
 - Smaller neighborhood roads will see more traffic especially during peak hours
 - There will not be enough street parking available where there are multiple units. We do not want to see parking limits and parking permits implemented in our community.
 - Stress on the already over-crowded lake.
- **INFRASTRUCTURE**
 - Schools in Lake Bonavista already support students from neighboring communities. Will there be enough space for a larger population and will more bussing be required?
 - Does rezoning open the opportunity for Developers to build on existing school grounds, parks and green spaces?
 - There will be extra strain on utilities such as water, sewer and power. In a community built 50 years ago, it's likely the population designed for will be exceeded.
- **NEIGHBORHOOD FEEL**
 - We bought and paid extra to live in a community that isn't over-populated and intentionally purchased in Lake Bonavista, an area that does not resemble inner city communities.
 - Rezoning will have a negative impact on the character of the community. We wanted to live in an established community with single family homes, back-yards, green space, a lake community, schools, small shopping mall and medical clinic with a small-town feel.
 - We want to retire in Lake Bonavista without the fear of being dwarfed by multi-family dwellings being built on both sides of our house and crowding out beautiful trees that have taken years to grow. Our family will lose the privacy that we value greatly while enjoying our property.
- **AGENDA**
 - Rezoning will not create affordable housing because of inflated prices in the area. It will only be beneficial for Developers who look to make a profit by building higher-end housing.
 - This feels eerily like a planned move in response to the Liberal government providing the City of Calgary with money from the Housing Accelerator Fund. City Council is looking to create housing starts at the expense of strings attached to the Liberal climate agenda stipulating what and how these homes are to be built.

Based on the response from the majority of our community I hope that you will reconsider your stand on this issue and leave the zoning in Lake Bonavista as is. If this rezoning is allowed to proceed, we would seriously question the long-term vision of this council and many Calgarians, including ourselves, will make that known at the next municipal election.

Respectfully;

Paul and Maria Pozzi
27 Lake Twintree Bay SE



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First name [required]

Rob

Last name [required]

Hiebert

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2023

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

[required] - max 75 characters

Public Hearing April 22, 2023 on City Wide Rezoning.

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with Blanket City Wide Rezoning to single family zoning for the following reasons but support more housing and density where appropriate.

1. As Calgary's Mayor said last week regarding the proposed Provincial Priorities Act, this was not part of the Premier's or an MLA's mandate for being elected. On such an important civic issue as blanket city wide rezoning the same rationale applies to Calgary's Mayor and each Councilor.

2. Any doubt about the importance to Calgary homeowners of this issue should be evident from Ward 14's two public meetings on this issue last week in Midnapore. A vote by hands at the second meeting, which I attended, had at least 99% of several hundred in attendance not in favor. If similar meetings to inform and ask questions were also held in other established mainly single family communities it is very likely a same voting percentage not in favor would occur. Homeowners have sacrificed and invested in a quality of life in a neighborhood that reflects their preferences. Maybe circumstances have changed in some communities thus point 3.

3. The City has engaged and communicated with the residents of Calgary to some degree. A more definitive approach would be to have a vote by each community in the next election or sooner. The current proposal is using an axe when a scalpel is needed. More meaningfully and in depth questions: e.g. i) Who would not mind a backyard suite, a basement suite, a duplex, a fourplex or row house next to them. ii) Which alternatives would provide how much and types of housing. E.g. Vacant land, LAP development, new communities, currently allowed infills, etc.

4. Feedback to the City's engagement process: Of note "Loss of Community Character". The character of a single family neighborhood is greatly affected by new houses larger and higher than the original builds, duplexes and fourplexes and row housing. Basements suites to a lesser extent.

How can these options not disrupt current single family neighbourhoods? Maintaining investment value, privacy, lack of increased people and traffic movement all add to quality of life for homeowners. These were and are still the reasons homeowners choose where they live.

5. Increase density where proposed changes are already allowed. For instance in currently developed communities, LAP, vacant land, new communities, public land. Let's solve Calgary's housing needs unique to our Calgary homeowners wishes and without so much opposition.

Thanks,

Rob Hiebert



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First name [required] Sophie

Last name [required] McCoy

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Re-zoning proposal

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

ATTACHMENT_01_FILENAME (hidden) Re Blanket Re-zoning Public hearing April 22.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Hello, I'm Sophie McCoy. Lifelong resident of Calgary.

Re: Blanket Re-zoning Public hearing April 22

I am in opposition to the proposed blanket re-zoning proposal for the following reasons:

1. The greenest building is the one that already exists:

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

2. None of the current city councillors campaigned on a blanket up zoning in the last municipal election. This is the most significant change ever made to housing and planning in the city, one that could affect all single-family residential property owners.

3. Eliminates public involvement in the redevelopment process.

Increased densities in established communities can benefit the city and communities themselves, only if re-development occurs in a thoughtful, well-planned manner. However, the blanket up-zoning proposal instead, is a blunt instrument that eliminates public involvement and ignores community context

4. Erosion of public accountability and transparency.

A Public Hearing is not "Red Tape," a "community veto," or a "hindrance to re-development." It is an important component of local government. Elected officials, not bureaucrats, should be the decision-makers on matters such as community character and context.

5. Removal of certainty for residents

City Administration has suggested the proposed amendment is required to provide developers with greater certainty. How much more "certainty" developers require? Rather residents require certainty in their chosen communities. The Blanket rezoning proposal provides none. Certainty of one's preferred living experience is a key determinant in the home buying process. Restrictive covenants provide this certainty and is a tool we are fortunate to have.

6. Negligible Affordability Improvements

The City Administration says blanket upzoning will "solve the Housing Crisis" since it will facilitate greater housing diversity, more supply and thereby greater affordability. Compared to other issues falling under the umbrella of a "Housing Crisis," it is conspicuous in its lack of likely effectiveness. Calgary does not have a "Housing Diversity Crisis" and suggesting it is a crisis requiring an extraordinary response is a distraction from more pressing housing issues. Blanket up-zoning will have no appreciable impact on housing affordability nor will it add more housing. This is confirmed in academic studies of cities previously using blanket up-zoning. Auckland, NZ. Recent and rigorous analysis (see Murray and Helm, "The Auckland Myth") reveals that there was not an increase in new housing stock. Nor was there any impact on housing affordability. A July 2021 report from the New York City Association for Neighborhood and Housing Development cautions that blanket re-zoning can have serious unintended consequences for less affluent and more vulnerable communities, suggesting it can often "cause more harm than good." In this, developers tend to purchase older, more affordable (and more often than not rental) properties, demolish them, and build new higher-density housing with higher prices/rents.

7. Strain on Existing Infrastructure and Services

The initiative aims to increase density in Calgary, but it will strain existing infrastructure, including sewer, water, schools, parks, and emergency services. A study by the Federation of Canadian Municipalities found that replacing 10,000 homes with 4-6 plexes would require \$1M per 100m for infrastructure upgrades, resulting in a minimum cost of \$1.5Billion for taxpayers. The initiative raises questions about waste disposal and toxic materials management.

8. Affordability

We've seen neat, well-maintained bungalows sell for \$800,000 or more, only to be replaced with many apartments priced at \$800,000 or more each. A bungalow was formerly replaced by two units, then four units, and today one unit is replaced by eight or more apartments, each with a basement suite. If the units are rented, the rents have climbed exponentially for a fraction of the original floor area. This is not affordable housing.



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First name [required] Austin

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 23, 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) Rezoning_for_Housing_Submission.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached comment.

April 14, 2024

Mayor Gondek and City Councillors:

My name is Austin Koning. I strongly urge you to approve this rezoning measure. I am a younger millennial still living at home while going to university. When I graduate in a few years we will still be in a housing crisis. I would like to be able to own my own place this decade if possible. But with the current state of housing affordability, well, let's say the odds are not in my favour.

This rezoning measure is in line with several guiding principles that have come before "Home is Here: The City of Calgary's Housing Strategy."

In 2007 the City approved the Sustainability Principles for Land Use and Mobility. The first principle of which is "Create a range of housing opportunities and choices." In 2009 the Municipal Development Plan (MDP) was adopted. In the MDP there are two subsections of "2.2 Shaping a More Compact Urban Form" worth noting. The first being "2.2.4 Complete Communities" of which the Objective states in part,

"Complete communities are vibrant, green and safe places, where people of all ages, incomes, interests and lifestyles feel comfortable and can choose between a variety of housing types and locations in which to live" (pg. 34).

The second being "2.2.5 Strong Residential Neighbourhoods" of which Policy a) states,

"Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing" (pg. 37).

As you can see, this blanket rezoning to allow for more diverse built forms of housing should have been implemented ages ago. It has been 17 years since Administration has called for this approach to housing. Now, instead of being proactive we are being reactive.

There are beneficial knock-on effects of this rezoning proposal as well:

- Densifying instead of building on the periphery means no service costs for new builds, no maintenance costs, etc.
- Densifying makes transit modes more cost efficient and makes higher frequencies more justifiable leading to increased reliability
- Densifying provides more patrons to local businesses
- Adding more housing enables affordability by the domino effect of people moving up the housing ladder leaving more affordable housing behind them

You have been elected to be the leaders of this city. So lead. Be bold. Take action. Demonstrate you have a vision for Calgary. Show that Calgary is a city worth living in. A city where people from all walks of life can live and prosper.

Please vote in favour of rezoning.

Thank you.



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First name [required]

Vicki

Last name [required]

Babcock

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Council Meeting - BLANKET REZONING FOR CALGARY

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

I'm deeply concerned about the potential impacts of the blanket rezoning proposal in my community Lake Bonavista. It's disconcerting that such significant change in bylaws would proceed so quickly without seeing comprehensive input from all stakeholders without being put to a plebiscite. The magnitude of this change has the ability to affect property values, infrastructure, traffic, public safety & other community features. Proposed blanket rezoning removes important public engagement on potential impacts that residential development would have in neighborhoods.

We paid a premium to purchase in LkBonavista due to R-1 zoning, no suites allowed. Rezoning LkBonavista will see my current lifestyle destroyed & see my property values go down. REZONING WILL NOT CREATE AFFORDABLE HOUSING. It's a well known fact that investors/flippers are profiting by charging unfair rents to people living on unacceptable low wages - perhaps rent controls are in order.

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

Further, councillors should not think it's "selfish" to defend one's community and lifestyle.

The public has not been heard and this rezoning proposal has been unfairly rushed. Home owners should call the shots, not the Federal or Provincial Governments or City Hall without community approval by tax paying homeowners. There must be transparent dialogue and meaningful consultation to ensure all voices of those impacted are adequately represented. No plebiscite on this matter is not only unfair, it's undemocratic.

Newer communities have proper building plans and infrastructure in place accommodating multi-family, high density living. Destroying the landscape of LKBonavista does not solve the housing crisis in this city. The \$228M from the Federal Government is a drop in the bucket for any housing initiative and should not be part of this decision. Ottawa should not be allowed to rewrite our zoning laws.

It is my hope that neighborhood preservation and the long-term interests of property owners becomes a priority for we the tax payers and those we put in office.



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First name [required] Marlow

Last name [required] Nicol

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning Calgary

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am concerned that as a result of rezoning, many existing single detached family homes will be bought by developers and higher density housing will replace it. I am concerned they will build right to the property line and build taller structures making neighbourhoods feel busy and claustrophobic. In the process neglecting parking space and green space. I am worried that back yards will become a thing of the past for many families and I am worried that prices for these newer high density units will not end up being affordable in the end. I am worried that we are being told we need to do this, to build more homes, to make it affordable, and the end result simply being that the new normal is everyone pays detached home prices to live in condos. We've seen this in other Canadian cities. I would rather a sprawling city than one where my kids spend an absurd amount of money to own a tiny apartment.



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First name [required]	Katrina
Last name [required]	Olsen-Heise
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 blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket Rezoning Final _ K olsen-Heise.pdf



ATTACHMENT_02_FILENAME
(hidden)

Hello Councillors:

I am in opposition of the Blanket Rezoning as such a drastic change to Calgary's established neighbourhoods would create little predictability for residents, could result in unintended consequences and costs.

For a resident to invest time, effort and money in their community, they need some assurance that no drastic changes will take place without consideration of their concerns. If this Blanket Rezoning goes through residents will lose faith that their perspective matters and wonder how long it is before there is yet another blanket rezoning, allowing all forms of residential development to occur such as tall apartment buildings. It was only in January and February 2023, that Council introduced H-GO zoning for the inner city and revised RC-G zoning for very few areas with the revision allowing front and rear units on a single parcel with potential for each unit to have a secondary suite. Now, just over a year later, the City wishes to expand RC-G zoning to essentially all areas but the very far outlying suburbs.

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

As society is encouraging home owners to combat climate change, why discourage them from investing in sustainable solutions that take many years to pay off? Why would they invest in EV charging ports, solar panels, heat pumps, etc if shortly after they do they are forced to move when the adjacent lots are radically redeveloped?

What happens to mature trees on private property? The City plans to restrict homeowners cutting down their own trees. What will be the restriction on redevelopment? How will mature trees be preserved if a lot with a single family home becomes essentially covered with buildings except for a narrow border and a tiny strip between the front and rear units?

We have been told that City park land will also be Blanket Rezoned but have been assured it will remain park land. For how long? Presently there is a major multi tower complex nearing approval for City park land adjacent to the Glenmore Reservoir, Besides its beauty which draws visitors, the Reservoir is also a major source of our city's drinking water and important for migrating waterfowl. Despite all this, development of the park land immediately adjacent is looming with the blessing of this Council. It is hard for the public to put much faith in that Blanket Rezoning of all City park land will preserve the present park land for long.

Please see the attachment for possible solutions to these concerns.



Blanket Rezoning Final

K Olsen-Heise <olsenheise@gmail.com>
To: K Olsen-Heise <olsenheise@gmail.com>

Sun, Apr 14, 2024 at 8:41 PM

Hello Councillors:

I am in opposition of the Blanket Rezoning as such a drastic change to the majority of Calgary's established neighbourhoods would create little predictability for future as well as present residents, could result in widespread unintended consequences, and potentially leave the City responsible for associated costs.

For a resident to invest time, effort and money in their home and community, they need some assurance that no drastic changes will take place in their community without consideration of their concerns. If this Blanket Rezoning goes through residents will lose faith that their perspective actually matters and wonder how long it is before there is another blanket rezoning, allowing all forms of residential development to occur such as tall apartment buildings in all communities. It was only in January and February 2023, that Council introduced H-GO zoning for the inner city and revised RC-G zoning for very few areas with the revision allowing front and rear units on a single parcel with potential for each unit to have a secondary suite. Now, just over a year later, the City wishes to expand RC-G zoning from its current thoughtful limited distribution to essentially all areas but the very far outlying suburbs.

In this era where society is encouraging home owners and landlords to combat climate change, why discourage them from investing in sustainable solutions that take many years to pay off? Why would they invest in EV charging ports, solar panels, heat pumps, etc if shortly after they do the character of the adjacent lots may change so radically that it impacts their enjoyment and use of their own lot, forcing them to sell?

What happens to mature trees on private property? The City has indicated coming restrictions on homeowners wishing to cut down their own trees. What will be the restriction on redevelopment? How will mature trees be preserved if a lot with a single family home becomes essentially covered with buildings except for a narrow border and a tiny strip between the front and rear units?

We have been told that City park land will also be Blanket Rezoned but have been assured it will remain park land. How long will it remain park land? Presently there is a major multi tower apartment/retail complex nearing approval for City park land adjacent to the Glenmore Reservoir, Besides its beauty which draws visitors from throughout the city and beyond, the Reservoir is also a major source of our city's drinking water and an important rest stop for migrating waterfowl. Despite these very significant attributes, development of the park land immediately adjacent is looming with the approval of this Council. It is hard for the public to put much faith in the City's claim that Blanket Rezoning of all City park land will preserve the present park land for long.

What will be the effect of Blanket Rezoning on sewer, electrical, water supply, storm water run-off, etc? Who will pay for the upgrades and maintenance? The City's FAQ mentions a "levy" being applied in an "equitable" manner rather than the redeveloper being entirely responsible. What is an "equitable" manner - Every lot in the neighbourhood contributes equally to the levy whether they personally redevelop or not?

IF Blanket Rezoning is pursued, the City should at least consider one that is less drastic, perhaps using intermediate steps: R1 areas rezoned to R2, present R2 areas retaining R2 in their core with the area on the perimeter being rezoned for R-CG. This would garner more community goodwill, helping long term success, and allow the City to assess the effects and costs of rezoning especially with respect to affordability, infrastructure and unanticipated consequences and liabilities.

Thank you for your attention.
Katrina Olsen-Heise



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First name [required] Susan

Last name [required] Allen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Council Meeting

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

ATTACHMENT_01_FILENAME (hidden) City Council Blanket Rezoning Comments.docx



ATTACHMENT_02_FILENAME
(hidden)

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

see attached comment

April 14, 2024

To the Mayor and Councillors,

Re City of Calgary's Housing Strategy

I am writing about some of the proposals under the above strategy under Outcome 1 of the Calgary Housing Strategy. I am concerned about some Objectives under 1C (Actions 1.C.1 through 1.C.7).

I am opposed to the rezoning of R-1 properties (single detached homes) to R-GC which would automatically allow a four-unit townhouse to be built on the same property in all Calgary communities.

Most Calgary neighbourhoods are planned communities. They include a variety of housing structures that already incorporate townhouses, townhouse condominiums and duplexes. However, these structures were, and are planned in an orderly manner. They were not randomly dropped on lots anywhere among single family residences.

By using a blanket rezoning process, you will be allowing townhouses to be built anywhere within the communities. This will destroy the integrity of the neighborhood. When buying a home in a specific neighbourhood, owners need certainty about the area. The fact a four-unit townhouse can be built anywhere in the area, at any time, will damage these neighbourhoods.

The main supporters of this rezoning will be the developers.

I recommend that you continue to consult with individual communities as you have done in the past. It is critical to work with the neighbourhoods, not force a solution of blanket rezoning on all of them.

Susan W. Allen CA CPA



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First name [required]	Ann
Last name [required]	Ogden
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	The rezone of Lake Bonavista
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

When the lots were sold in Lake Bonavista, people bought in good faith the lots that were more expensive because it was supposed to be single family housing and remain only single family housing. Also if you rezone it will devalue our properties and I am hoping that we can do a class action lawsuit against the city and developers to recuperate the loss in value of our properties. We are and everyone we know are COMPLETELY against the rezoning of Lake Bonavista. And you have no right to change the zoning after so many years. There is plenty of land all round Calgary that you can use for your development.

Sincerely Ann Ogden.



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First name [required]	Anne
Last name [required]	Gray
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary's Housing Strategy 2024-2030 - Land Use Amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

I would like to strongly oppose the blanket rezoning being put in front of the city council.

A main reason for this proposed change is that it will address Calgary's housing issues. This is a complex issue and will not be addressed by blanket rezoning. Careful and thoughtful use of resources will need to be implemented to address the housing shortage in Calgary with blanket rezoning is neither.

I also oppose the way the city is portraying blanket rezoning, using the best possible images. Rezoning has already allowed entire houses and their backyards to become completely shaded by towering fourplexes being put in where once a modest bungalow sayt. Rezoning of land needs careful consideration of context and neighbouring input. Blanket rezoning does not have enough details in a case by case application to make decisions that are best for the community.

A one size fits all approach to city zoning is not best for Calgary and its citizens, I urge the council not to go through with the blames rezoning,



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First name [required] Lawrence

Last name [required] Fisher

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Blanket Re-Zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I understand the need for more housing in a growing city. However, I am strongly in disagreement with a blanket re-zoning. For all homeowners, we purchased our properties for a number of reasons. However, a very important reason is a personal assessment of the type and character of a particular community. In existing areas with a lot of densification, then this zoning concept would likely not be a concern. However, many of us purchased properties with a lot less densification so a blanket re-zoning to allow any type of development in such areas will change such neighborhoods in a fundamental way. The City may have legal authority to make such a fundamental change, but, in my view, does not have the moral authority to enact this change without the concept being campaigned on in a municipal election. To my knowledge, not one Council candidate campaigned on promoting blanket re-zoning in the 2021 municipal election. If they want to push this concept, then gain the support of municipal voters in the 2025 election to obtain the moral authority and legitimacy to make this fundamental change.



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First name [required] Ashley

Last name [required] Danyluk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of Calgary

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

ATTACHMENT_01_FILENAME (hidden) Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

After recently attending the Open House hosted by our city councillor, I am writing to ensure that my voice is heard as I oppose the blanket rezoning. As a resident of Lake Bonavista, our family chose to live in a community that has single family dwellings (zoned R1) as we value the space between our homes, the ability to play on quiet streets and the ability for our kids to go to local schools that are not over crowded. We chose this after living in a community that was zoned R2, and we saw first hand how crowded the streets were, that children could not play in the streets, the struggles with parking and the increased crime rates.

I do not support the blanket rezoning of all neighbourhoods in the city as it will take away the reasons we have chosen to live in a R1 zoned neighbourhood and I do not believe that this will help the affordability in Calgary. I have attached a document with my questions and concerns.

After recently attending the Open House hosted by our city councillor, I am writing to ensure that my voice is heard as I oppose the blanket rezoning. As a resident of Lake Bonavista, our family chose to live in a community that has single family dwellings (zoned R1) as we value the space between our homes, the ability to play on quiet streets and the ability for our kids to go to local schools that are not over crowded. We chose this after living in a community that was zoned R2, and we saw first hand how crowded the streets were, that children could not play in the streets, the struggles with parking and the increased crime rates.

I do not support the blanket rezoning of all neighbourhoods in the city as it will take away the reasons we have chosen to live in a R1 zoned neighbourhood and I do not believe that this will help the affordability in Calgary. I have the following questions and concerns with the blanket rezoning:

1. What is the city's plan to address safety & security on our residential roads with the increase in parked vehicles on the streets - for people, pets and wildlife. While transit is being encouraged, it is extremely rare for families to be able to rely entirely on public transit, thus increased vehicle quantities is inevitable.
2. What is the city's plan to address emergency response (including first responder access) that would be required with issues that arise given increased limited road access with Rezoning? Especially in parts of the community where there is one way in and one way out?
3. What is the city's plan to ensure stability and supply of utilities with increased demand with Rezoning?
4. What is the city's plan to address the aging infrastructure to manage increased demand that comes with higher density neighbourhoods which were not originally planned as such?
5. What is the city's plan for protecting the delicate balance of urban living and wild life access with Lake Bonavista bordering a protected provincial park?
6. What is the city's plan for protecting the quality of life and pride in ownership of original single family dwelling residents, when the surrounding properties are developed to higher density structure?
7. The city admits that Lake Bonavista will not be able to deliver upon "affordable housing" options. Then why is the proposed rezoning, blanketed across all communities? what purpose does this serve for communities like Lake Bonavista the than to benefit developers as they would gain significantly from developing multiple-dwelling properties in our community.
8. What is the city's plan to ensure the value of properties are not negatively effected by density housing in Lake Bonavista?

9. We heard that the Lake is privately owned and the city can not touch it. What is the city's plan for the property titles in Lake Bonavista with Rezoning (as Lake Bonavista is on the property titles)?

10. Is there an option at this time that the vote for blanket Rezoning be postponed until all feedback and input from the citizens of Calgary can be heard - since the city turned down a plebiscite on this issue. Has the city truly ensured that all affected parties are aware of the changes and have had a chance to have their voice heard, namely those that may have limited mobility, of an age that they would not submit feedback online or did not receive their first mailer until this week?

11. What is the city planning to do to address the mental health concerns as the anxiety rises with home owners live with this uncertainty, the potential changes to the neighbourhood they chose to live and the changes to what they may be living next to? Or the anxiety that home owners may be feeling when they chose to live in a quiet neighbourhood as they work shift work and want to sleep during the day as opposed to living in a construction zone?

12. In the Open House, it was questioned if this motion does pass, a future mayor would not be able to reverse the decision that was made due to potential legalities. What are the legalities around the blanket rezoning after we have purchased a property in a certain community with the understanding that the community was zoned R1.

13. What is being done to address the urgency at which this is being pushed through? Why is it that other directives take so long and this is being pushed through in less than a year, with no time for feedback, or time to allow others to get their opinions heard or the accurate information.

14. How will the city be taken into account the carbon impact this will create? Bonavista is an older community that has many established trees, should construction move forward on new buildings, we would lose these trees and established green space. The amount of room that would exist to put trees up and ensure the city reaches it carbon goals seem contradictory.

15. At the start of this process, there was a meeting with 'stakeholders' however, despite having developers on the committee (those that have the most to gain from this rezoning), the average stakeholder and home owner was not present. Has enough consideration has been given to what impacts this type of rezoning would have on unique properties and/or associations in Calgary that provide recreational facilities? How does this affect private lakes? The fees and use within them?



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First name [required] Devin

Last name [required] Warren

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am 100% in opposition to the cities plan to rezone residential neighbourhoods. This will not fix the housing situation. There is plenty of land surrounding the city that can be utilized for high density buildings. I moved to my community (Highwood) because it is a quiet established community. With minimal crime. Our infrastructure is already strained and building higher density lots will only do more damage, that the city already has problems sustaining the repairs to my neighborhood. The only people that will gain from this are the housing developers.
This is a knee jerk reaction and I think the city should do more research before moving forward.



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First name [required]

Wayne

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

Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning will increase crime. Higher density more problems. This comes from my background in policing. Increases parking issues. Lowers house values in the area.



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First name [required]

Joan

Last name [required]

Bigalke

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 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)

Once zonings in place, any deviation that affects current property owners needs to be applied for and discussed with those affected properties and community. I am NOT in favour of blanket doing in the city of Calgary. R1 needs to remain as such and properties who wish to do small suites need to apply to do so.



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First name [required] Heinz

Last name [required] Bigalke

How do you wish to attend?

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

Date of meeting [required] Apr 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)

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First name [required] John

Last name [required] Selby

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I have adult children that would like to be able to afford to live in Calgary and own a house with their future family. Currently they feel it is not affordable to come back to live in Calgary.



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First name [required]

Nick

Last name [required]

Forrester

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 Land Use zoning amendment - "Home" is here

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, along with all of my neighbors are in complete opposition to this amendment, both in process and in scope. Given that you (city council) has decided this amendment without attempting a plebiscite prior to its implementation, speaks volumes as to its unpopularity amongst the populace. Moreover, given the dubious connections that some members of the city council has to real estate developers, further sullies any good faith arguments in favor of the rezoning amendment. A "low density" community, such as the one that I live in was never designed to accommodate infilling to the extent that is outlined in the obfuscated letter sent to Calgarians. For instance, public transportation in communities such as Heritage, Acadia, Queensland, Deer Run and Diamond Cove is pitiful at best, non-existent at worst. Proximity to utility right of ways, failing infrastructure, and parking are all strained in my community, as is in many of these older communities and this non-debated decree by city council blatantly ignores these concerns.

Beyond this, the methods employed by city council with regards to how this blanket rezoning has been applied without consultation is beyond appalling, its aristocratic. If the recent recall petition of Mayor Godek is not enough to highlight the very genuine concerns that Calgarians have towards how this city is being run by council, then this blanket rezoning being forced upon us is a monolithic neon sign of your utter disregard for due process and contempt held for your constituents in such a far reaching and important matter.

For shame.



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First name [required]

Ryan

Last name [required]

Bechthold

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council "Planning Matters" 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)

Thank you for the time to listen to my view
The City of Calgary Housing Strategy 2024-2030 sounds like a quick fix and a short cut to save ourselves now but cause a headache in time

A community is designed for how it is currently used.
The infrastructure is designed for the usage currently used.
By building new communities we can span out our city proving a powerful foot print. When building new communities the infrastructure is designed to manage the load of how many people the community is designed for; the extra MW electricity, the extra water usage requiring wider pipes and the extra sewage lines needing wider pipes. The construction would happen before people are moving into the community while the land is still being developed making the utility upgrade easy and convenient. Having the potential to create a top grade community designed for the future to last for the decades, with state of the art high quality building materials. When planning for the additional drivers designing the roads a little wider so residents can parallel park would give much added room for parking.

If going ahead with changing the zoning there will be extra stress on the pipes requiring upgraded utilities through all the communities at a heightened cost due to digging up lawns and roadways, shutting down access to living communities, inconveniencing residents. All this extra aggravation, frustration from residents to hopefully increase the populous by 25ish%?

If there is an increase in housing within the older areas there will be increased roofs decreased tree space and grass space reducing the absorption of water stressing the rain water system. There will be a larger influx of drivers on the road and others taking the transit in our communities. This city is is designed to drive, the jobs are down town or in the industrial park a person needs a vehicle. Currently if a person requires to take a bus to get to work they have to refrain from certain jobs. The Busses do not start early enough for employees to get to work on time confidently.