



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

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

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

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

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

First name [required]                      Adrianba

Last name [required]                      Markel

How do you wish to attend?

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

Date of meeting [required]                      Apr 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)

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

Blanket rezoning will NOT improve affordability. It will NOT increase housing supply for Calgarians with low and moderate incomes.  
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.



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

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

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

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

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

First name [required] Jasmine

Last name [required] Tan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Zoning Hearing

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)

At the Housing Strategy hearing, many people came out to talk in favour. I was excited that townhouses and fourplexes would become Permitted under new RCG zoning. Admin recently proposed making fourplexes and townhouses Discretionary, insidiously and directly ignoring council direction and what we all came out to support. This is gatekeeping. This is moving the goalposts. How many times do people who support positive change need to show up to be heard? How many hoops do we need to jump through. The system is broken. Restore permitted use and deliver what you promised. Bring home up-zoning today.



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

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

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

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

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

First name [required] Kimberley

Last name [required] Halpape

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters city of calgary housing strategy - rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am currently against row housing in the district Acadia. Why can they not use the empty small empty corner mall/markets to build rowhouses or apartments. Leave the small established communities alone. Most of the people in my neighborhood houses are 3rd and 4th year generation. there is ample EMPTY VACANT LOTS THAT SHOULD BE USED FIRST!!!. Leave the small communities alone!!



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

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

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

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

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

First name [required]	Patrick
Last name [required]	mcleod
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	City coucil meeting on blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	city of calgary proposed blanket rezoning.docx



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Letter with concerns on the proposed blanket rezoning.

April 15, 2024

To the Esteemed Members of the Calgary City Council,

I reach out to you today, not only as a resident deeply invested in the fabric of our Calgary community but as a concerned citizen alarmed by the trajectory of the proposed changes in our housing strategy, specifically the move to significantly increase housing density. This initiative, while rooted in a vision of progress and efficiency, raises substantial concerns regarding its implications on the quality of life, community cohesion, and the very character of our beloved city.

Moreover, the essence of Calgary's appeal lies in its balance between the bustle of city life and the tranquility of its more spacious residential areas. This proposal threatens to tip that balance, compromising the unique character of our city and the diversity of choices it offers to its residents. The charm of Calgary lies in its variety, its ability to offer different lifestyles within its bounds. A strategy focused narrowly on increasing density risks homogenizing our living spaces, thereby diminishing the city's appeal to current and prospective residents alike.

The impact on infrastructure and public services cannot be understated. Increased density without proportional enhancements in transportation, green spaces, educational facilities, and healthcare services will place untenable strains on our city's resources. It is imperative that any strategy to increase housing density be accompanied by a comprehensive plan that addresses these critical needs, ensuring that our city's growth is both sustainable and equitable. We are already seeing the effects of explosive demands on the cities under built infrastructure. We have seen signs of water issues, insufficient power infrastructure, aging sewer pipes on these older communities that you're suggesting could handle increased density. Please explain to Calgarians how you plan to manage these conflicting strategies.

I also call into question that this blanket rezoning helps the "affordable housing" banter that is being loosely thrown around. On a personal note, I recently attempted to buy my neighbour's house with the intent to use it as a rental investment. With a financial background, I am very versed in how to value investments and was willing to keep the 1950s bungalow remain as a single family residence and effectively subsidize the rental by keeping rental below market value. Instead, a developer paid aggressively to purchase this property only to build 4-6 residences that will all be priced higher than the single family home that is going to be torn down and end up in landfill. It's amazing to me that council cannot recognize that your actions are directly responsible for the inflation and unaffordability of housing that you are claiming to try and address

I urge the council to consider these concerns not as opposition to growth, but as a call for a more balanced approach to urban development. Calgary's growth should not come at the expense of its character or the wellbeing of its residents. As such, I advocate for a housing strategy that embraces a broader vision - one that includes, but is not limited to, increased density. This strategy should prioritize affordability, diversity of housing options, and the preservation of community spaces that foster social cohesion and wellbeing.

Let us proceed with caution and foresight, ensuring that the Calgary we love grows not only in size but in livability and charm. I call on you, our city's leaders, to champion a housing strategy that reflects the complexity of urban growth and the diverse needs of all Calgarians. Together, we can forge a path that respects our city's heritage and potential, creating a legacy of thoughtful, inclusive urban development.

I call on you as my elected representative to start representing me. I already have representation at the provincial and at the federal level and am demanding you to represent my issues at the municipal level. You must stop this blanket rezoning and start listening to the voices of the people that you represent.

I understand that part of your incentive stems from federal initiatives. Your authority stops at the municipal level and should stay out of federal politics. This issue has become the most contentious issue for a reason. It's the biggest investment your citizens have and we demand a say in how it's being managed. You must open this up so we can all vote on this as this decision is well above the authority that Calgarians are willing to grant you. You will be held accountable for your actions.

I'm looking forward to hearing from you with dialogue that would directly address my concerns.

With respect and hope for a balanced future,

Patrick McLeod





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

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

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

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

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

First name [required] David

Last name [required] Hesse

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Dear Mayor & Council

I am writing to express my strong opposition to the proposed Blanket Rezoning in Calgary. While I understand the need for affordable housing in our city, I believe this Rezoning would have a detrimental impact on my community.

The type of housing being proposed is simply not in keeping with the character of our neighbourhood. This development would drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with higher-density housing .

I am deeply concerned about the impact these developments would have on property values in the area, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed Blanket Rezoning. While I recognize the need for affordable housing, I believe this process is simply not the right fit for our Palliser neighbourhood. Thank you for your attention to this matter.

Sincerely,

David Hesse



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

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

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

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

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

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

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

[required] - max 75 characters	Regarding blanket zoning
--------------------------------	--------------------------

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Many residents do not fully understand the many implications of how this blanket rezoning may affect their communities, (in terms of look, feel, congestion etc), their specific properties, (in the case of those living in single detached homes beside which a multi-unit dwelling can now be built), not to mention their lifestyles and quality of life. These questions and concerns cannot be properly and fairly answered on City of Calgary webpages with FAQ's, for example.

This is a contentious and important issue, and deserves to be the subject of protracted public discourse, followed by a plebiscite so that the citizenry can decide.

This is the way to properly and democratically involve the citizenry, And, this would be a move in the right direction towards restoring the people's trust in a Mayor and council who, for the most part, seem to have moved considerably out of touch with the desires and values of ordinary, tax burdened, hard working Calgarians.



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

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

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

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

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

First name [required]                      Sonja

Last name [required]                      Johnson

How do you wish to attend?

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

Date of meeting [required]                      Apr 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 to RC G

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning all properties to RC-G is a necessary /essential first step to address the lack of affordable housing in Calgary. Council MUST not kick this issue down the road. Council must consider future generations and people who will come to Calgary. I am a homeowner in an established neighborhood ( Chinook Park). I own my home. I am so lucky. But I understand that times are different now. My children can benefit from the luck I've had in my life but many will not. My neighborhood has many positives. But it also has many negatives. Poor Walkability is one. We are losing amenities in our neighborhood. Lack of Diversity- both culturally and socio-economically. This diversity is essential to a well functioning and had always been very poor compared to neighborhoods I've lived in in Edmonton and Vancouver. This is due to the exclusionary zoning in Calgary. From a sustainability point of view rezoning and encompassing different types of housing and choices of housing within communities is essential. I've had neighbors lament that their house is too big and they'd like the option to stay in the neighborhood but in a smaller place - like a duplex or condo. Not an option. I r also had neighbors who have lamented their children's fears about their future with regards to housing affordability. And these are privileges children!! They have post secondary education and generous parents. We need this rezoning for so many reasons. Please - vote in favour or rezoning. Don't kick it down the road and this make it a political football. Your citizens deserve better. Thank you.



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

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

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

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

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

First name [required] David

Last name [required] Kowel

How do you wish to attend?

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

Date of meeting [required] Apr 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) Gmail.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Vote yes to housing ! My full submission is attached.  
And make rowhouses a permitted use.



David Kowel <davidkowel@gmail.com>

---

(no subject)

---

David Kowel <davidkowel@gmail.com>  
To: David Kowel <davidkowel@gmail.com>

Mon, Apr 15 at 9:41 AM

I'd like to reach out and express my own personal support for the Rezoning for Housing program.

I graduate from U of C this year and will be shifting to working full-time in May. Up until now, home ownership has been something that I didn't think I'd ever be able to achieve. I'm lucky to have lined up a good paying job and have a second part-time job that pays well. With that in mind, there is a very small chance that I may be able to save up and one-day purchase a home.

My issue is that there isn't enough housing where I want to live. I want to live in the inner city and existing housing is expensive because it is in high demand. Even trying to find a place to rent, there is very little flexibility in choosing which community to live in. Vacancies are filled quickly and hard to come by. I imagine market listings open and close just as fast. If housing here is affordable, it's usually because it's over 50 years old and near the end of its life. Right now, I am paying over \$2000 a month (including utilities) for a two-bedroom 50s-era bungalow in Banff Trail. There is no dishwasher, the windows are leaky, and almost the entire house is ready to fall apart. When this house inevitably gets town down, something more expensive will get built here. With the current zoning, that will either be two singles or a duplex. If this lot was upzoned to R-CG, it could potentially be a rowhouse. While the rowhouse may not be truly "affordable", it will easily be more affordable than the singles or the duplex that would be built in its place. The rowhouse may actually be within my reach if I am ever able to buy. The rowhouse will also have more units and improves the odds I can secure a place in my community.

This exact scenario is unfolding everywhere in Ward 7. Old homes are reaching their end of life and will be redeveloped.

**We need to encourage redevelopment that increases housing stock and creates an affordable housing option. We can not waste our demolitions. We need to build more housing at every chance we get.**

Further, I'd ask you to consider who is opposed to R-CG and who is in support. From my experience, it only seems to be that those who are housed and already own homes have the privilege to complain about shadowing, parking, and "community character". I do not have that privilege. I can barely conceptualize the idea of owning a home due to how expensive it is. Instead I worry about my rent increasing or being displaced entirely from the communities I love. And I am lucky! Every day I talk to peers who are either stuck living in their parents basement or have settled for a rental that is barely hospitable. And even worse

there are Calgarians who struggle to make ends meet, choosing whether or not to eat or pay rent. There are Calgarians who live and die on the street because they are unhoused.

**While I do not harbour any resentment towards those who are opposed to R-CG, we are ultimately measuring wants against needs. Opponents *want* their communities to develop a certain way, while proponents NEED more housing.**

I understand why you have chosen to support the plebiscite and have myself heard first-hand opposition to R-CG zoning, but I ask you to reconsider, and instead listen to your constituents who are feeling the full weight of the housing crisis. These constituents do not have the luxury of time to delay this decision. Every week we wait to address the housing crisis, our rents increase, our quality of life suffers, and home ownership gets less and less attainable. We need housing now.

**Vote yes to housing !**



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

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

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

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

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

First name [required]                      Teresa

Last name [required]                      Bristow

How do you wish to attend?

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

Date of meeting [required]                      Apr 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 - Public Hearing Meeting

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

ATTACHMENT\_01\_FILENAME (hidden)                      Rezoning for Housing - April 22 2024 Public Hearing.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly opposed to the City of Calgary's proposal for rezoning. As a resident of South Calgary (Marda Loop area) for the past 27 years, moving there just as the Base closed, I have been witness to significant densification change, both positive and negative.

Positives of densification are the added amenities necessary to support the local population and enhanced walkability of an area. Unfortunately, without appropriate discipline while executing on a well thought out plan the negatives far outweigh the positives. Marda Loop has had an Area Redevelopment plan in place for some time which it seems has been largely ignored by City planners and developers. It seems rampant densification without a plan is now occurring in Marda Loop and I am fearful that will happen throughout the city should this zoning change proceed. My concerns have resulted in my recently leaving the neighborhood I've so enjoyed.

One primary negative of this proposed plan is that affordable housing, which is the stated goal, may not come to pass. This has definitely not been an outcome of the Marda Loop densification where a small row house unit costs significantly more than a larger single-family home in the suburbs. A small row house or condo unit in the area is priced higher than the average home price in Calgary. There have been some recent builds that are focused on rental units, again at higher average rental costs.

Another key negative of the densification is the impact on existing structures and the people that live there. There are long-standing homes (including duplexes and four-plexes) where residents will no longer have natural light, either inside or outside their homes.

Traffic congestion, to the point of there being real safety concerns, has been another outcome. The roads in the area are not designed for the population growth. In addition, the availability of parking has not kept pace with the growth in housing. This has resulted in a severe rise in on-street parking which, in addition to being an inconvenience for residents, blocks site lines for safe transportation. Our city continues to be at a stage where car ownership is a necessity.

Further negative impacts are on the properties themselves. I believe there was a time when the City had by-laws in place that restricted how much of a lot could be covered by buildings, decks, pavement. This now seems to be nonexistent with large homes, condo complexes, etc. covering virtually the entire lot. This has resulted in significant removal of trees and shrinkage of our canopy as well as loss of bare ground than can absorb water. We are increasingly exposed to water flow and flooding concerns on our properties. It could be expected that with this change, along with the increased concentration of fire exposure, insurance and other home owner costs will increase.

As the City looks to facilitate a successful densification strategy, it must look at the unique characteristics of each neighborhood. Consideration must be given to the infrastructure - what traffic can the streets support, can the utilities support the growth and what is the plan to ensure they can for the long term (this seems to be an issue in Marda Loop now), are there functioning schools and other amenities in the area, what is availability and response of emergency services for the increased population. The list goes on.

Another key consideration is the impact on current residents, their quality of life, and the value of their property. Some controlled densification can definitely enhance a community, however densification without attention to these challenges and without a plan for an end state is destined to fail.

It seems that the City's densification strategy to date has focused on inner city and mid city neighborhoods. Residents there are bearing the negative impacts. It is in the Council's control to ensure a more balanced approach throughout the city occurs.

In order for our neighborhoods to retain the character that drew the residents there, while capitalizing on benefits of well thought out densification, it is critical that a broad-brush approach not be used. I cannot think of any situation where a lack of a strategy and plan was successful. This proposed broad brushed approach will lose sight of the current state, needs and vision for each neighborhood and run a real risk of worsening quality of life for residents of our City, without ever realizing the benefit of more affordable housing.



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

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

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

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

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

First name [required]

Colin

Last name [required]

Patterson

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

Council has not studied nor can explain Blanket rezoning to average citizen

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

---

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

---



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

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

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

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

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

First name [required]                      Lynn

Last name [required]                      Wilsack

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Citywide Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Re-zoning city-wide is too blunt an instrument to increase the number and availability of housing for our increasing population. Calgary is a mosaic of neighbourhoods/communities and, until recently, we have planned these neighbourhoods with thoughtfulness and care. Applying blanket zoning removes that layer of thoughtfulness and care in planning. We have taken the time in Banff Trail to thoughtfully plan (with the assistance and guidance of Calgary's planners) how to add density while maintaining livability in our neighbourhood. There are appropriate lots to built 4-plexes in every neighbourhood but not all lots are appropriate. Shadowing and massing are a key concern. Calgarians count on sunlight for our mental health through our long winters and an 11m high property adjacent to a back yard is going to create a wall of darkness. With the planned re-development in Banff Trail we have still endured a significant loss of mature trees on private property. This has affected the air quality, shade, and beauty of our neighbourhood. RC-G does not allow room for mature trees to grow on private property as evidenced in the ongoing redevelopment in my neighbourhood. I support thoughtful, careful neighbourhood planning to include all building types in each neighbourhood. Say no and vote against blanket zoning and please support your own staff planners to plan for increased density in every neighbourhood and do the work they have been hired to do.



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

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

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

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

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

First name [required]	Pam
Last name [required]	Powell
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Banket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	2024-04, Letter to Council re Blanket Rezoning.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached letter that very succinctly reflects my views on the council's plan to enforce blanket rezoning in the city. It is my hope that city council pays attention to those that they were elected to serve.

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

### LEGISLATIVE OBLIGATIONS AND RESTRICTIONS

For planning and development matters, provincial law<sup>1</sup> sets out an authoritative statement:

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

- (a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
- (b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

**without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.**

The Court of Appeal of Alberta reviewed this law in the specific context of a municipal zoning bylaw, and made the following statements<sup>2</sup>:

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

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

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

---

<sup>1</sup> Section 617, *Municipal Government Act* (Alberta)

<sup>2</sup> *Love v. Flagstaff* (County of) Subdivision and Development Appeal Board, 2002 ABCA 292 (CanLII)

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

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

## OUR MOST IMPORTANT INVESTMENT

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

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

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

## LAND USE CHANGES NEED FULL INPUT FROM AFFECTED OWNERS

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

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

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

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

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

## IMPORTANT CHANGES REQUIRE VOTER APPROVAL

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

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

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

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

## BLANKET UPZONING DOESN'T ALIGN WITH THE MUNICIPAL DEVELOPMENT PLAN

The *Municipal Government Act* (Alberta) requires the City to enact a municipal development plan (MDP), which Calgary did in 2005, and updated in 2019/2020. While the MDP contemplates a range of housing opportunities and choices, and a balance of growth between established and greenfield communities, it also speaks of **“reinforcing the character, quality and stability of neighbourhoods.”** It calls for locating new housing in Activity Centres and Main Streets, reasoning that “focusing most intensification to defined

---

<sup>3</sup> Statistics Canada – 2021 Census - Calgary

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

One MDP objective<sup>4</sup> is to "reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas." "Intensification should be accommodated within existing communities in a sensitive manner". The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Another MDP objective<sup>5</sup> is to "Respect and enhance neighbourhood character and vitality, including the following policies:

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

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

The new building forms permitted by R-CG, up to 11 meters high (current R-C1 zoning limit is 10 meters) and 60% lot coverage (current R-C1 zoning limit is 45%), are not "modest". R-CG higher density building forms would "create dramatic contrasts in the physical development pattern". To be clear, labelling housing forms which permit 9 dwelling units on one 50X120 lot "low density" does not alter the higher density reality.

## THE CITY'S DENSITY GOALS CAN BE ACHIEVED ELSEWHERE

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

According to an internal City document<sup>6</sup>:

---

<sup>4</sup> Section 2.2.5

<sup>5</sup> section 2.3.2

<sup>6</sup> Calgary Planning & Development Services briefing document dated 5 July 2023

**Calgary is well supplied with 22-31 years of planned land supply in new communities.** This far exceeds the minimum 15 years' supply of planned land identified within the Municipal Development Plan (5.2.3 (d)(A)). **Overall, there is enough land to accommodate close to 500,000 people.** The 12 Area Structure Plans approved in the last decade are cumulatively built out at approximately 9 per cent. **This demonstrates a significant amount of vacant land where planning policy work is already complete, and where The City has plans for growth.**

In addition to land supply on the periphery of the city, there is land owned by the City. It is disappointing that the City has identified only 2 parcels of City-owned property, out of 407 possible parcels, which would be suitable for residential housing development. The City should require that all potential sites (other than green/parks space) along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels must first be developed before densification via R-CG in established neighbourhoods is permitted.

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

## CREATING DENSITY IN ESTABLISHED NEIGHBOURHOODS WON'T SOLVE AFFORDABILITY

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

A variety of studies <sup>7,8,9,10</sup> show that increased density achieved through upzoning does not create affordable housing, and in fact usually results in the creation of housing stock which is more expensive than that which it replaced.

R-CG densification does not create affordability. Rarely, if ever, is an existing single family dwelling replaced by multiple dwelling units which each cost less than what was removed. Developers do not construct affordable housing; they construct the amount and type of housing which will maximize their profit from development of the parcel(s) in question. That is a rational response by developers to the market.

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

---

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

<sup>8</sup> Overview of Evidence for Universal Up-Zoning. Suzanne Tough PhD

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

<sup>10</sup> Broad Upzoning Makes Housing Less Affordable, And Doesn't Add Supply

If the City wants “affordable” housing, then it must either increase the land supply (my preferred choice) or intervene in the housing market. Intervention could be achieved by mandating a certain percentage of housing units for low income groups, or granting long-term leases to housing cooperatives committed to affordable housing.

I am not optimistic that government intervention is the solution: the City has not done a very good job managing its existing City-owned affordable housing stock, and there is little reason to believe it can do better than the market with an even larger stock of housing under its administration. Since Calgary’s inception, housing has been planned and developed by the private sector, and I have great faith that if the many restrictions on housing development which the City imposes on the housing development and construction sector were removed, the private sector would respond by building a sufficient supply the housing that Calgarians want and can afford.

## **R-CG DENSIFICATION WILL DESTROY EXISTING NEIGHBOURHOODS**

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

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

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

## **UNFAIR TO ESTABLISHED COMMUNITIES**

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

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

Rezoning without consideration for neighborhood character and heritage would result in the loss of unique architectural features, cultural assets, and community identity. Replacing heritage homes with generic buildings would not only erase a vital piece of the community's identity but also disregard the cultural and historical value they hold. These homes contribute to the unique charm and identity of our City, attracting residents and visitors alike with their architectural beauty and historical significance.

To quote Richard White:

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

## PARKING

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

While the City planners apparently wish for a future where Calgarians ride bicycles, "wheel" in other ways, or ride public transit, the reality is that Calgary is a large city of suburbs, and vehicles are a necessity for virtually all Calgarians. The City's own data<sup>11</sup> shows an historical household **automobile ownership rate of 1.85 per household** as of 2011. Auto ownership in 2011 was higher than in 2001 in every household size category. Younger and older residents still have ~1 vehicle per household, with rates over 2 per household for the 35 to 44 demographic. Data do not support the proposition that smaller dwelling units have no need for parking. **Increased densification would require more, not less, parking.**

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

## ENVIRONMENTAL CONCERNS

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

---

<sup>11</sup> Changing Travel Behaviour, October 2013

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

## CONCLUDING COMMENTS

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

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

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

Peter Collins

---

<sup>12</sup> The Unassailable Case Against Blanket Rezoning , by Stephen Shawcross and Sano Stante, 2024



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

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

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

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

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

First name [required]	Russell
Last name [required]	Copley
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
--------------------------------	----------------------

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)

---

---



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

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

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

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

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

First name [required]	jesse
Last name [required]	lamb
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council - Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket Rezoning feedback .pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

---

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

---

We are writing to provide feedback on the proposed blanket rezoning for Calgary. **We are opposed to this initiative** and are concerned with the negative impact this type of development may cause to our neighborhood.

Our family has been residents of Mount Pleasant since 2014. We currently own a duplex home on 26 Ave NW and are currently building a single family home on 24th avenue NW.

We love Mount Pleasant and have decided to build our new house and commit the next chapter of our lives to this neighborhood for many reasons. One important reason is the North Hill Communities Local Area Plan. We support increased density on both a residential and commercial basis and are excited to see what it brings to the community. Increasing the residents in the community will help support the local businesses and keep our community thriving. Mount Pleasant is a tight knit community with many young families. **We believe that by keeping higher density development to the main thoroughfares it allows the other streets of the community to maintain a safe, quiet and family friendly feel.**

Another reason why we picked and moved to Mount Pleasant was because of the proximity to downtown, proximity to Confederation Park, and the fact that street parking is not controlled - and does not need to be. We have lived in communities where the street parking is controlled and that played a large role in deciding to move to this part of Mount Pleasant where there were no restrictions.

Our concerns with blanket rezoning to RC-G are primarily due to the following 3 factors.

### **1. Parking**

- a. Currently higher density developments are approved on corner lots where there is additional street parking available. By expanding this to all lots, including those with only 2 street spots in front, there will become a parking issue.
- b. Our community is close to downtown but most families still have at least 1-2 vehicles that require parking.
- c. Increasing parking issues in the area is a significant concern. Once parking becomes an issue in the community the residents will push back by trying to pursue restricted parking just in order to park in front of their own house. This will negatively impact everyone, and is one of our reasons stated above for moving to this community.
- d. Increased density off the major routes will also pose a safety risk to pedestrians on streets that have previously been quiet.

### **2. Community Vision based on North Hill Communities Local Area Plan**

- a. *"In 2017, the MPCA held a visioning session to determine how the community would like to see Mount Pleasant grow in the future. The results indicated that residents support increased density including rowhouses and other multi-family housing along major streets like 20 AV, 10 ST, and 4 ST but not within the rest of*

*the community.*" - Quote taken from Mount Pleasant Community Association website. <https://mpca.ca/planninganddevelopment/>

- b. The Local Area Plan reflects this feedback from the residents of the community. Multiple higher density developments have occurred on the major routes in the past 5 years offering no shortage of this type of housing option in the area.
- c. By approving blanket rezoning, the valuable consultation and feedback put into the local area plan is diminished.

### **3. Environmental impact**

- a. Our neighborhood is filled with beautiful parks and mature trees. We have seen over the past several years many of these protected trees being cut down by developers putting in large units. It seems they are comfortable paying the fine associated with doing so.
- b. As these larger developments cover a greater proportion of the lots, we will lose backyards and greenery that is so important in these inner city neighborhoods.

We thank you in advance for your attention to our feedback. Please do not hesitate to give us a call if you would like to discuss anything.

Kind regards,  
Jesse and Brea Lamb  
403-479-4370

**Submitted as home owner in Mount Pleasant**



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

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

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

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

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

First name [required]	Tracy
Last name [required]	Williams
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Re Zoning
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	ReZoning.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I want the communities to vote on this matter after we have received more detail information and budgets.

**City of Calgary**

City Clerks Office Legislative Coordinator  
PO. Box 2100  
Postal Station M  
Calgary, Alberta.  
T2P 2M5

April 14, 2024

City Clerk Office Legislative Coordinator

**Re: Rezoning: City of Calgary's Housing Strategy**

In response to your letter pertaining to the Rezoning proposal I have a few concerns about the rezoning of my property and community. One is the city needs to hold a referendum and to allow each community to vote on this matter for their own community. This proposal affects our homes, neighbours, streets and community.

The following are my concerns:

- Designed to fit into our community's. Parkland is a single home community with a new apartment condo's and attached homes in a old retail development. This has allowed our seniors to downsize and stay in our community. There are no infills, no duplex's, no basement rentals, and recently one backyard suite.
- Lot coverage as required by the city, this type of development will eliminate any green space, tree's shrubs, where will the snow be shovelled on to, or are you going to wave having to shovel within 24 hour period? What's going to happen with the city trees that are in our yards, who removes them? This also does not address set backs and the distance between units.
- Parking - 1 lot with 4 units on it, 2 adults per unit requires accommodate a potential 8 cars per lot, average car length is 16', needs 128 feet of bumper to bumper parking? How this will affect street cleaning and snow removal if parking on lot is no longer required?
- Transit - Which will have to be increased to accommodate the increase of people, will our fees decrease with a increase of users?
- Road repair, with the increase of traffic, buses and the required switch to EV's- which are substantially heavier than the standard vehicle.
- Utilities upgrade should be completed and done by they city prior to this proceeding, as we have underground utilities here they will all be requiring updates from sewer, to power. This community can support two EV per block at the moment. We also have paved alley's in this community where the utilities are placed.
- EMS and Police services will have to be increased, as we will be moving from a quiet family community to one of high density.
- Are these increases in services and division of properties going to result in a substantial decrease in my property taxes? As I will be sharing it with 3 other residences.

- City Recreational facilities and if they are able to accommodate this increased population in the communities they are currently located Canyon Meadows is full most times and will be closed for two months this summer, and Acadia is never open, except mid day and during the week. Southland leisure also will not be able to accommodate this density and overflow from other existing facilities. If the parks in this community are also being rezoned where do we go to play, run.

- Finally, as a Parkland resident who enjoys our off leash area, this area will require fencing due to the increase in traffic on Parkland Blvd. As Parkland has one of the highest dog population in the city - this is a issue for our residents.

I believe in affordable housing that needs to address this current situation that we are experiencing. Not everyone can afford a 6 - 8 hundred thousand dollars home. What you are proposing, more housing but not affordable housing.

I believe as a tax payer, property owner and a voter who can't attend this meeting on April 22nd. This information should be provided addressing these concerns and how this will affect the city's future budgets and be allowed to vote on this issue. This affects my home, my neighbours and my community and I want answers and a vote.

I would be happy to talk further with anyone about this matter at their convenience, please contact me by email to set up a time and date.

Sincerely yours,

A handwritten signature in black ink that reads "Tracy Williams". The signature is written in a cursive, flowing style.

Tracy Williams B. Sc. (ID), LEED AP, NCIDQ

cc. Peter Demong



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

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

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

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

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

First name [required] **Frank**

Last name [required] **Dijker**

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 of Calgary**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am wanting to provide feedback on the position of council as it relates to zoning in our neighborhood as well as greater Calgary.  
I am a person that was born in Calgary and have seen Calgary councilors operate more autonomously from the people that they were elected to represent. It is my hope to provide an alternate viewpoint. The best path forward when trying to resolve any problem is to get input from all sides so that no stone is left unturned and that all ideas are considered.



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

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

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

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

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

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

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

[required] - max 75 characters	Proposed rezoning
--------------------------------	-------------------

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We all work hard and our homes should be a place where we can relax, socialize and listen to the birds in the morning have a dog, maybe a sandbox of wading pool for the kids..How about a deck and some green space? If the re-zoning goes through, Council will be creating a city of housing with no back yards for children to play in a safe environment. There is a huge difference between a house and a home.. The "urban forest" will be minimized in direct opposition to Council's motion urging tree protection on private properties, How do these to policies mesh? We need some long range thinking here. A Calgary of the future where everyone lives in a box doesn't sound appealing. It also does NOT answer affordability issues...check the real estate listings. And, unfortunately, anytime a voter goes against a government policy, a label is attached to that dissent...in this case, the word Nimby-ism. I truly hope our elected Council takes these concerns seriously,however my faith in all levels of government has been completely eroded over the past decade.



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

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

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

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

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

First name [required] Michelle

Last name [required] Wise

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) LBHA letter.jpg



ATTACHMENT\_02\_FILENAME  
(hidden)

LBCA letter.jpg

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

We as a community are strongly opposed to the proposed blanket rezoning across our city. It has not been well planned or thought out, and we will not allow this type of careless "blanket" rezoning into our community without standing up for our community, our rights and have our voices heard & actions taken.

We paid good money to come to this well established community & Ms. Gondek's ridiculous idea that this will create affordable housing is indicative of her lack of planning & lack of smart solutions when it comes to the middle class. I would assume she quickly took this deal so that they could benefit financially from the 223 million provided by the federal government. This outrageous idea will have a huge impact on every resident from traffic, congestion, parking, safety, costs, crowding our private lake, more rental properties, and will destroy a historical part of our city. Lake Bonavista is the first lake community in all of Canada, and it is nearly 60 yrs old. No other lake community can compare, though many have duplicated the wonderful idea that all began here. This careless "one size fits all" blanket rezoning idea will be stopped, and a more thoughtful, realistic & more intellectual way to find affordable housing will need to take its place.



April 11, 2024

To whom it may concern,

Lake Bonavista Community Association is a non-profit organization that has been dedicated to the interests of our vibrant community within the City of Calgary for over 50 years.

We are able to advocate for our members and residents of Lake Bonavista and the surrounding area by addressing issues of significance that affect the well-being and future of our neighborhood. Therefore, we write to express our stance regarding the proposed rezoning from R-1 to RCG.

Throughout our engagement with the community, including extensive email correspondence, phone calls, and an in-person rezoning open house held at our facility on April 9th, that welcomed over 400 attendees, it has become abundantly clear that a large majority of residents of Lake Bonavista and the surrounding area of Ward 14 vehemently oppose the rezoning.

Lake Bonavista Community Association is deeply concerned about the potential impacts of this rezoning on Lake Bonavista and the broader community. Despite the significant implications, we have noted a lack of engagement from the city regarding the potential effects of the rezoning. It is disconcerting that such a significant change in bylaws would proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite. The magnitude of this change has the ability to affect property values, traffic and public safety, and other important community features and should require comprehensive community input.

Our current rezoning policies in Calgary allow community members to meaningfully participate in the application process and relay their concerns on potential impacts that residential development would have in their neighborhoods. The proposed blanket rezoning would remove this important public engagement tool that is in place to ensure that communities are well represented in the growth of our city.

Considering these observations, we respectfully urge the City Council to defer any decision on the blanket rezoning until a more comprehensive consultation process can take place, involving all stakeholders. It is imperative that the voices and concerns of our community are heard and considered in the decision-making process.

Sincerely,

Lake Bonavista Community Association

Lake Bonavista Community Association  
1401 Acadia Drive SE. Calgary, Alberta T2J 4C6  
info@thelbca.ca~403-271-7107~www.thelbca.ca



## Lake Bonavista Homeowners Association

---

To whom it may concern

The Lake Bonavista Homeowners Association Ltd. is the not-for-profit corporation that exists to manage the lake and park in the Lake Bonavista neighbourhood in SE Calgary. We are not the community association which represents the broader community of Lake Bonavista.

With more than 3000 dues paying property owners we are one of the largest and most utilized lake communities in Calgary. In any given year, in excess of 200,000 discrete visits by members and guests will occur – a busy weekend in the summer will see up to two-thousand people use the facility per day. Our membership is diverse across socio-economic backgrounds, but we all share the same desire – to protect, preserve and share the unique community we live in.

As an older community (established in 1968), we would be subject to and impacted by the City's current blanket rezoning proposal that would move Lake Bonavista to R-CG.

After extensive board discussion on this matter, a meeting with our Councillor Peter Demong, consultation with similar associations and abundant feedback from our members we feel that we need to express our concern about this proposal.

Specifically, we do not feel 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 such as our lake, particularly with respect to membership levels, traffic and safety. From where we sit, engagement on all these matters with affected organizations similar to ours from the City has been lacking. We find it puzzling that such an important change in by-laws would not seek out input from all stakeholders.

We would ask therefore that City Council defer a decision on this blanket rezoning change until such time as a broader and more encompassing consultation with all affected stakeholders can occur.

Regards

The Board of Directors  
Lake Bonavista Homeowners Association

cc. Peter Demong, Calgary City Councillor Ward 14 – via email.



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

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

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

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

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

First name [required] Philip

Last name [required] Turnbull

How do you wish to attend?

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

Date of meeting [required] Apr 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 am writing in favour of the City of Calgary's strategy allowing RC-G as a permitted use city-wide. I am a home-owner in Ward 7 and I believe that this is a thoughtful plan prepared by experts to gently increase density. This will reduce sprawl and the impacts of our city, increase the ability to use transit or active transportation, and of course, improve affordability across the city.  
Housing is a human right. Please do the right thing and vote this across the finish line.



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

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

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

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

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

First name [required] Sharon

Last name [required] Baum

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 RE-ZONING FOR HOUSING

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

City council has put forth an IDEA, which they are LEGISLATING WITHOUT HAVING A REAL 'PLAN' ON HOW THEIR IDEA WILL BE IMPLEMENTED.

Their IDEA is to carte blanche expand neighbourhoods to have more than one single family home on a lot.

In other words, they are saying that they are going to allow for construction of multi-family units on a single family lot. No consideration has been given to the fact that they don't have the infrastructure in place that could actually take the additional stress that would be put on the existing older infrastructure.

Basically, all the infrastructure for development has to be expanded starting from the beginning point, not willy nilly within the neighbourhood. That includes the following infrastructure:

Electrical

Sewage

Clean Water

BUT FIRST, you have to increase the facilities that are going to take this and supply it.

So, we need more electrical facilities, as the entire city has already experienced brown-outs.

We need more water treatment facilities to actually give us CLEAN WATER.

Then we need MORE FACILITIES TO TAKE THE SEWAGE AWAY.

ADDITIONALLY, we also have the case, where there will be less ground or ability for rain and snow to seep into the ground, because you are taking up more area with roof lines and driveway pavement, etc.

This means you sewer systems, in the sense of getting rid of water, they will have to be expanded significantly. We have already heard that other cities are trying to deal with this problem by putting in additional taxes for rain.

It is fine and dandy to come up with an idea, that we're going to expand the capability of a neighbourhood to have more units, BUT FROM DAY 1 you must START with a PLAN TO IMPLEMENT THE IDEA and THERE IS NO REAL PLAN HERE, JUST AN IDEA.

There is no plan to facilitate expanding any of this important infrastructure before you allow construction of multi-family homes on one lot.

You can't go and put an idea out there and legislate that's it. A real plan has to be put forth first.

You will legislate this idea or yours and when the problems begin, you will all be long gone and there will be no repercussions for your negligent and irresponsible actions. You want Trudeau's money and that's all you care about.

Sharon Baum & Dave Gartshore

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



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

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

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

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

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

First name [required]

Jill

Last name [required]

Hesse

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Dear Mayor & Council

I am writing to express my strong opposition to the proposed Blanket Rezoning in Calgary. While I understand the need for affordable housing in our city, I believe this Rezoning would have a detrimental impact on my community.

The type of housing being proposed is simply not in keeping with the character of our neighbourhood. This development would drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with higher-density housing .

I am deeply concerned about the impact these developments would have on property values in the area, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed Blanket Rezoning. While I recognize the need for affordable housing, I believe this process is simply not the right fit for our Palliser neighbourhood. Thank you for your attention to this matter.

Sincerely,

Jill Hesse



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

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

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

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

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

First name [required]	John
Last name [required]	Patterson
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 23, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Re zoning for housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We have recently retired. We have lived in our present house for 14 years. It is another well-established neighbour hood built before 1985. There are some basement suites in the neighborhood which we are okay with. We do not want to see fourplexes or high-rise apartments. If there are row houses built or duplexes built in our neighborhood we feel there should be parking on the property. There is not enough street parking as it is. We recently drove through an inner city community with many infil houses . They look very expensive from the outside and they are not a solution to affordable housing,



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

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

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

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

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

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

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

[required] - max 75 characters	Land Use Designation amendment
--------------------------------	--------------------------------

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a home owner of a single detached home in Charleswood I am strongly opposed to the rezoning of my neighborhood. I moved to this community to get away from a higher densified community and value what my neighbors and I currently enjoy. As the old saying goes, not in my backyard. If rezoning is passed then the essence of these older communities will be eroded.



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

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

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

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

As residents in Altadore, we have seen significant densification over the past 15 years. We understand the need for this, especially given the central location of the community.

But we are strongly against an open build policy that does not consider the dynamics of the community. Builders are motivated by generating a return and ignore longer term impacts to the community. These building/planning decisions need to maintain oversight.

Thank you for your consideration.  
Craig Madill  
Resident of Ward 8



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

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

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

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

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

First name [required]	Breton
Last name [required]	Smith
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	CPC2024-0213 Calgary Housing Strategy 2024-2030-Land Use Amendment Citywide
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Blanket RC-G Re-Zoning Letter of Opposition.docx

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

I strongly urge Her Worship and Councillors to carefully reconsider and reject the proposed Land Use Amendment which leads to blanket up-zoning in favour of an improved process which considers fulsome community engagement and alternatives to effectively provide affordable housing.

April 15, 2024  
Mayor Jyoti Gondek and All Councillors, City of Calgary

**Subject: Blanket RC-G Rezoning**

Dear Mayor Gondek,

I am writing to express my profound opposition with City's proposed blanket rezoning. Specifically, the ***Calgary Planning Commission Report CPC2024-0213 Calgary's Housing Strategy, 2024-2030 – Land Use Amendment Citywide***. I understand this will be the subject of a public hearing commencing on April 22, 2024.

I am significantly opposed to this amendment / proposal for several reasons below but first wish to provide personal and historical context.

**Context:**

I was born and raised in Calgary. So were children and my parents. My grandparents arrived in Calgary in the 30's and essentially homesteaded raw land in what is now essentially considered to be inner-city. We are active and support and serve our local community and have contributed to the well-being of the area. We walked to our neighbourhood schools and we've served on our community boards and volunteered (for example) to keep the neighbourhood clean and approachable. Our children attend the local public schools and (among other many things) we've helped to build the playground!

We have a material investment in our home (over 25 years) and in our community and maintain a high standard that is respectful and appealing to our neighbours. We were attracted to our area for several main reasons:

- Access to good, walkable public schools
- Quiet streets
- Access to green spaces and amenities
- Single family homes with welcoming front yards and ample rear yards

As an extended family, we have watched Calgary develop into a vibrant world-class city and consider ourselves lucky to be a part of its multi-woven fabric. We know and appreciate Calgary as well as can be possible and it is with that deep-rooted spirit, that we see the proposed changes for up-zoning as significantly deleterious to the character of our neighbourhood, our City and our culture.

We embrace change, progress and the evolution of the City that is affordable to honest hard-working people. We believe that change needs to more carefully considered and managed and accept it may take more time for a proper job to be done. We do not feel there is buy-in and that these basic tenets have been appropriately contemplated in the current process of Blanket up-zoning. Specific reasoning follows.

**Inadequate Public Input** – there has simply been not enough nor appropriate avenues for fulsome public input. I have examined the process in detail and suggest it fundamentally lacks a timeline or process that should be deployed in such a material change to land-use. I am aware that other, much less material land-use re-designations have taken considerably longer with a greater focus on engagement and process. The notion that up-zoning will broadly lower the cost of or create additional affordable housing **is not** demonstrated. I **am not** convinced.

Unilateral Decision Making – it is my considered opinion that broader engagement has been disregarded in favour of unilaterally pushing certain ideologies which are masked as progressive leadership. This much has been made clear in the recent rhetoric surrounding the *very closely* split-decision and rejection of the plebiscite on this matter which would have the effect to ensure there is an appropriate timeline and opportunity for consideration and stakeholder engagement. I expect quiet enjoyment of the material investments I've made and City's game-changing proposal significantly undermines my investment. I will not accept that I don't have a say in that and you have not demonstrated that you have the broad support required to implement these significant changes.

Loss of Character and Cohesion – we have lived in our neighbourhood for over 25 years. We have raised a family here and made material investments in our home and getting to know our neighbours and contribute to the well-being of all. It is without doubt to me that blanket up-zoning and increased density will lead to profound negative changes and a loss of investment, stability and sense of belonging to a quiet and desirable neighbourhood. This pits neighbour against neighbour. Our kids can hardly run across the street safely to collect their friends to walk to school when they have to do so between innumerable parked cars and increased street traffic.

Infrastructure – a recent call I made to 311 with a follow-up from the water division indicates my water pressure is already on the low-end (47 – units unknown) due to “system capacity” issues and there are no plans for an upgrade due to cost. When asked about remedial actions I can take, it was suggested I wash and use water at “non-peak times” for best results as it is about overall consumption being higher than the system can sometime accommodate. Wow. This is evocative of constraints on many aspects of our local infrastructure and I am not at all convinced that City has adequately considered the longer term implications.

Several years ago we replaced water and sewer connections and were told at that time that the system as designed was basically at capacity. How can this possibly accommodate additional density in our neighbourhood? It simply cannot and that is plainly obvious. Additional utilities and services such as bin collection every spring tears up our back alley. Who's going to pay for a paving of the back lane when there are (as much as) 18 bins where normally 3 per house may reside? How will the streets get properly cleaned and snow removed when there are cars parked end to end with nowhere to go? I have looked and seen nowhere that City has given adequate consideration to capacity and significant cost of certain upgrades with are virtually guaranteed.

Access to public schools is already constrained to a lottery-based system in my area. How can City assure the children of these areas access to local schools? Our kids can hardly run across the street safely to collect their friends to walk to a school to which they can't access.

I will not accept that my investments should have to include future amounts for those unconsidered costs without any ability to reap benefits for enhanced services. Our tax rates are already high enough.

Environmental – Nov 15, 2021 City declared a “Climate Emergency” – a sign of virtue and ideals. How can up-zoning which requires obvious destruction of the existing green canopy and natural or planned landscaping be prioritized higher than an emergency? It can't – obviously. Add to that the loss of shade and increased density requiring homes to use more A/C plus additional cars which will street park (no parking minimums also understood) and idle to warm up. Have all these things plus storm drainage been fully considered in the context of an “emergency”?

*Parking* – Councillor Courtney Wolcott visited our neighbourhood and admitted that City has no plan and concedes parking will be an ongoing and increasing issue as proposed density increases due to up-zoning and we're just going to have to accept it. He concedes also that public transit will not offer a complete solution. This admission is difficult to accept and underscores that the Land Use Citywide Amendment has not been thoroughly considered. I invested in my property on a pleasant and quiet street. It will materially diminish and disrupt the quality of life here. What is the anticipated cost of the added congestion? What is the value lost when we destroy the unique character of Calgary's established neighbourhoods? This needs to be considered and has not been.

*Alternatives* – it makes little practical sense to expect and it has not been demonstrated that an increase in affordable housing will be achieved through implementation in established neighbourhoods. That should be common sense. I believe City has material inventories of vacant land and areas around transit hubs (City 2016 report indicates 28,000 units could be developed) that development of affordable housing should be initially focused. It has not been adequately demonstrated that all opportunities to use vacant lands and to repurpose light industrial areas have been evaluated. Blanket up-zoning is not synonymous with the creation of affordable housing.

In summary, I remain entirely unconvinced that City has fully considered this up-zoning blanket unilateral proposal and that the net-benefits of all residents of Calgary are at all improved. Nor has City earned the broad support for this initiative. More consideration and engagement / buy-in needs to be undertaken, an impact assessment needs to be completed and City's own development alternatives need significantly more consideration. You did not seek consent, you do not have it and you were not elected to impose this mandate.

I strongly urge Her Worship and Councillors to carefully reconsider and reject the proposed Land Use Amendment which leads to blanket up-zoning in favour of an improved process which considers fulsome community engagement and alternatives to effectively provide affordable housing.

Respectfully,

Breton Smith  
Proud Citizen of Calgary  
403-816-0519



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

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

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

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

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

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



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 14 2024

Cathy Coghlan  
145 Coral Sands Terr NE  
Calgary AB T3J3J4

Mayor Gondek and Calgary City Councillors,

I am writing regarding the proposed rezoning. I would like to state for the record that I am opposed to the blanket rezoning of residential neighbourhoods.

The change will not bring affordable housing to any of the older neighbourhoods in Calgary. All you have to do is look up how much it costs to buy one of the newer duplexes that have been approved to discover that they are not selling for first time home buyers. If they are in a desirable area they are far from affordable.

My neighbourhood has mixed density housing. It is full of cul de sacs and parking is already an issue in many of the streets. If a fourplex with suite (8 units) are added to the corner lots it will just increase the problems. These units would also be allowed to be used as short term rentals without business permits or licences.

It is obvious that the current bylaws regarding running a business from your home don't seem to apply to this type of business. It is a business and should have to abide by all of the bylaws any other home business is required to abide by.

I would encourage the elected officials, city administration and bylaw enforcement to address this problem. Hundreds of homes could be available for either sale or long term rental if the political will was there to challenge these illegally run businesses. Calgarians bought properties in good faith and the city has been negligent in enforcement.

These older neighbourhoods often have large trees that would need to be cut down for redevelopment and yet there is a proposal that I would have to get permission to remove a tree. That is the height of hypocrisy.

Rezoning does not equal affordability. There are only so many trades people to construct homes, it won't be faster just poorer quality as has happened in all previous building booms. Rezoning will bring other problems besides parking to these neighbourhoods. Has the city considered the other ramifications on infrastructure such as road use, schools, power capacity, sewage and water capacity etc or do you feel that is not your problem. Or has your desire to get Federal funding dollars blinded you to practicalities.

Cathy Coghlan



## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

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

First name [required]

Brea

Last name [required]

Lamb

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 feedback .docx



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are writing to provide feedback on the proposed blanket rezoning for Calgary. **We are opposed to this initiative** and are concerned with the negative impact this type of development may cause to our neighborhood.

Our family has been residents of Mount Pleasant since 2014. We currently own a duplex home on 26 Ave NW and are currently building a single family home on 24th avenue NW.

We love Mount Pleasant and have decided to build our new house and commit the next chapter of our lives to this neighborhood for many reasons. One important reason is the North Hill Communities Local Area Plan. We support increased density on both a residential and commercial basis and are excited to see what it brings to the community. Increasing the residents in the community will help support the local businesses and keep our community thriving. Mount Pleasant is a tight knit community with many young families. **We believe that by keeping higher density development to the main thoroughfares it allows the other streets of the community to maintain a safe, quiet and family friendly feel.**

Another reason why we picked and moved to Mount Pleasant was because of the proximity to downtown, proximity to Confederation Park, and the fact that street parking is not controlled - and does not need to be. We have lived in communities where the street parking is controlled and that played a large role in deciding to move to this part of Mount Pleasant where there were no restrictions.

Our concerns with blanket rezoning to RC-G are primarily due to the following 3 factors.

### **1. Parking**

- a. Currently higher density developments are approved on corner lots where there is additional street parking available. By expanding this to all lots, including those with only 2 street spots in front, there will become a parking issue.
- b. Our community is close to downtown but most families still have at least 1-2 vehicles that require parking.
- c. Increasing parking issues in the area is a significant concern. Once parking becomes an issue in the community the residents will push back by trying to pursue restricted parking just in order to park in front of their own house. This will negatively impact everyone, and is one of our reasons stated above for moving to this community.
- d. Increased density off the major routes will also pose a safety risk to pedestrians on streets that have previously been quiet.

### **2. Community Vision based on North Hill Communities Local Area Plan**

- a. *"In 2017, the MPCA held a visioning session to determine how the community would like to see Mount Pleasant grow in the future. The results indicated that residents support increased density including rowhouses and other multi-family housing along major streets like 20 AV, 10 ST, and 4 ST but not within the rest of*

*the community.*" - Quote taken from Mount Pleasant Community Association website. <https://mpca.ca/planninganddevelopment/>

- b. The Local Area Plan reflects this feedback from the residents of the community. Multiple higher density developments have occurred on the major routes in the past 5 years offering no shortage of this type of housing option in the area.
- c. By approving blanket rezoning, the valuable consultation and feedback put into the local area plan is diminished.

### **3. Environmental impact**

- a. Our neighborhood is filled with beautiful parks and mature trees. We have seen over the past several years many of these protected trees being cut down by developers putting in large units. It seems they are comfortable paying the fine associated with doing so.
- b. As these larger developments cover a greater proportion of the lots, we will lose backyards and greenery that is so important in these inner city neighborhoods.

We thank you in advance for your attention to our feedback. Please do not hesitate to give us a call if you would like to discuss anything.

Kind regards,  
Jesse and Brea Lamb  
403-479-4370

**Submitted as home owner in Mount Pleasant**



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

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

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

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

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

First name [required]

Kate

Last name [required]

Weiland

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

Our family and community does NOT support the proposed development

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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



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

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

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

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

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

First name [required] Dayna

Last name [required] Miller

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Council has not done their work or due diligence in this matter. We have not be represented by our elected officials. I am a resident of Lake Bonavista and oppose this. We need more time to better understand how this will affect our community. 2 meetings 2 weeks prior isn't going to cut it. We have more questions than answers. We need more time!





---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

2024 April 15

To: Mayor Gondek and all city counsellors

Re: Blanket Rezoning

The Blanket Rezoning proposal for the City of Calgary is a terrible idea for several reasons:

- The infrastructure (ie, roads, water supply, sewer, electric grid, parking spaces) necessary to support it doesn't exist currently and would require huge civic investment to build;
- It abdicates Council's responsibility to ensure orderly civic development in future;
- It removes the ability of both City Planning and Community Associations to oversee or modify future disorderly and/or undesirable developments;
- It would reduce the value of existing homes in neighbourhoods and communities where redevelopment occurs, to the detriment of the existing homeowners, taxpayers and voters.

There are much better ways of increasing the available supply of affordable housing within existing Calgary city limits. There is an ample supply of vacant city-owned land at present – enough to almost double the population density of Calgary and satisfy the need for affordable housing. Making more of this land available to organizations that are able and willing to build purpose-built rental housing would go a long way toward solving the housing problem. I am a board member of one such volunteer organization which has successfully operated a 21-suite apartment building in Calgary for low-income seniors for the past 46 years. The rents that we charge are about 30% to 40% below market (currently \$685/month for a bachelor suite, \$825/month for a 1-bedroom). We would like to duplicate and expand this service to society by building and operating another such building, and would do so if we could get access to the land needed at a cost that we can afford.

Hector van Vierssen Trip

A resident of Pump Hill, Calgary



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

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

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

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

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

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



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 12, 2024

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

Attention: Office of the City Clerk

Subject: Public Hearing on Planning Matters (Proposed Land Use Designation Amendment)

Copy to: Office of the Mayor, All City Councillors

We write as 8 year residents of Upper Mount Royal and residents of Calgary for almost 20 years, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning should be rejected.

If implemented, Blanket Rezoning would:

1. **Not solve the main problem the City is seeking to solve.** We hear about a lack of affordable housing supply and high housing prices. By implementing Blanket Rezoning, there is likely a natural tension between planning decisions of developers and city planners. Examples like Victoria and Toronto, where policies aimed at accomplishing what is attempted with this legislation either failed or led to still-unaffordable housing units being squeezed into inner-city lots. In Calgary, one need look no further than the ongoing experiment in Marda Loop, where instead of affordable housing units, developers are constructing rows of apartment blocks without the necessary infrastructure to deal with the increased population in that neighbourhood. Why not debrief on that pilot program, take the learnings and implement those before pushing forward with doing the same thing across the whole city. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even those units not deemed luxury have price tags that hardly qualify as affordable housing. Our belief is that targeted densification makes sense so that the necessary infrastructure can be built to support the density. More affordable housing makes sense but we are highly skeptical that blanket rezoning actually helps with this problem and may in fact make affordability even worse.
2. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary’s growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in places like Marda Loop and Altadore and will only be made worse by the proposed policy change.
3. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including

a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city and by council who believe we are facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.

4. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market.
5. **Expose affected neighbourhoods to an as-yet unproven social experiment.** Similar housing strategies are being widely touted across North America but are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. Our ask is that advocates provide evidence, data, and examples of where this type of policy has worked before pushing forward.

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. If councillors believe so strongly in this policy they should run on it in the next election. If after the election there is a majority of council that wants to push forward so be it. That is something we feel would be much more palatable than what current council is attempting. We feel this is an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

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

Sincerely,

Desirae and Vijay Viswanathan



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

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

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

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

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

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

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

[required] - max 75 characters	Citywide Rezoning
--------------------------------	-------------------

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is absolutely needed in Calgary. Other cities have already implemented similar policies in North America and the fabric of their society has somehow not disintegrated. If this was done 30 years ago Calgary would have more affordable housing and a far more robust tax base, if this rezoning is not implemented then in 30 years housing in Calgary will be that much more unaffordable and taxes disproportionately higher. The vast majority of the NIMBY opposition to this measure is the usual combination of misinformation, conspiracy theories and outright ignorance. Your community is not a museum to be preserved and you should not have a say over what your neighbours choose to do with their own property.



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

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

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

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

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

First name [required]	Don
Last name [required]	Y
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning on Monday, April 22, 2024 @ 9:30 AM
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like to express opposition to this almost near blanket rezoning of all communities and districts in the City of Calgary. As someone who chose to live in a neighbourhood with a certain type of housing where single detached homes are prevalent it's what makes many families move to the area. If changing the zoning, the city would be betraying my family and many families who bought into the area because only single detached homes are allowed. The proposal can take out the "DNA" of the community by having mixed use homes. Applying a "cookie cutter" rezoning type of policy to all communities should not be done in a democratic society and each community should have determine it's own future. Let's say fast food restaurants were getting popular in countries such as France and Spain. Does that mean we the Paris government should force landlords on the Champs-Élysées to put in more fast food restaurants on the street? Or would the Barcelona government for store owners to convert to fast food restaurants on the Paseo de Gracia? The city is worried about affordable housing and I feel they just reacted to a funding program from the federal government without considering certain voices. The city didn't proper feedback and input from what matters most: every Calgarian. Each member in the community is a stakeholder should be allowed to vote to what happens. Community A can be so different from Community B. My other question to council is this: why isn't council be in favour to put this to a vote to EACH Calgarian? The bid for a future Calgary winter Olympics games was put to vote in 2018. Council should not determine if there should be a vote for Calgarians on rezoning; a vote on rezoning by the people of Calgary should be automatic. This issue is just as important as a bid for the Olympic games. Also no matter what the outcome of the vote, the City of Calgary must still tread carefully before applying new zoning to each community.



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

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

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

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

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

First name [required]

Bruce

Last name [required]

McPhedran

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

community development

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

City council should not have the authority for blank rezoning and the vote should go to a plebiscite in the next general election. This bylaw will have a definite impact where I have lived in Glamorgan for the past 25 years.



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

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

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

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

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

First name [required] Susan

Last name [required] Steckley

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Blanket rezoning of the City of Calgary Communities.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

1.0The Unassailable Case against Blanket Rezoning (final).pdf

---

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

---

## THE UNASSAILABLE CASE AGAINST BLANKET REZONING

### Introduction

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

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

### Blanket Rezoning PROs and CONs

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

#### PROs

The City of Calgary is advocating for a proposed blanket rezoning initiative as part of its broader strategy to address housing affordability and diversity within the city. Based on the City's published documents<sup>1</sup> these are the primary arguments in favor of this initiative:

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

---

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

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

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

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

## CONs

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

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighbourhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighbourhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.<sup>2</sup>
2. **Potential Negative Impact on Development Timelines** Contrary to the anticipated streamlining of the development process, there exists through the appeal process a significant potential to extend project approval timelines and overwhelm the capacity of the SDAB and Alberta Court of Appeal. An unintended and very real impact.<sup>3</sup>
3. **Displacement and Gentrification:** In mature communities with older homes the introduction of higher-density zoning provides developer incentives, which drives older property values displacing long-term residents, thus altering the demographic composition of the community. This process of gentrification reduces residents *aging in place* and can erode the social fabric and cultural identity of the neighborhood replacing it with a more homogeneous and less vibrant community.<sup>4</sup>
4. **Environmental, Climate Change and Green Space Concerns:** The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces reducing

---

<sup>2</sup> Talen, E. (2005). *New Urbanism and American Planning: The Conflict of Cultures*.

<sup>3</sup> Chomik, B. Opinion letter re: blanket rezoning negative effects on approval process. March 2024 (Addendum A)

<sup>4</sup> [https://southwarknotes.files.wordpress.com/2009/12/loretta\\_lees\\_tom\\_slater\\_elvin\\_wyly-gentrification\\_\\_-routledge2007.pdf](https://southwarknotes.files.wordpress.com/2009/12/loretta_lees_tom_slater_elvin_wyly-gentrification__-routledge2007.pdf)

evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.<sup>5</sup> Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO<sub>2</sub> sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.

5. **Negligible Affordability Improvements for Lower Income Households:** While adding more housing units is intended to improve affordability through increased supply, there's no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units financially out of reach for many, particularly in desirable neighbourhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.
6. **Strain on Existing Infrastructure and Services:** While the initiative assumes existing infrastructure can support increased density, there could be unforeseen impacts on local services and aged infrastructure, including roads, schools, parks, and emergency services.<sup>6</sup> Higher density, in areas previously planned for single family, could lead to congestion, overburdened public amenities, and a need for significant upgrades to infrastructure, which might not have been adequately anticipated or budgeted for. In this respect a more thorough analysis of these issues is warranted prior to the wholesale application of blanket rezoning.
7. **Parking and Traffic Congestion:** Increased density typically leads to more vehicles in a given area, potentially exacerbating parking shortages and traffic congestion. This will diminish the quality of life for residents, reduce the attractiveness of neighbourhoods for potential buyers, and negatively impact property values. The proposed changes do not adequately address these challenges, particularly in areas without robust public transportation options.
8. **Loss of Single-Family Homes:** While the initiative does not forbid the construction of single-detached homes, market dynamics will likely favor the development of more profitable multi-family units. This will gradually reduce the stock of single-family homes, a desirable structural option for empty-nesters and seniors wishing to remain in their existing neighbourhoods. It will also limit choices for families desiring this type of housing and alter the landscape of neighbourhoods that traditionally featured detached homes. The incentives to redevelop perfectly accommodating single family bungalows will displace many seniors, who would have otherwise preferred to age in place.
9. **Lack of Certainty and its Proven Impact on Health and Well-Being:** The Blanket rezoning proposal provides no certainty as to an individual's living environment even in the short term. Certainty of one's preferred living experience is a key determinant in the home buying process. Conversely, uncertainty has a major negative impact on one's health and well-being. Uncertainty exerts a strong pull on our thoughts, and inhibits our ability to act, leaving us anxious and psychologically fragile. Waiting for certainty can feel like a million tiny cuts, leaving us consumed with anxiety.<sup>7</sup>

---

<sup>5</sup> Gobster, P. H., Nassauer, J. I., Daniel, T. C., & Fry, G. (2007). The shared landscape: What does aesthetics have to do with ecology?

<sup>6</sup> Haar, C. (2017). Suburbs under Siege: Race, Space, and Audacious Judges

<sup>7</sup> Robinson, Brian E., Ph.D "Why You Hate Uncertainty and How to Cope", Psychology Today. Nov. 2020.

This unintended consequence of the initiative is contrary to the City's planning for healthy communities' principles as articulated in the most recent Area Structure Plans (example - Nose Creek Area Structure Plan) and has the potential to create uncertainty and its related negative health impacts for +/- 300,000 Calgary Households currently occupying single-family and semi-detached dwellings.<sup>8</sup>

We defy anyone living in a single-family dwelling in any neighbourhood, to wake up and discover an 8-unit multiplex with limited parking going in next door and not suffer severe anxiety. The health care system is under enough duress without additional burdens.

10. **Loss of Freedom of Choice:** Freedom of choice is a central tenet of Western Civilization, the freedom to choose between different possible courses of action and by extension, the freedom to live in a neighborhood which reflects and embodies one's preferred attributes in terms of aesthetic, environmental, social and economic characteristics. Up till now the citizenry of Calgary have had the freedom to aspire to and ultimately choose their preferred living environment. In a headlong and misguided rush to enforce equity and inclusivity in all possible circumstances, the City is sacrificing this particular freedom, a choice that has been clearly demonstrated by the majority of Calgary households.
11. **Massive Economic Impact:** An analysis by experienced certified appraisers suggests a potential loss in existing equity for the \$200B of current investment in single family and semi-detached units with a concomitant impact on the Municipal tax base. This potential impact warrants a detailed economic analysis.
12. **Reduction in Home Ownership in Favor of Increased Rentals<sup>9</sup>.** Home ownership has been proven to develop more engaged communities as home owners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement.<sup>10</sup> Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation (asset-based wealth/welfare) over time as owners pay down their mortgages<sup>11</sup>. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.
13. **The Blanket Rezoning Model is Unproven.** Based solely on hypothesis, there exists no verifiable proof that the proposed blanket rezoning model provides the results it espouses; whereas Comprehensive Neighborhood Development Plans have been proven with positive results for many decades in Calgary. To deploy an unproven model on the citizenry without ample testing, due diligence and proof of positive results would be unconscionably irresponsible. *Once deployed the negative effects of the blanket rezoning initiative would be difficult, if not impossible to reverse.*
14. **Blanket Rezoning Cannot Respond to Local Needs.** Just as community associations are more attuned to the needs of their community than Municipal Government, which is equipped to understand its citizens better than the Province, which governs it's provincial population at a more appropriate scale than the National Government. Blanket rezoning is

---

<sup>8</sup> Statistics Canada 2021

<sup>9</sup> <https://www.stats.govt.nz/news/housing-affordability-more-challenging-for-renters-than-homeowners/>

<sup>10</sup> Putnam, R. D. (2000). Bowling Alone: The Collapse and Revival of American Community.

<sup>11</sup> Ley, David "Housing Booms in Gateway Cities" John Wiley and Sons Ltd. New Jersey, 2023

a national initiative, that naively purports to solve micro, community scale issues with a macro solution.

15. **Sundering the Social Contract.** Property zoned for a specific use creates an implicit social contract between the individual and the city. Before that social contract is radically altered to ostensibly affect the greater good, the efficacy of the proposed change must be clearly and unequivocally demonstrated.

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

## The Creation of a Perpetually Affordable Housing Supply

As evidenced, the ability of the initiative to address the key issue of affordability is questionable and the consequential impacts, unintended and otherwise, are legion and significant. The City’s proposal for blanket upzoning is wielding a sledgehammer, when a scalpel is required to reshape the urban landscape. The City does however possess the means in both ‘men and material’ to solve the problem and on their own substantial land base.

In addition, there exists a significant potential supply of affordable housing in the form of secondary suites in existing units that could be unlocked with appropriate modifications to the current regulations.

## Land Cost – A Barrier to Affordability

Land development and building when in the hands of the private sector are “for profit” enterprises. Developers target returns in the 20 to 25% range with builders adding another >14% to the final home price.

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

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

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

## City Land Supply – A Lost Opportunity

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

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

## Community Land Trust - A Mechanism to Perpetual Affordability

The City establishes a housing management entity (**Community Land Trust**) that oversees the development of affordable housing. Alternately, parameters are established for nonprofit organizations to acquire and hold the land permanently (off the speculative market) and undertake the development. Land is held in the CLT or leased from the City for a nominal amount, long term (say 99 years). Durable, long-term housing is developed and sold by CLT absent the land cost at approximately 30% less than comparable housing. Purchasers are screened to meet an income and means test to qualify for affordable housing. Terms of sale require that the property must be owner-occupied. Owners may sell the property however; the property must be sold to the CLT at cost base plus the cost-of-living increases over the duration of occupancy. The CLT can re-sell the property into the market again on an affordable basis (presumably 30% under market) providing a perpetual affordable housing model, limited by the durability of the property. When the property reaches end of life, the CLT may rebuild on the property under the same model because the land stays under the control of the Municipality or CLT.<sup>12</sup>

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

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

## Summary and Recommendations

The following provides a comparison of blanket rezoning versus Comprehensive Neighborhood Plans coupled with a CLT in terms of addressing the City's stated objectives.

---

<sup>12</sup> <https://cltweb.org/wp-content/uploads/2022/06/Origins-Evolution-CLT.pdf>

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

## RECOMMENDATIONS

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

- 1) That the City abandon the Blanket rezoning initiative/bylaw in favour of Comprehensive Neighbourhood Plans (Local Area Plans) that identify specific areas/sites to be rezoned for duplex, townhouse and multiplex structures along with multi-family uses, including four and five storey, mid-rise and hi-rise buildings.
- 2) That the City establish a Community Land Trust along the lines as previously described to deliver below market rate housing in both ownership and rental tenure in a variety of structural types.
- 3) That the City identify and make available under a lease structure, municipally owned parcels throughout the City to provide land for the Community Land Trust initiative.
- 4) Additionally, the city may consider allowing secondary suites and laneway housing in all zones, along with a review and modification of existing regulations.

### Authors:

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

**Sano Stante CCIM, ICD.D** is a 40+ year veteran Calgary real estate professional. A past Chair of RECA Residential Council, Past Chair of Attainable Homes Calgary Corp, Past President of CREB, and past Director of CREA's MTC responsible for Realtor.ca. Sano is a founder of NewWay forming, Sungroup Solar and Tri-Energy Tech.

Mr. Stante has been instrumental in innovative projects throughout Western Canada, from bridges to residential subdivisions, high-rise to historical preservation, to health-care. Sano is an effective advocate of sustainable communities and received the Quality of Life award from Alberta Real Estate Association. Sano currently instructs real estate sales management at REDI U of C Haskayne. Sano is a native Calgarian with deep roots in the community and a key player in the improvement of Calgary's urban landscape with a passionate interest in sustainable development.

## Addendum A

While Blanket Rezoning intends to streamline the development process, it may inadvertently prolong it. Currently, the process involves lengthy rezoning procedures followed by permit applications, totalling around 10 months on average. However, by eliminating public input in rezoning decisions, Blanket Rezoning may lead to increased appeals against permit approvals. These appeals can prolong the process by up to 4 months, resulting in an overall timeline of 14 months or more. Additionally, if appeals are escalated to the Alberta Court of Appeal, further delays of up to 6 months or more can occur. These complications could overwhelm the SDAB and Alberta Court of Appeal. Thus, while intended to streamline development, Blanket Rezoning poses significant risks to efficiency and may inadvertently extend timelines.

The following was authored by **Bill Chomik**, Architect AAA, FRAIC, HON. AIA, who was the **Chair of Calgary's Subdivision, Development and Appeals Board from 2016 to 2023**

One of the City's arguments in favor of the Blanket Rezoning initiative is that the development process will be streamlined. Theoretically, the permitting process will be shortened, due in large part to the elimination of the typical current rezoning process whereby land use amendments take an average of 6 months to complete including public hearings at City Council. Typically, development permits (DP) take an average of 4 months to complete, creating an overall development timeline of an average of 10 months.

Appeals against development approvals issued by the City's Development Authority (DA) where land use amendments were previously made to permit those developments are not uncommon but are reduced in number due to community and directly affected neighbor involvement at the public hearing where the rezoning was granted. The community's and neighbors' objections to the rezoning would have been heard and potentially implemented at the public hearing, thereby reducing the probability of appeals at the time of DP approval.

By forcing Blanket Rezoning on residential communities, where there is little public say or discourse around site-specific concerns, affected parties will likely appeal the DP, despite the permitted use and absence of relaxations or variances on the approval. Under Section 685 of the Municipal Government Act, affected persons can appeal the approval to the Subdivision and Development Appeal Board (SDAB) if they argue the DA has erred or misinterpreted a bylaw and indeed did grant relaxation(s). The appeal must be heard. After a maximum 21-day appeal application period, followed by a maximum 30-day hearing scheduling period, the SDAB typically sets a "Procedural & Jurisdictional" (P&J) appeal hearing which effectively opens the hearing. The date for the "Merit" appeal hearing where the actual appeal is heard and debated is set at this time, typically on average 2 months from the P&J. After the Merit appeal hearing, the SDAB has another 15 days to issue its decision. Over 4 months has been added to the development timeline, plus the 4 months consumed in the DP application process for an overall process of 8 months (vs 10).

However, there is more. If the SDAB rules in favor of the DA's approval by denying the appeal, the appellant, who has had no say whatsoever in the rezoning process and is emotionally compelled to stop the development, can ask the Alberta Court of Appeal to overturn the decision of the SDAB. This application to the court has to occur within 30 days of SDAB's decision. On average, today it takes the

court 2 months to determine whether it will hear the appeal. If leave is not granted, the DP survives approval. If leave is granted, there is a 30-day submission period (of evidence) and then it could be 2 to 4 months before the court can schedule a hearing depending upon the court's workload. Conversely, if the SDAB rules in favor of the appeal, the applicant (developer) must wait 6 months before reapplying for the development. Alternatively, the applicant can also take the Court of Appeal route. In either scenario, 6 months or more is added to the development timeline for an overall process of 14 months (vs 10).

These are real risks to Blanket Rezoning, and it is most certain that the workloads of the SDAB and the Alberta Court of Appeal will increase, perhaps significantly. This will add even more time to the development timelines, ironically an unintended goal of streamlining the development process.

**Bill Chomik**, Architect AAA, FRAIC, HON. AIA



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

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

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

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

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

First name [required] **Stephen & Barbara**

Last name [required] **MacDonald**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 proposed Land Use Designation amendment**

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

ATTACHMENT\_01\_FILENAME (hidden) **20240415\_093749.jpg**



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

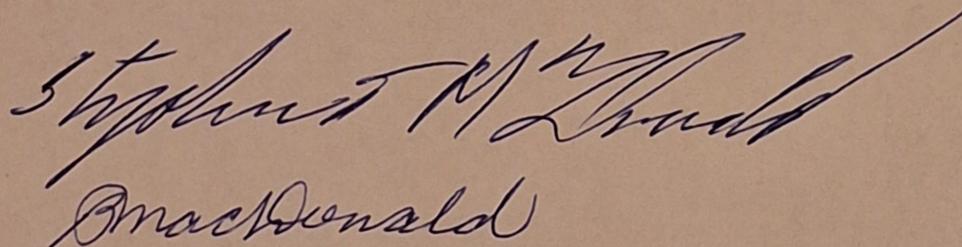
Office of the City Clerk  
The City of Calgary  
700 MacLeod Trail SE  
P.O. Box 2100, Postal Station 'M'  
Calgary, Alberta  
T2P 2M5

Subject: proposed Land Use Designation amendment

We respectfully are against the proposed amendment to redesignate our parcel (72 Dalzell Place NW) to the Residential – Grade Oriented Infill (R-CG) District. This is a serious matter impacting the ownership of our home, which was purchased with a R-1 land use designation for single family home

In our opinion the City Council should not pass this amendment without first undertaking a plebiscite vote of impacted land owners. To do so, in our opinion, is to exercise a level of authority that was not envisioned when the Alberta Municipal Government Act and subsequent amendments were approved.

Sincerely,



*Stephen & Barbara MacDonald*

Stephen & Barbara MacDonald  
72 Dalzell Place NW  
Calgary , Alberta T3A 1H6



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

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

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

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

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

First name [required]	Lisa
Last name [required]	McGregor
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Planning - Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	LDMCityHall.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Could you please consider the information that I have provided in the attached pdf document. For the April 22 Public Council Meeting Regarding Blanket Rezoning. Thank you - Lisa McGregor

## I HAVE SEVERAL OBJECTIONS TO THE PROPOSED BLANKET REZONING IN CALGARY

I AM FOCUSING ON MY COMMUNITY OF ACADIA THAT IS CURRENTLY DESIGNATED AS R-1 with my emphasis on H-GO Rezoning

I chose to live in Acadia because it is an older quiet community with large lots/mature trees. Having a home is a large investment of money over the years involving a mortgage, taxes, upkeep and many other associated costs. It was my personal choice to invest in a home in this area for the characteristics that I find appealing. Now with the proposed extensive rezoning Acadia is being quite literally "thrown under the bus". I live on Fairmount Drive and R-1 is proposed to change to H-GO, as is Acadia Drive. Other Acadia areas are now RC-G. Should this rezoning move ahead the landscape of Acadia will be significantly changed over time.

- I concur with Premier Danielle Smith that **"it's unfair to force that lifestyle [blanket rezoning] on the entire population"** The *magnitude* of rezoning considered for Acadia – without even a plebiscite – is unjust. The ultimate winners out of all of this will be developers who will cash in and of course municipal tax collection. Citizens of Calgary should not be penalized because of the Council's action to accept the Federal government's strings attached housing payment offer.

### ACADIA RESIDENTS WILL SUFFER A LOSS WITH H-GO REZONING

- **Loss of property value.** See photo below. How can one argue that the small bungalow eclipsed by the adjacent monstrosity will increase in value?



I worked hard and saved for my home. I have a large professionally landscaped property. I added to my property with the understanding that my block and area would remain low density housing. Now suddenly it is a **property development free for all** and I have no security about my property or what is being built adjacent to it. THIS IS WRONG.

- **Potential Impact on Quality of Life with Increasing Density – loss of privacy, shading of my property, noise, major traffic/parking issues**
- **Loss of Mental Health Resiliency** The blanket rezoning proposal provides no certainty as to an individual’s living environment even in the short-term; uncertainty has a major negative impact on one’s health and well-being. Uncertainty exerts a strong pull on our thoughts, and inhibits our ability to act, leaving us anxious and psychologically fragile (Stante & Shawcross, 2024).

I can attest to the deleterious impact of uncertainty on my mental health and that of my neighbors. We are on edge from the H-GO rezoning plan. Surveyors were already spotted on our block and the next and that caused spiraling anxiety. The actions of the City Council have turned our world upside down. AGAIN, THIS IS WRONG.

➤ **HOW CAN THE EXISTING INFRASTRUCTURE IN ACADIA SUPPORT H-GO DEVELOPMENT?**

**Fairmount Drive is already heavily congested with traffic, particularly during the school months. How is it possible to accommodate increased traffic flow from H-GO density (and flow volume from the surrounding RCG development)**

Fairmount Drive is a narrow residential road. How did the City justify labeling this road as a main connecting route? It is already packed with cars from people cutting through the area. The road was not originally designed for high density flow.

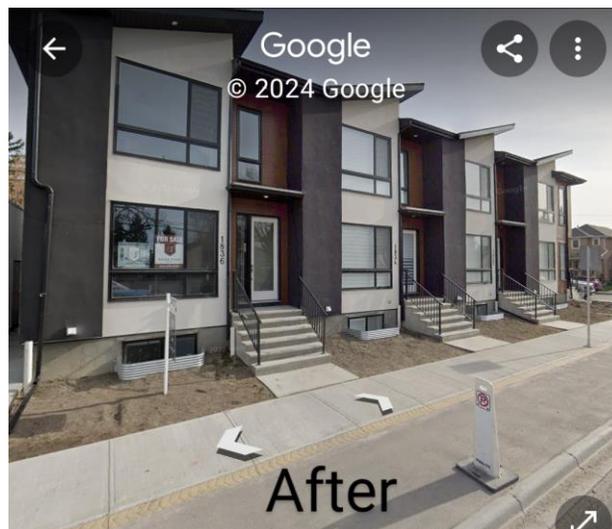
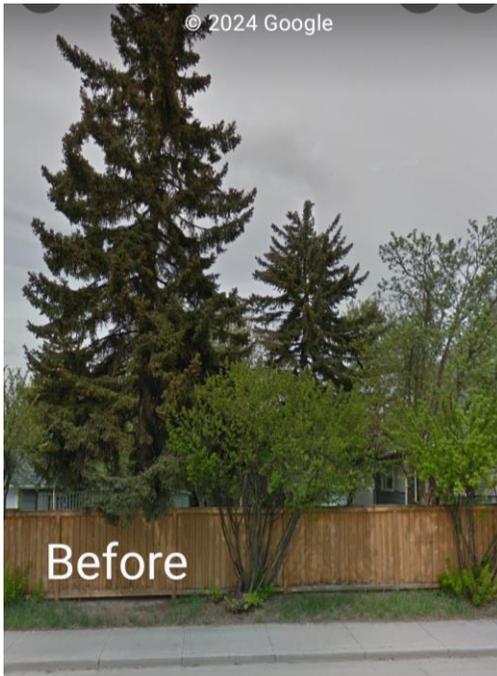
- If there is an expectation that the occupants of the large new rebuilds will have few cars, use transit or bicycles then this will result in failure. Calgary is a car centric city. People will not jump on the Bus Route 10 because it is in front of their building. I take transit and unless I am going directly downtown it can take 1.5 hours or more to get to a single destination.
- **The stress of high-density development on all aspects of an aging existing infrastructure in Acadia is a major concern with likelihood of negative consequences**

**Robinson (2023) highlighted the consequences of heavy development in the older area of Erlton:**

“Perhaps one of the most concerning aspects of the R-CG proposal is the allowance for high-density developments in areas ill-equipped for such growth. This includes areas with undersized sewers and water mains, as well as narrow streets ill-suited for increased traffic. This not only places undue stress on existing infrastructure but also poses potential hazards for residents. undoubtedly overloading sewer, water, and power systems for the whole neighborhood. The lack of foresight in this regard raises questions about the City’s planning priorities”. Now consider the magnitude of the issue if H-GO development is being planned concurrent with R-CG such as in the community of Acadia.

- **The loss of the urban forest in Acadia.** The Calgary Climate Strategy mentions “removing emissions through planting trees” yet developers are destroying mature trees to maximize

building space. Any vegetation replanting is minimal token landscaping compared to the old growth trees lost. See the Before and After photos of a rebuild on Capitol Hill. **Not much of a vibrant community, is it? Is this what Calgary City Council wants – to knock down older homes and replace them with generic sterile looking boxes with NO yards/vegetation? What a barren dystopia. I made a choice where to live and THIS devastation is not part of my choice.**



The impact that high density redevelopment could have – particularly H-GO - on the neighborhood trees/biodiversity in Acadia is alarming.

Lambert (2021) asserts that trees sequester air pollution and help fight climate change, significantly reduce the “heat island” effect of large cities, thereby reducing the amount of energy used to regulate building temperatures. Trees mitigate the destructive effects of stormwater, provide wildlife habitats and serve as noise buffers in the urban landscape. The potential destruction of trees and greenspace is heartbreaking and irresponsible.

**I implore the Calgary City Council to reconsider blanket rezoning and to also reconsider placement of HG-O structures.** Roads like Macleod Trail or near the LRT line could support high density HG-O development. Moreover, building high density structures in a new area and putting the infrastructure in place first makes more sense than rampantly ripping apart older areas that may be ill suited for the density. *Once the damage is done there is no going back – the negative effects are impossible to reverse* (Stante & Shawcross, 2024).

Robinson, M (2023, September 30). Opinion: Calgary’s R-CG zoning proposal: A housing solution or a recipe for disaster? Calgary Herald

Stante, S & Shawcross, S (2024, March 9) The Unassailable Case Against Blanket Rezoning Mayfair  
Bel-Aire Community Association

Taylor, L. (2021, July 15). The Importance of Calgary's Urban Forest. Avenue Calgary Magazine



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

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

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

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

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

First name [required]	Karen
Last name [required]	Perasalo
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	CPC2024-0213 - Housing Strategy - Citywide Land Use Amendment
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Blanket RC-G Re-Zoning Letter of Opposition - KDP.docx

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

I am significantly opposed to the blanket up-zoning proposed in Calgary. The process has been rushed and is being imposed unilaterally. This amendment should be rejected and reconsidered undertaking fulsome analysis and appropriate community engagement.

April 15, 2024  
Mayor Jyoti Gondek and All Councillors, City of Calgary

**Subject: Blanket RC-G Rezoning**

Dear Mayor Gondek and All City Coucillors,

I am writing to express my profound opposition with City's proposed blanket rezoning. Specifically, the ***Calgary Planning Commission Report CPC2024-0213 Calgary's Housing Strategy, 2024-2030 – Land Use Amendment Citywide***. I understand this will be the subject of a public hearing commencing on April 22, 2024.

I am significantly opposed to this amendment / proposal for several reasons below but first wish to provide personal and historical context.

**Context:**

I was born and raised in Calgary. So were children and my parents. My grandparents arrived in Calgary in the 30's and essentially homesteaded raw land in what is now essentially considered to be inner-city. We are active and support and serve our local community and have contributed to the well-being of the area. We walked to our neighbourhood schools and we've served on our community boards and volunteered (for example) to keep the neighbourhood clean and approachable. Our children attend the local public schools and (among other many things) we've helped to build the playground!

We have a material investment in our home (over 25 years) and in our community and maintain a high standard that is respectful and appealing to our neighbours. We were attracted to our area for several main reasons:

- Access to good, walkable public schools
- Quiet streets
- Access to green spaces and amenities
- Single family homes with welcoming front yards and ample rear yards

As an extended family, we have watched Calgary develop into a vibrant world-class city and consider ourselves lucky to be a part of its multi-woven fabric. We know and appreciate Calgary as well as can be possible and it is with that deep-rooted spirit, that we see the proposed changes for up-zoning as significantly deleterious to the character of our neighbourhood, our City and our culture.

We embrace change, progress and the evolution of the City that is affordable to honest hard-working people. We believe that change needs to more carefully considered and managed and accept it may take more time for a proper job to be done. We do not feel there is buy-in and that these basic tenets have been appropriately contemplated in the current process of Blanket up-zoning. Specific reasoning follows.

**Inadequate Public Input** – there has simply been not enough nor appropriate avenues for fulsome public input. I have examined the process in detail and suggest it fundamentally lacks a timeline or process that should be deployed in such a material change to land-use. I am aware that other, much less material land-use re-designations have taken considerably longer with a greater focus on engagement and process. The notion that up-zoning will broadly lower the cost of or create additional affordable housing **is not** demonstrated. I **am not** convinced.

Unilateral Decision Making – it is my considered opinion that broader engagement has been disregarded in favour of unilaterally pushing certain ideologies which are masked as progressive leadership. This much has been made clear in the recent rhetoric surrounding the *very closely* split-decision and rejection of the plebiscite on this matter which would have the effect to ensure there is an appropriate timeline and opportunity for consideration and stakeholder engagement. I expect quiet enjoyment of the material investments I've made and City's game-changing proposal significantly undermines my investment. I will not accept that I don't have a say in that and you have not demonstrated that you have the broad support required to implement these significant changes.

Loss of Character and Cohesion – we have lived in our neighbourhood for over 25 years. We have raised a family here and made material investments in our home and getting to know our neighbours and contribute to the well-being of all. It is without doubt to me that blanket up-zoning and increased density will lead to profound negative changes and a loss of investment, stability and sense of belonging to a quiet and desirable neighbourhood. This pits neighbour against neighbour. Our kids can hardly run across the street safely to collect their friends to walk to school when they have to do so between innumerable parked cars and increased street traffic.

Infrastructure – a recent call I made to 311 with a follow-up from the water division indicates my water pressure is already on the low-end (47 – units unknown) due to “system capacity” issues and there are no plans for an upgrade due to cost. When asked about remedial actions I can take, it was suggested I wash and use water at “non-peak times” for best results as it is about overall consumption being higher than the system can sometime accommodate. Wow. This is evocative of constraints on many aspects of our local infrastructure and I am not at all convinced that City has adequately considered the longer term implications.

Several years ago we replaced water and sewer connections and were told at that time that the system as designed was basically at capacity. How can this possibly accommodate additional density in our neighbourhood? It simply cannot and that is plainly obvious. Additional utilities and services such as bin collection every spring tears up our back alley. Who's going to pay for a paving of the back lane when there are (as much as) 18 bins where normally 3 per house may reside? How will the streets get properly cleaned and snow removed when there are cars parked end to end with nowhere to go? I have looked and seen nowhere that City has given adequate consideration to capacity and significant cost of certain upgrades with are virtually guaranteed.

Access to public schools is already constrained to a lottery-based system in my area. How can City assure the children of these areas access to local schools? Our kids can hardly run across the street safely to collect their friends to walk to a school to which they can't access.

I will not accept that my investments should have to include future amounts for those unconsidered costs without any ability to reap benefits for enhanced services. Our tax rates are already high enough.

Environmental – Nov 15, 2021 City declared a “Climate Emergency” – a sign of virtue and ideals. How can up-zoning which requires obvious destruction of the existing green canopy and natural or planned landscaping be prioritized higher than an emergency? It can't – obviously. Add to that the loss of shade and increased density requiring homes to use more A/C plus additional cars which will street park (no parking minimums also understood) and idle to warm up. Have all these things plus storm drainage been fully considered in the context of an “emergency”?

*Parking* – Councillor Courtney Wolcott visited our neighbourhood and admitted that City has no plan and concedes parking will be an ongoing and increasing issue as proposed density increases due to up-zoning and we're just going to have to accept it. He concedes also that public transit will not offer a complete solution. This admission is difficult to accept and underscores that the Land Use Citywide Amendment has not been thoroughly considered. I invested in my property on a pleasant and quiet street. It will materially diminish and disrupt the quality of life here. What is the anticipated cost of the added congestion? What is the value lost when we destroy the unique character of Calgary's established neighbourhoods? This needs to be considered and has not been.

*Alternatives* – it makes little practical sense to expect and it has not been demonstrated that an increase in affordable housing will be achieved through implementation in established neighbourhoods. That should be common sense. I believe City has material inventories of vacant land and areas around transit hubs (City 2016 report indicates 28,000 units could be developed) that development of affordable housing should be initially focused. It has not been adequately demonstrated that all opportunities to use vacant lands and to repurpose light industrial areas have been evaluated. Blanket up-zoning is not synonymous with the creation of affordable housing.

In summary, I remain entirely unconvinced that City has fully considered this up-zoning blanket unilateral proposal and that the net-benefits of all residents of Calgary are at all improved. Nor has City earned the broad support for this initiative. More consideration and engagement / buy-in needs to be undertaken, an impact assessment needs to be completed and City's own development alternatives need significantly more consideration. You did not seek consent, you do not have it and you were not elected to impose this mandate.

I strongly urge Her Worship and Councillors to carefully reconsider and reject the proposed Land Use Amendment which leads to blanket up-zoning in favour of an improved process which considers fulsome community engagement and alternatives to effectively provide affordable housing.

Respectfully,

Karen Perasalo  
Proud Citizen of Calgary  
403-816-0519



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

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

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

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

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

First name [required]

Ken

Last name [required]

Gray

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council regarding Rezoning proposal

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

In opposition

ATTACHMENT\_01\_FILENAME (hidden)

ltr city re rezoning.docx



---

ATTACHMENT\_02\_FILENAME  
(hidden)

---

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

---

---

Ken and Christine Gray  
1425 Premier Way SW  
Calgary, AB T2T 1M1  
kgray@bspetroleum.com

April 15, 2024

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

Attention: Office of the City Clerk

Re: Public Hearing on Planning Matters (Proposed Land Use Designation Amendment)

We are writing this letter to express our objection to the blanket upzoning proposal before Council that would change the default zoning from R-C1 to R-CG. The proposed change would negatively affect us and our property.

We have lived in Upper Mount Royal since 1995 and have enjoyed the park-like nature of the neighbourhood and close proximity to downtown work and other amenities. Mount Royal is a beautiful neighbourhood because it is zoned for single family homes. We are surrounded by neighbourhoods with multi-family zoning, so plenty of options for different housing exist in the area. The character of Upper Mount Royal is quite distinct from these other areas and is what we enjoy and why we chose to live here. Changing the zoning and allowing denser development would destroy the character of Upper Mount Royal and negatively affect our property values. We need only look right next door in Marda Loop to see the transformation that can take place, and it's not pretty.

Upzoning will do little to solve the housing problems in Calgary and is an example of a political solution aimed at showing people you are doing something rather than targeting the city policies that would really make an impact. There are plenty of areas in Calgary that are already available for multi-family housing. Council needs to change policies to encourage development of these areas rather than proceed with ruining existing neighbourhoods and reducing the housing options available to city residents.

Please register our strong objection to the upzoning proposal.

Thank you for your attention to this matter.

Sincerely,

Ken and Christine Gray



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

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

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

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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

LBHA letter.jpg

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

This blanket rezoning proposition needs to be stopped in it's tracks. Have you thought to consider that our community, Lake Bonavista was built in the 1960s & our infostructure is not equipped to provide water/sewer/waste/electrical etc. to up to 9 suits on a single family dwelling lot? Has Ms. Gondek considered the cost to have all the underground pipes, sewer systems, and overhead electrical lines and transformer boxes converted to allow so many people to be congested in our community alone, let alone an entire city? I and anyone of a sound mind who can think 2 steps ahead will strongly appose these ridiculous ideas to congest our city vs. building up the downtown core (which you were supposed to do already) build outwards to provide more housing & many other, smarter ideas on how to combat the unaffordable housing market we live in. Gives your heads a shake, and shake some sense into them to stop this madness.



## Lake Bonavista Homeowners Association

---

To whom it may concern

The Lake Bonavista Homeowners Association Ltd. is the not-for-profit corporation that exists to manage the lake and park in the Lake Bonavista neighbourhood in SE Calgary. We are not the community association which represents the broader community of Lake Bonavista.

With more than 3000 dues paying property owners we are one of the largest and most utilized lake communities in Calgary. In any given year, in excess of 200,000 discrete visits by members and guests will occur – a busy weekend in the summer will see up to two-thousand people use the facility per day. Our membership is diverse across socio-economic backgrounds, but we all share the same desire – to protect, preserve and share the unique community we live in.

As an older community (established in 1968), we would be subject to and impacted by the City's current blanket rezoning proposal that would move Lake Bonavista to R-CG.

After extensive board discussion on this matter, a meeting with our Councillor Peter Demong, consultation with similar associations and abundant feedback from our members we feel that we need to express our concern about this proposal.

Specifically, we do not feel 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 such as our lake, particularly with respect to membership levels, traffic and safety. From where we sit, engagement on all these matters with affected organizations similar to ours from the City has been lacking. We find it puzzling that such an important change in by-laws would not seek out input from all stakeholders.

We would ask therefore that City Council defer a decision on this blanket rezoning change until such time as a broader and more encompassing consultation with all affected stakeholders can occur.

Regards

The Board of Directors  
Lake Bonavista Homeowners Association

cc. Peter Demong, Calgary City Councillor Ward 14 – via email.



April 11, 2024

To whom it may concern,

Lake Bonavista Community Association is a non-profit organization that has been dedicated to the interests of our vibrant community within the City of Calgary for over 50 years.

We are able to advocate for our members and residents of Lake Bonavista and the surrounding area by addressing issues of significance that affect the well-being and future of our neighborhood. Therefore, we write to express our stance regarding the proposed rezoning from R-1 to RCG.

Throughout our engagement with the community, including extensive email correspondence, phone calls, and an in-person rezoning open house held at our facility on April 9th, that welcomed over 400 attendees, it has become abundantly clear that a large majority of residents of Lake Bonavista and the surrounding area of Ward 14 vehemently oppose the rezoning.

Lake Bonavista Community Association is deeply concerned about the potential impacts of this rezoning on Lake Bonavista and the broader community. Despite the significant implications, we have noted a lack of engagement from the city regarding the potential effects of the rezoning. It is disconcerting that such a significant change in bylaws would proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite. The magnitude of this change has the ability to affect property values, traffic and public safety, and other important community features and should require comprehensive community input.

Our current rezoning policies in Calgary allow community members to meaningfully participate in the application process and relay their concerns on potential impacts that residential development would have in their neighborhoods. The proposed blanket rezoning would remove this important public engagement tool that is in place to ensure that communities are well represented in the growth of our city.

Considering these observations, we respectfully urge the City Council to defer any decision on the blanket rezoning until a more comprehensive consultation process can take place, involving all stakeholders. It is imperative that the voices and concerns of our community are heard and considered in the decision-making process.

Sincerely,

Lake Bonavista Community Association

Lake Bonavista Community Association  
1401 Acadia Drive SE. Calgary, Alberta T2J 4C6  
info@thelbca.ca~403-271-7107~www.thelbca.ca



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

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

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

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

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

First name [required]	Bill
Last name [required]	Roberts
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land Use Designation (zoning) amendment - Rezoning for Housing.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning Hearing Planning Matters City of Calgary 2024-04-15.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see written submission.

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

**Re: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS LETTER – undated**

The focus of our public submission is on the application and its planning merits. We are in receipt of a notice letter (undated) regarding the rezoning of our property (Cranston - exact address below) from the current R-1 to R-G, of which we are NOT supportive of, there are no demonstratable merits for a rezoning change in the area of Riverstone – part of Cranston.

The apparent ramming through of this “proposed rezoning” lacks high - and low - level thoughts.

- Life safety
- Parking
- Congestion
- Legal actions
- Day-today city services
- Property values

Reviewing the material sent out by the city demonstrates that there are many flaws in the “proposed rezoning” the lack of time, due diligence, possible discrimination, or favoritism: a few examples are as follows.

**347 Tuscany Estates NW.** – these homes are massive ~3,000 square feet (not including the basement), they are excluded while all the homes around them are included. These units can accommodate basement suites. Is this favoritism or discrimination to the surrounding neighborhood? (Appendix “A”).

**133 Cranbrook Grove SE.** – these homes are immediately adjacent to the impacted area of Cranbrook Point SE, they are excluded while all the homes around them are included. These units can accommodate basement suites, backyard suites. Is this favoritism or discrimination to the surrounding neighborhood? (Appendix “B”).

**Flood fringe** – our address and that our neighbours are in the flood fringe. Adding living units to these homes exacerbates the loss of property and potential life safety (appendix “C”). Area to be excluded (the map is partial) from the rezoning see Appendix (“D”).

**Life Safety** – adding as many as 40 (with an additional 60 – 80 vehicles congesting the street) living units within our cul-de-sac makes it unsafe for the resident’s life safety for required emergency services. As a real-life example and as per the planning (Fire Marshall plan review) focus of life safety to get apparatuses to the resident in distress or life threatening situation. Such apparatuses cannot access from ANY other direction other than the front street; there is no rear or side access. The same applies for ambulatory and law enforcement access. There is no rear access to our or our neighbour’s properties.

**Environmental reserve impact** – The area immediately adjacent to our residence is an environmentally sensitive reserve as described by the developer Brookfield. Access, damage, overuse will impact eh sensitive reserve area for the animals and residents.

**Property Values** - we as the others in our immediate community purchased our property here for a single residence not for others to add as many as 2 more family residences. As it is the massive taxing

levied against our residences (7.6%) as a senior, the City has failed us. Should this rezoning pass, can our City which is already strained afford to waste funds defending a class action law suit?

**Parking** – planning and administration has gone through exhaustive and lengthy processes to arrive at the current additional parking requirements for secondary suites. I am sure it was a logical, methodological approach they have arrived at to not only allow residents to add secondary suites, but to address the need for onsite parking for the additional vehicle congestion being added to a specific address/community. With this rezoning the hard work and costs the city planning and administration has put in place currently as now to be **“eliminated”**. My past work experience was in development, parking is a massive requirement and now we toss this out the window. As an example, in our cul-de-sac there are 20 homes. Adding a secondary suite and backyard suite would add as many as 80 more vehicles. Currently there are 43 vehicles (9 park on the street) within this street; the street could accommodate 6 more vehicle parking spots on the street. The city would need to construct a parking structure to accommodate the rezoning. Elevated congestion brings a real possibility of aggravated confrontational issues within many, many communities; how will law enforcement address these needs.

**Day-to-day needs** - impacted, waste, recycling, composting will all be impacted, we go from 60 containers (black, blue, green carts) to 180 containers. How will pick up services ever get into the area to service these? Snow removal will now be required at every street level, or is this solution been addressed.

**Housing affordability** - appears to be co-mingled with quantity of homes and quantities of residents and certain groups (not sure of the groups analysis impact). It is noted by the city in the “Calgary Housing Strategy” in 2018 there was a need of ~80,000 and in 2021 that number increased to ~84,000 over a four-year period the increase is an increase of 5.75% (a 1.43% increase annually). However, our cities population growth for the same four-year period was 8.59% (a 2.15% increase annually) both sources are the City of Calgary. Based on the hard data Calgary is ~0.75% ahead of our resident growth, we must be doing something correct.

**Median income** – 2023 City of Calgary median income is reported by Statistics Canada is \$140,000.00. Using the 65% threshold this equates to \$91,597.00 of which is \$7,597.35 or 9.04% above the reported housing strategy required income of \$84,000.00.

*The City of Calgary defines a household in need of affordable housing when it earns less than 65% of Calgary's median income and spends more than 30% of that income on housing costs.*  
Source; Calgary Housing Strategy.

Is there an issue of housing in Calgary, Alberta, Canada...yes! Is there a need for a housing strategy, yes! As there was in 2018, why did council and administration respond with a methodical process of a strategy, not a rush through thoughtless full of unintended consequences that the residents will be entangled with, possible lengthy costly legal actions. We agree there needs to be a strategy, but this is not a strategy that is workable.

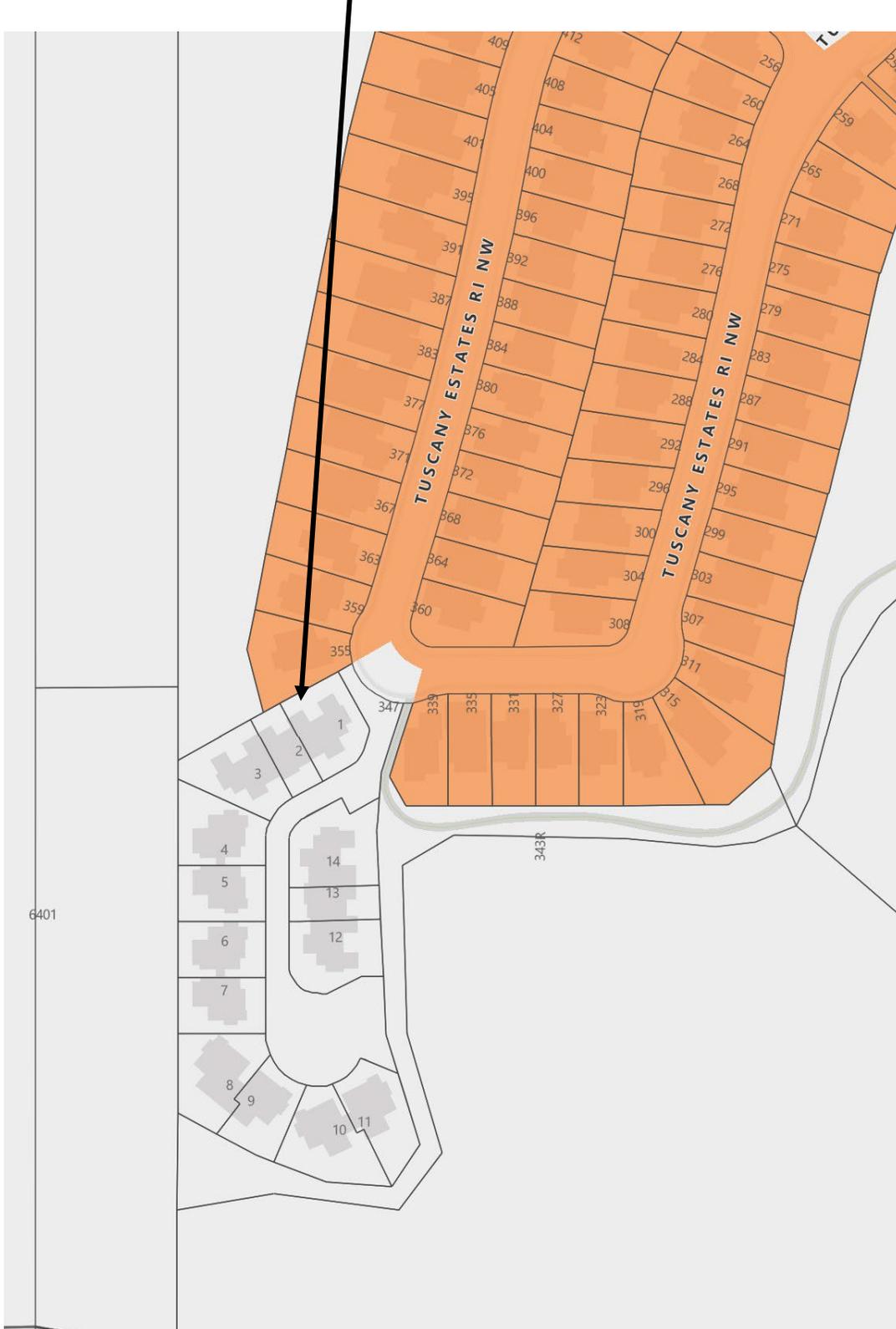
Please contact us by email to discuss any of these issues and the City of Calgary based data used in the submission.

Sincerely,

Bill & Helen Roberts  
256 Cranbrook Point SE  
Calgary, AB T3M 2Y4  
Email: [bill@coalescebc.ca](mailto:bill@coalescebc.ca)

Appendix "A"

347 Tuscany Estates NW



Appendix "B"

Cranston

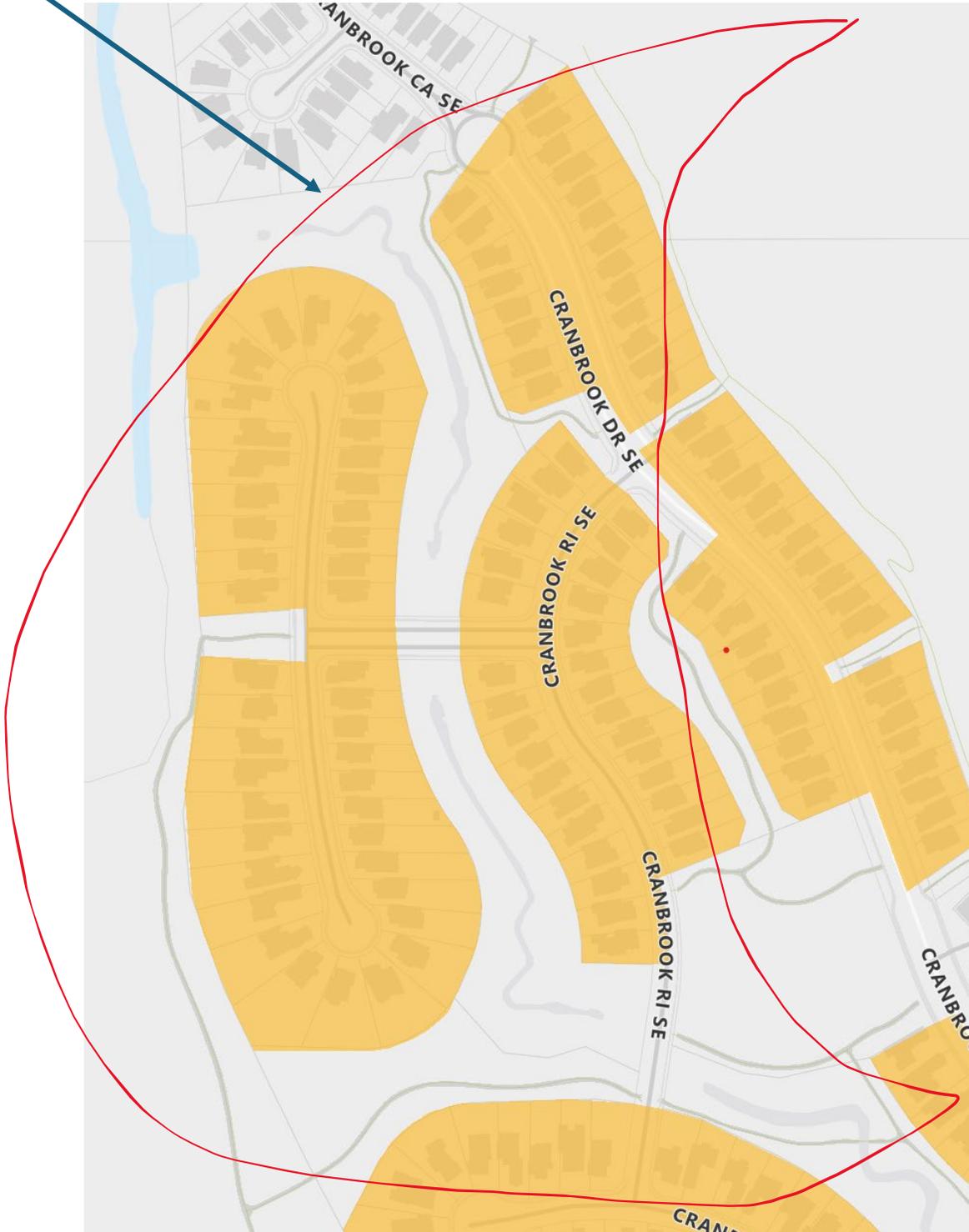




**Appendix "D"**

**Area to be Excluded**

Below the area in the red circle is a partial map of the area that is to be excluded.





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

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

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

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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live in Kingsland and feel we are already in an anything goes zone. Kingsland is already far denser than any of our surrounding neighbourhoods. We need to be treated fairly and not a dumping ground for as many people that you can fit into our community. Please do not rezone the old Kingsland Elementary School land. We absolutely need that land to stay as a multi use green space with NO houses. Tax payer for 43 years, old people matter too!



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

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

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

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

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

First name [required]                      Hilary

Last name [required]                      Calder

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      R-CG blanket resining

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

ATTACHMENT\_01\_FILENAME  
(hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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



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

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

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

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

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

First name [required]	Chloe
Last name [required]	Napolitano
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 12, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm writing to express my concerns regarding the proposed blanket rezoning of Calgary. While I understand the need for urban development and growth, I firmly believe that a one-size-fits-all approach may not be the best solution for our city. Instead of rushing into sweeping changes, I urge city planners to prioritize thoughtful, localized strategies that consider the specific needs and preferences of each area (i.e. density proportional to transportation access and proximity to inner city). I strongly believe that this make for easier planning around the city for infrastructure and education and result in more appealing neighborhoods due to uniformity of development types.

Thank you for considering these important concerns.



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

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

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

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

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

First name [required]

Last name [required]

How do you wish to attend?

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

Date of meeting [required]

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

[required] - max 75 characters

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

ATTACHMENT\_01\_FILENAME (hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition to the land use designation (zoning) amendment. I understand that the proposed land use designation amendment proposes to redesignate my parcel and I am in complete opposition to that proposed change.



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

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

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

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

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

First name [required]

Leah

Last name [required]

Kirkpatrick

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

New rezoning bylaw

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am submitting my comments and will be in attendance at the public hearing on April 22. I am strongly in opposition to the blanket rezoning approach being proposed by the City. I am apposed for many reasons, including the following:

1. I live in Montgomery and our community has been working on our own specific development plan. The blanket rezoning approach will undermine the work and needs of the community.
2. . Our community already has a limited variety and types of housing here making it hard to stay in one community for a lifetime or even family raising years.
3. A blanket plan without need for consultation feels like an easy way to enable quick housing. This will result in lower quality of construction and lower quality of services provided by a community.
4. Traffic. It's gotten better over the past few years but there is still a lot of dangerous speed in our neighbourhood. Poorly thought-out urban planning will not positively impact this.
5. Crime, quality of schooling, access and quantity of green space etc There are many touch points.



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

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

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

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

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

First name [required]	Robert
Last name [required]	Flowerday
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Stop the Proposed Blanket Upzoning for all Neighbourhoods in Calgary
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Members of City Council,

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

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

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

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

Thank you for your attention to this matter.

Sincerely,



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

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

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

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

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

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

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

[required] - max 75 characters	Citywide Rezoning
--------------------------------	-------------------

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This change should have been implemented years ago. I believe Edmonton, Vancouver, Toronto and many other cities in North America have already implemented similar measures. This is good for affordability in Calgary in terms of housing prices and availability and will also help to lower property taxes. Furthermore, it's clear that federal funding for housing initiatives is not a blank cheque and can only be accessed by passing progressive, common-sense densification initiatives. This is in the best interest of the vast majority of Calgarians despite the opposition posed by the loud minority of NIMBYs with too much time on their hands and an "I-got-mine" attitude.



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

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

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

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

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

First name [required] Jennifer

Last name [required] Everingham

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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 not the answer to housing affordability - older communities within the city were not originally built to support the increased population to an area by allowing multi units developments on all lots. A prime example would be in the community of Altadore that has increased its population tremendously by having up zoning to RCG from RC2 and through the demolition of original single family dwellings to be replaced by 2 single detached homes or 2 semi detached on RC2 zoned lots. The community Elementary school is now over capacity as are most inner city schools at all levels to the point that if you move in to a community your children can not even attend a school that is in walking distance from your home and have to be bussed to others. Having multi-unit dwellings added to our existing communities with RC1 zoning will cause additional congestion, traffic, tremendous infrastructure strain, changes to the streetscapes and unfavourable effects on residents' lifestyles. All of these factors will also negatively affect property values.



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

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

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

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

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

First name [required]

Vicki

Last name [required]

Swainson Rinaldi

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 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)

To Whom It May Concern,

We are writing in opposition to the City's blanket rezoning strategy based both on Vicki's very relevant professional knowledge and our experiences as a 5th generation Albertan and Chilean immigrant whose immediate neighborhood in Pineridge has been subjected to 23 years of continuous rezoning, building and development. Although there is a housing crisis, blanket rezoning is a poor solution as it will exponentially increase structural violence and its byproduct, direct violence, by proliferating insurance fraud, mortgage fraud and money laundering. Blanket rezoning will introduce unheard of liability exposures to existing communities, undermining the integrity of the risk sharing pool. This might be why this has not been attempted previously, as insurers in Alberta can pick and choose property risks and mortgagors must qualify and provide proof of insurance for mortgages to be released. As a licensed Level 2 Insurance Agent, Vicki needed underwriting approval to bind contracts with exceptional risks, such as a rental property or occupational use, but she has discovered that the unpaid, untrained volunteers at the local Community Associations are "approving" these same uses, a circumstance that Vicki plans on discussing with federal authorities as per her FINTRAC training. We have made many arguments over the years, including air pollution, noise pollution, insufficient infrastructure (schools, doctors, transit) etc., but to sum it up, the City's development agenda has literally ruined our lives. In blanket rezoning, we see the ruination of many more lives and hope to spare people our pain and suffering. To this end, we are not stopping with these comments but will be reaching out to appropriate provincial and federal authorities with our experiences and concerns for positive action.

Sincerely,

Vicki Swainson Rinaldi and Victor Rinaldi 6509 Rundlehorn Drive NE Calgary, AB T1Y 3T6



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

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

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

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

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

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

There are assumptions made in the planning of this rezoning that are in error, or are not well thought through. While I understand the benefits to the City of Calgary in increasing the density of the population the infrastructure needs to be in place and functional to benefit from changes to achieve this. There are over 500,000 households in the City, according to the City, and there are over 1,000,000 registered motor vehicles in the City, according to the Province of Alberta, which means there are two motor vehicles for every household. The City has been designed for vehicle access and does not have functional, continuous, non motorized vehicle access yet. Therefore, expecting the citizens to drastically reduce their vehicle use is premature. The proposed changes to zoning require only 1/2 of a vehicle space for each residence, or household as defined by the City's use of that term. This expectation of a 75% reduction in the use of vehicles is non functional and premature in areas of the City without real alternatives. At a minimum, the number of vehicle parking spots required should be double what is proposed. To do otherwise is to burden all existing residents with unnecessary congestion which will lead to added resentment towards those who live in any new construction under the bylaw changes. Creating a situation where neighbours dislike each other is not in the best interests of the City.

Secondly, the random nature of the development under this sweeping change in the functionality of neighbourhoods will cause significant changes in the value of the primary residence of many home owners. If a fourplex went up next door, or across the street from my home, the value of my home will drop. Particularly in there are another six or so vehicles parked on the street in front of my home. In making decisions, 20 years ago, on where I would live and which house I would buy I relied on the City of Calgary to have it's rules in place to preserve the nature of my district and the value of my property. I did not buy a house near a skate park, a retail store, or an apartment building. Those were reasonable expectations and yet this proposed change may take away one of those expectations, with no benefit to me, or to the functioning of the City. I do not think it is acceptable for the City to drop my property value without a clear benefit the the City as a whole by that action. A fundamental change must first have infrastructure to handle it.



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

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

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

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

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

First name [required] Mary Anne

Last name [required] Rees

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 OF LAKE BONAVISTA

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

ATTACHMENT\_01\_FILENAME (hidden) City Wide Rezoning Proposal.docx



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Opposition to Rezoning Lake Bonavista

## City Wide Rezoning Proposal

My name is Mary Anne Rees and I have been a resident of Lake Bonavista in the City of Calgary for 40 years.

I understand Calgary City Council is trying to deal with a housing crisis, including the availability of affordable housing.

I am **opposed** to the proposed change in rezoning, and it is a major issue for an overwhelming number of residents in our community.

I do not think a blanket approach of removing zoning restrictions is an appropriate, or fair way of dealing with the housing issues. To my knowledge, no City Councillor ran for election with a stated plan to change zoning in this manner. Accordingly, Council does not have a moral mandate to proceed with a solution that is opposed by so many residents.

By proceeding on a major issue like this without it being part of a clearly stated election platform, or addressed with a plebiscite, is completely undemocratic and not acceptable by myself along with many others in Lake Bonavista.

I **do not believe** that allowing developers to build multi-unit housing in communities like Lake Bonavista is going to deal with the housing issues in a meaningful way. The negative aspects to our community are going to far outweigh any possible minor benefit that might be realized by opening up zoning here. A one size fits all approach is going to destroy one of the aspects that makes Calgary, and our community, such a great place to live.

When I purchased my home in Lake Bonavista in 1984, I paid a premium to live in a lower density community with smaller homes relative to lot size. For the same amount of money I paid, I could have had a much larger house in a community with higher density.

Cramming more housing into our neighbourhood would result in less greenery and trees, with the loss of environmental benefits that brings. It will also result in more crowding at the Lake, with possible negative health and safety outcomes.

Lake Bonavista was not meant to accommodate more structures, especially for excessive population all having lake privileges, this will destroy our lake and community.

I am also worried that the proposed zoning change, and the way it has been handled, is going to cause further hostility toward City Council, and resentment with neighbours, if multi-unit housing is forced into existing single family communities.

I support increasing the availability of housing in Calgary, including affordable housing, but it needs to be done in a way that is appropriate and fair for homeowners in existing neighbourhoods.

Some one needs to get back to the drawing room!!

Mary Anne Rees

214 Lake Fraser Place SE



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

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

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

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

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

First name [required]	Tim
Last name [required]	Wade
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	R-CG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are opposed to the R-CG Blanket Rezoning. We believe the negatives outweigh the positives with respect to city-wide blanket zoning and is not in the best interests of our community. The potential negative impacts of R-CG development on existing neighbouring properties is significant. It takes away our rights under the current public hearing process for redevelopment.

We don't believe the goal of increasing affordable housing will happen under this change. Local Area Plans with community engagement and collaboration are a more appropriate way to determine the type and location of future density in established neighbourhoods. We are opposed to blanket rezoning. Thank you.



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

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

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

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

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

First name [required] Ashley

Last name [required] Sceviour

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Calgary has had a long standing philosophy of planning communities with a mix of low, medium and high density. This accounts for infrastructure needs, area design continuity and quality of life for residents.

Why are areas and communities that have such a great diversity of housing opportunities now being punished? Why are people who specifically bought in low density areas being punished?

One only has to look at what has happened between 26 Ave SW and 33rd Ave to see why blanket rezoning does not work. That area has become a disaster for parking, traffic, transit, no community cohesion and reduction of quality of life. Many people we know have moved further away they can get home faster with less traffic, have more more space and parking and less noise.

Parking needs to be accounted for. Both backyard and secondary suites require parking. The City cannot ignore backyard suite. Changing one house to add backyard and secondary suite will result in an increase in parking needs by a min. of 2. Where does the City expect everyone to go? We had a secondary suite go into Coach Hill and that has resulted in the addition of 3 cars that now block an alleyway.

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

Taking low density and blanket changing it to RC-G without going to RG is mind boggling. If housing is truly required, the focus should be on changing areas where you would see less impacts to infrastructure: along c-train lines.

Without good transit options, which have only reduced in recent years in Coach Hill, changing density will result in traffic and parking nightmares. Our roads currently cannot handle all the additional housing to the West.

And why are some areas exempt from this blanket change to R-CG? Everything to the West of 69th, without a reasonable explanation given.

In the Home is Here: The City of Calgary's Housing Strategy 2024-2030 it discusses "Add Contextual Single-Detached Dwelling to R-CG, to ensure development rights are maintained." Where is that evident in the proposed R-CG? Perhaps in places were it currently low density it should be automatically changed to "Contextual Single Detached Dwelling" to save the community integrity?

From the lack of willingness by our City Councillor to engage in discussion on this matter – it appears this is a done deal. We hope not.

It is evident that the City has not thought about the long term impacts to its current residents, parking and traffic constraints, community cohesion and what has made Calgary great. Do not destroy Calgary. P





---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

## Salena Campigotto

152 Lake Bonavista Drive SE  
Calgary, Alberta T2J 3T1  
403-698-2606

City Clerk's Office  
The City of Calgary  
700 Macleod Trail SE  
Calgary, AB T2P 2M5

Re: Citywide Rezoning for Housing

April 15, 2024

Dear Mayor Gondek and City Councilors,

I am a resident of the community of Lake Bonavista. Prior to moving to this community, I lived in a newer community that provided a variety of options for living that included row housing, condominiums, apartments, duplexes and single-family dwellings. In some areas of higher density living, the challenges of parking, congestion, and noise would be a concern for me. This is why I chose to invest in an area that is limited to single dwelling homes.

As a resident of Calgary, I am deeply concerned about the impacts of a blanket, one-size fits all, approach to addressing an affordability challenge. This type of action, would not allow for the choice for all residents as to the type of community they want to live in. This type of change would have a significant impact on the community I live in. I chose the community for what it is today. The residents who invested in the homes they live in should have a say in what the community looks like in the future. This blanket approach does not respect the identity of each community.

In regard to the intent of affordability and supply of housing challenges, I do not believe this approach will decrease the cost of a home in our city. I do not believe changing every community to look the same will keep my taxes from rising, lower the cost of maintaining utilities, improve my walkability or access to a more sustainable, green future for Calgarians. I understand other initiatives are also underway to address the affordable housing shortage. Before changing everything in one big swoop of a pen, I would like to see the impacts of less intrusive changes evolve before making all changes at once.

I would ask that this elected council vote against the proposed rezoning of all communities in Calgary at this time and open up the discussion to a plebiscite to ensure all Calgarians have a say in what our city will look like in the future.

Warm Regards,  
Salena Campigotto





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

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

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

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

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

First name [required] Karen

Last name [required] McPherson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning is a vital tool in the strategies needed to alleviate the housing and affordability crisis that the city is facing.

At the Housing Strategy hearing, many people came out to talk in favour of rezoning that included duplexes and townhouses in RC-G zoning. It is disheartening to learn that city Administration recently proposed making fourplexes and townhouses Discretionary, directly ignoring council direction and what Calgarains came out to support. Gatekeeping and moving goalposts are not solutions. How many times do people who support positive change need to show up to be heard? People have jobs and responsibilities that make it challenging to keep coming out to council to make our voices heard. Council put forward RCG zoning that includes duplexes and townhouses and that what should be considered going forward. No more changes. Other cities have been able to resolve this issue and move forward. Calgary needs action now.



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

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

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

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

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

First name [required]	Pat
Last name [required]	Warners
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]	Jan 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I don't agree with a blanket rezoning bylaw, there needs to be some disclaimers and statements made like where applicable permits will be considered. The parking is a huge issue and the chance of developers knocking down houses and building 4 or 6 plex's, there would be a chance that it would not be affordable housing and they are out to make a profit. To make affordable housing you would need to work with foundations such as Habitat for Humanity to insure it would be affordable housing.



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

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

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

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

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

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



---

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 Mcleod Trail SE P.O. Box 2100 Postal Station M  
Calgary Alberta  
T2P 2M5

Karen and Dana Laustsen  
2375 Longridge Dr. SW  
Calgary, Alberta  
T3E 5N7

RE: Calgary Rezoning for Housing

Dear Sir/Madam

We are opposed to the proposed rezoning of our community. We bought our current home in this area precisely because the density is limited to single dwellings on a lot. This type and density of development is what we paid for. We appreciate the aesthetics of a street which is not blocked with vehicles and isn't overloaded with traffic.

How is allowing the construction of row houses, single detached side by side or duplex homes (which may include secondary suites) going to make housing more affordable? Building anything new right now is very expensive. We have a skilled labor shortage and materials are at a premium. The only way would be to build something below standard which will not stand the test of time. In addition, the more you pack people together, there is a higher chance for conflict and crime.

In conclusion, the investment we have made in our home and the aesthetics of our neighborhood are in jeopardy. Therefore we are strongly opposed to the proposed rezoning of our community.

Sincerely,

Dana and Karen Laustsen



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

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

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

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

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

First name [required]

Paul

Last name [required]

Hamonic

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition of the rezoning for housing as I made a conscious decision to purchase in an R1 neighborhood thirty five years ago after having lived in an R3 neighborhood. I have invested significantly in my home and neighborhood and view this as a contract with the City. I foresee this as a degradation of my community and a negative in the quality of life I currently enjoy. This plan is wrong and needs to be stopped.



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

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

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

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

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

First name [required]

Joni

Last name [required]

Mallabone

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

2024 Blanket Upzoning

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)

Mayor Gondek and City Council,

I am writing today to indicate my opposition to Blanket upzoning in the City of Calgary. This plan to make a huge change to our city has not been thought through clearly and will drastically affect the character, quality and stability of our neighbourhoods. We are in an affordability crisis in Calgary and this plan in no way will assist us with the issue of building affordable homes. In our neighbourhood and many in Calgary, any developer purchasing single family home lots are taking them away and adding highly expensive townhomes. They purchase a single family lot for \$800,000. and then end up selling multiple townhomes for well over a million. Parking becomes a nightmare as can easily be seen currently in neighbourhoods like Altadore and Marda Loop, Council had an opportunity to permit wide public input on the issue, via a plebiscite, but a majority of Council rejected this method of obtaining public input. Those councillors voting against the plebiscite are demonstrating a profound disrespect for the voters of Calgary and for the principles of the Municipal Government Act (Alberta) and for informed democratic decision making.

I urge Council to just say no to Blanket R-CG. Blanket rezoning to R-CG is a radical proposal and will not achieve its stated goals and will negatively alter the look and feel of Calgary.

Sincerely,  
Joni Mallabone



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

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

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

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

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

First name [required] Michael

Last name [required] Smith

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Changes to City Zoning Policy

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Your Worship the Mayor, and City Councillors:

I have reviewed both the commentary provided by Council regarding the proposed zoning changes, as well as the commentary of various community associations, concerned citizens, advocacy groups, and other organizations. I certainly agree that housing has become unattainable and unaffordable for many in my generation, and that some of the language afforded by groups in opposition to this motion has been hyperbolic.

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

However, I think that this issue is simply too significant to be decided through a traditional council approval process. There are legitimate concerns regarding a "one size fits all" approach of zoning changes, and the public should have a greater opportunity to consider this prior to it going through. I urge council to pause this change and consider how we might more effectively engage citizens on this process, perhaps by outlining other alternatives (such as making new communities zoned in this fashion). Councillors would certainly be very free to share why they view that option to be unacceptable.

This is a matter that has significantly divided Calgarians, and I think we owe it to ourselves to approach this discussion in a compassionate, respectful, and meaningful way. There is likely a middle ground on this that I am not feeling is being adequately explored.



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

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

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

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

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

First name [required]	Nicole
Last name [required]	Wyatt
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Upzoning to R-G/R-CG
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)

Increasing density city-wide provides for increased housing stock with minimal disruption to individual neighborhoods. While not a complete solution to the housing shortage, it is a necessary first step.

At the Housing Strategy hearing, many people came out to talk in favour. I was excited that townhouses and fourplexes would become Permitted under new RCG zoning. Admin recently proposed making fourplexes and townhouses Discretionary, directly ignoring council direction and what we all came out to support. This is gatekeeping. This is moving the goalposts. How many times do people who support positive change need to show up to be heard? How many hoops do we need to jump through. The system is broken. Restore permitted use and deliver what you promised. Bring home up-zoning today.

Please be the leaders you were elected to be and just get this done.



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

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

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

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

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

First name [required] **Philippa**

Last name [required] **Webb-Briscoe**

How do you wish to attend?

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

Date of meeting [required] **Apr 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)

The City of Calgary's proposed plan to implement city-wide rezoning is not a normal City operations issue. It is outside of any mandate given to councillors by voters, and should be revisited by a plebiscite. The City suggests re-designating properties that currently only allow single or semi-detached homes. Such a blanket rezoning of city lots to allow densification of the entire city is short sighted and ultimately unproductive.

There is nothing wrong with the current application process to densify a lot, on a property-by-property basis. The process definitely needs to be streamlined and have the red tape reduced. But the proposal to unilaterally eliminate any controls or limits - by the City or by neighbouring residents - is untenable and unacceptable.

Single family homes were bought - often decades ago - with much forethought regarding the investment and at significant cost to the purchasers. These homes are usually a major part of a person's lifetime investment and retirement plan. This investment would be undermined by the proposed blanket rezoning.

When new areas of the city are originally developed, the developers are required to consider open and green space to allow residents to get outside for their physical and mental health: green spaces are build into the plan. This proposal would negate this necessary part of the city's emotional health. I find it particularly concerning to hear the stated intention to not change city green spaces while still including them for rezoning.

Devaluation of expensive homes will not solve the housing crisis in this city (or this country). A much better solution would be to build government-subsidized houses linked to social agencies, public transport and park / green space areas that will help people climb out of difficult situations.

I vehemently reject the City of Calgary proposal to impose a blanket rezoning on single or semi-detached homes.



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

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

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

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

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

First name [required]

Tanya

Last name [required]

Nacinovic

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)

Good morning, I wanted to take an opportunity to express my opinion on the issue of rezoning in the City of Calgary for housing. I appreciate the need to build housing and come up with strategies that help make that a reality, however blanket rezoning the entire city is not a reasonable option. In our last municipal election, I do not recall any candidates running on a platform that included a complete rezoning and overhauling the community landscapes to provide alternative options for housing. In my community we already struggle with parking and garbage because of overcrowding in the community - some houses in my community have 10-15 people living in one 1000 sq ft house. Having the option to have a basement suite and a backyard suite or multi-unit complexes with no consideration for the increased need for garbage collection or parking requirements is irresponsible and disrespectful to the tax paying citizens of this city. If council believes in the DEMOCRATIC process let the people of Calgary vote on this issue, our city council seems to be allergic to the democratic process when it does not align with their agenda. The issue of affordable housing is not just getting more houses built - it's having a realistic plan that protects people that are new to our country and existing citizens from inflationary pressures and simple supply and demand problems. The City of Calgary council members need to be reminded that they were elected by Calgarians, represent and work for the PEOPLE of the City of Calgary, otherwise it's a dictatorship. Pass this rezoning legislation you will prove to the people of this city you have no interest in democracy - let people vote on the issue in the next election.



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

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

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

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

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

First name [required]

Ryan

Last name [required]

Madill

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

Banket 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)

---



## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

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

First name [required]

Yan

Last name [required]

Paquin

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City of Calgary's Housing Strategy

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)

240415\_Letter of Objection - Zoning Amendment - City of Calgary Housing Strategy.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

---

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

---

April 15, 2024

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

Via Online:calgary.ca/pulicsubmissions

Dear Office of the City Clerk

**Re: Letter of Objection  
Citywide Land Use Designation Amendment: The City of Calgary's Housing  
Strategy**

I am a resident of the community of Tuscany in Calgary, residing at 192 Tuscany Ridge Circle NW. I am writing to provide my comments and express my concerns regarding the proposed City of Calgary's Housing Strategy approved by City Council on September 16, 2023. The issue of housing densification has been a hot topic in many cities, as the demand for housing continues to rise. In an effort to address this issue, the City of Calgary has proposed amending their land use designations and rezoning single residential communities to allow for increased housing density. However, this move is not without its controversies and has faced strong opposition from residents and community members. Below are few reasons why the proposed citywide land use designation amendment and rezoning for housing densification in residential communities should be opposed. I believe that this proposed amendment will have a detrimental impact on the community and its residents.

- **Character of the Communities:**  
First and foremost, such a move would drastically change the character of single residential communities. These neighborhoods are typically characterized by low-density housing, with private yards and a sense of privacy. Rezoning for housing densification would mean allowing for the construction of multi-unit buildings and high-density housing, which would completely change the look and feel of these communities. This would not only disrupt the aesthetic appeal of the neighborhoods but also affect the quality of life of its residents.
- **Negative Impact on Existing Infrastructures:**  
Moreover, the proposed amendment and rezoning would also have a significant impact on the existing infrastructure and services in these communities. Single residential areas are designed and built to accommodate a certain number of households. By increasing the housing density, the existing infrastructure like roads, sewage systems, and schools would be put under added pressure. This could lead to overcrowding, increased traffic congestion, and strain on local resources. The cost of upgrading and expanding these facilities to accommodate the increased population would ultimately fall on the taxpayers' shoulders, resulting in an additional financial burden.
- **Community Sense of Attachment Impacts:**  
Another major concern with housing densification in single residential communities is the lack of consideration for the existing residents. These communities are often made up of long-time residents who have invested in their homes and have a sense of attachment to their neighborhood. The sudden influx of new residents and changes in the community's character would not only disrupt their way of life but also devalue their properties. This could have a devastating impact on their financial stability and overall well-being.
- **Negative Environmental Impacts:**  
Furthermore, rezoning for housing densification could also have a negative impact on the environment. Single residential communities are typically surrounded by green spaces and parks,

providing residents with a sense of nature and tranquility. The construction of high-density housing in these areas would mean clearing out these green spaces, leading to deforestation and loss of wildlife habitats. It would also increase pollution levels, as more people and vehicles would be concentrated in the same area.

- **Social Equity:**

In addition to these concerns, the proposed amendment and rezoning also raise issues of social equity. Single residential communities are often home to lower-income households, and rezoning for housing densification could lead to gentrification. This would result in the displacement of these residents and the loss of affordable housing options in these neighborhoods. It is crucial to consider the impact on the most vulnerable members of the community before making any drastic changes to the land use designations.

- **Increase in Property Values and Taxes:**

Furthermore, the city must also address the issue of affordable housing. Densification often leads to an increase in property values, making it more difficult for low-income individuals and families to afford to live in these neighborhoods. The city should work towards implementing affordable housing policies to ensure that residents from all socio-economic backgrounds can continue to call these community's home.

In conclusion, the proposed citywide land use designation amendment for housing rezoning has sparked a debate about where densification should occur in Calgary. While densification along the LRT area may promote sustainable development, it is crucial for the city to carefully consider the impact on single residential neighborhoods and their urban realm. It would not only change the **character of these neighborhoods** but also put a **strain on existing infrastructure**, have a **negative impact on the environment**, and **disrupt the lives of long-time residents**. It is important for city planners and officials to consider alternative solutions that address the housing demand without sacrificing the well-being and character of established communities. Only through careful and considerate planning can we ensure sustainable and equitable growth for our cities. With careful planning and consideration, Calgary can successfully accommodate densification while maintaining the livability of its neighborhoods.

In summary, the above issues should be given serious consideration by City Council and the rezoning in its current form should be **denied** by City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yan Paquin', with a large, sweeping flourish extending to the right.

Yan Paquin, Architect, AAA, OAQ, RAIC  
192 Tuscany Ridge Circle NW,  
Calgary, AB  
[y.paquin@outlook.com](mailto:y.paquin@outlook.com)  
403.478.2459



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

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

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

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

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

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



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Opposition to rezoning Lake Bonavista

## City Wide Rezoning Proposal

My name is Dale Rees and my wife and I have been a resident of Lake Bonavista in the City of Calgary for 40 years.

I understand Calgary City Council is trying to deal with a housing crisis, including the availability of affordable housing.

I am **opposed** to the proposed change in rezoning, and it is a major issue for an overwhelming number of residents in our community.

I do not think a blanket approach of removing zoning restrictions is an appropriate, or fair way of dealing with the housing issues. To my knowledge, no City Councillor ran for election with a stated plan to change zoning in this manner. Accordingly, Council does not have a moral mandate to proceed with a solution that is opposed by so many residents.

By proceeding on a major issue like this without it being part of a clearly stated election platform, or addressed with a plebiscite, is completely undemocratic and not acceptable by myself along with many others in Lake Bonavista.

I **do not believe** that allowing developers to build multi-unit housing in communities like Lake Bonavista is going to deal with the housing issues in a meaningful way. The negative aspects to our community are going to far outweigh any possible minor benefit that might be realized by opening up zoning here. A one size fits all approach is going to destroy one of the aspects that makes Calgary, and our community, such a great place to live.

When I purchased my home in Lake Bonavista in 1984, I paid a premium to live in a lower density community with smaller homes relative to lot size. For the same amount of money I paid, I could have had a much larger house in a community with higher density.

Cramming more housing into our neighbourhood would result in less greenery and trees, with the loss of environmental benefits that brings. It will also result in more crowding at the Lake, with possible negative health and safety outcomes.

Lake Bonavista was not meant to accommodate more structures, especially for excessive population all having lake privileges, this will destroy our lake and community.

I am also worried that the proposed zoning change, and the way it has been handled, is going to cause further hostility toward City Council, and resentment with neighbours, if multi-unit housing is forced into existing single family communities.

I support increasing the availability of housing in Calgary, including affordable housing, but it needs to be done in a way that is appropriate and fair for homeowners in existing neighbourhoods.

Some one needs to get back to the drawing room!!

Dale Rees

214 Lake Fraser Place SE



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

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

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

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

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

First name [required]	Martin
Last name [required]	Merritt
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing with Council on Blanket Rezoning
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	Letter to City re Blanket Rezoning.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

---

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

---

## **Comments re: Proposed blanket rezoning**

### **I am not anti density but...**

Densification is a complex challenge that requires the tools of three levels of government cooperating with each other.

As presently proposed blanket rezoning will create far fewer new dwellings and far more problems than anticipated. In the case of most inner city neighbourhoods densification will come with gentrification, compounding affordability and choking neighbourhoods with more but perhaps nicer cars.

Strings attached to federal funds naively presume a simple solution to a complex problem and antagonize a provincial government whose cooperation with the City is critical for any viable solution to the housing challenge.

### **The Parking co-problem**

East village and University District good examples of viable densification. Each does one of two things... makes it clear there is NO parking at the outset and attracts a particular type of resident and/or makes adequate parking available for both residents and visitors to the community.

Blanket densification does neither of the above and will drown some communities in cars long before making a dent in the housing problem. Co-solutions are required including some combination of: improved transit, paid (and enforced) street parking and greater off street parking requirements for new developments if we are to remedy one issue without creating another.

The city has not demonstrated the political will for paid residential parking at rates that would discourage an influx of vehicles or adequately compensate for the cost of publicly funded on-street parking. Having been unable to meet this co-requisite marketing challenge it is very hard to be optimistic that blanket rezoning by itself will produce intended outcomes without many adverse unintended consequences.

The street parking problem is already particularly acute in communities like Parkdale where I live that that have parking pressures from multiple sources:

- Visitors from around the city coming to enjoy the river pathway and parks
- Increasing residential parking from densification that is already underway without blanket rezoning (Parkdale is primarily RC2 and MC1 today)
- Proximity to Foothills hospital with thousands of daily employees and visitors with their own adequate on site but very expensive parking that spills over into the community with free parking.

### **The Transit co-problem**

A decision taken decades ago and revisited since to NOT have turnstiles at LRT stations fosters security concerns, impairs growth of ridership, results in revenue loss and confounds the challenges of densification. Densification may be a necessary objective but blanket densification of dwellings without a co-solution to the parallel problem of vehicular densification will drown some communities in cars much sooner that it provides material improvement to Calgary's housing shortage.

**Why are we short of rental homes in particular?**

Being a landlord is not a great business. Make being a landlord a decent “primary” business and you’ll get more landlords.

Many landlords are primarily real estate investors or speculators. The tax treatment of capital gains is so much more favourable than rental income. This needs a federal solution, one the City should advocate for.

The Residential Tenancy Act of AB (RTA) offers few remedies for bad tenants. Rideshare apps have dramatically improved on-demand travel. They provide a method for drivers and fares to rate each other and match, we allow the good ones to find each other and incent the not-so-good to pull up their socks. There is an analogue here for the home rental market, one best codified in the RTA and requiring the cooperation of the provincial government. The City should be advocating for this.



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

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

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

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

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

First name [required]

Scott

Last name [required]

Wright

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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



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

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

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

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

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

First name [required] Wayne

Last name [required] Howse

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Councilors and Mayor Gondek,

I recommend you to VOTE AGAINST the Blanket Rezoning of the City of Calgary.

Simply put, seeking to resolve a housing “crisis” by imposing Blanket Rezoning on homeowners who have consciously, deliberately and in good faith, purchased homes in specific communities, with specific zoning and specific density mixes that suit their needs and vision for their families is inappropriate and a violation of good faith and corrosive to the public trust in institutions and their legislative authority. As wise former councilor once reminded his colleagues “just because you can doesn’t mean you should”.

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

Moreover, the examples put forth by city administration of Auckland, Minneapolis, and Finland, as illustrative of the success of such mass rezoning schemes has been demonstrated and proven to be false. There are many articles and papers debunking the claims regarding the so-called successes in these jurisdictions or as simple false comparables. For example, Auckland has scuttled its urban containment policy due the lack of delivery of either actual housing or affordability via blanket upzoning. And in Finland the majority of urban housing is publicly owned and as such is not an applicable comparison to the situation here in Calgary.

Blanket rezoning will not achieve its advertised goals and may even exacerbate the issues that it is purported to resolve. I also suggest to you that a vote to endorse the Blanket Rezoning of the City of Calgary will create fall-out for the current batch of elected officials at the ballot box.

Thank you for your time and consideration,  
Wayne Howse



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

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

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

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

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

First name [required]                      John

Last name [required]                      Toffan

How do you wish to attend?

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

Date of meeting [required]                      Apr 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 oppose the proposed blanket rezoning of the entire city. This is a complete disregard for the democratic process and should absolutely be decided by a referendum or plebiscite. There are no possible reasons to circumvent this process as it affects every homeowner in the city. To do otherwise is a complete abuse of the democratic process. Arbitrary timelines and funding proposed by the federal government should never, ever be placed before the rights of the constituents in the municipality. The council needs to remember their job description and represent the people who voted them into office, putting their personal ideologies aside. Full stop!



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

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

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

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

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

First name [required] Simone

Last name [required] Beauregard

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed because of concerns of too high density, not enough street parking and change to long established neighborhoods. My neighborhood has many 35' lots which already provides enough density. I believe laneway (over garage) suites should be allowed but no more than that where there are already single family homes.



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

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

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

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

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

First name [required] Stephen

Last name [required] Driscoll

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 in Ramsay

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 100% opposed to all planned rezoning planned in Ramsay. It is apparent that the needs of the existing residents is of no concern to city council. Like it or not, every home brings at least 2 cars and a lack of on property housing being removed from developments is thoughtless, careless, and short sighted. Between the mayor and the federal government, it is very clear there is no proper vision on housing and jobs. Poorly planned developments such as power centers which piles of parking and other city approved development could shift residents to areas of overall low occupancy and are already meant to handle high traffic. Lack of safety in public transit in the current system and no control over people paying fares means people are reliant on cars more than ever. I will continue to not vote for the current city council members. I am ashamed of the current council and their lack of focus on solving problems intelligently facing Calgarians.



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

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

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

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

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

First name [required] **Brian**

Last name [required] **Oblak**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Rezoning**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are not in support of this proposed change. We purchased our home 27 years ago for R1 zoning reasons. We are concerned about shade if neighbours build larger dwellings. We have gardens and children play in the yard we need sunlight. Also parking is already a concern and will only increase with more density. Please keep our neighbourhood low density!



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

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

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

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

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

First name [required] Ryan

Last name [required] Annesley

How do you wish to attend?

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

Date of meeting [required] Apr 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) City Wide Blanket Upzoning - Annesley.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hello,

I am writing today out of great concern to your planned amendments to the city-wide rezoning. In its simplest form, I firmly believe this is against the very fabric of our freedoms and democracy of our nation. This may seem extreme at first, but this alteration has significant impacts on all communities, families, our city and its constituents in a negative manner.

Many of us work our entire lives to be able to live in certain communities, to live in single residential dwellings, surrounded by like-minded, goal seeking individuals and families. This dream is being undermined by the adoption of allowing different zoning, leading to the loss of heritage, loss of fabric of many of the communities in the city. This is viewed as having a devastating effect on the citizens, families and communities, of this city that have deliberately chosen to live in to be able to provide a way-of-life consistent with their values.

If I wanted to live in a more densely populated community laden with uncharacteristic, multi-story and scattered development styles, I would have sought this out. There are options for this in our city, for those that seek this. There are properties that are reflective of income status, of heritage and of culture in our city. There are more responsible solutions to housing than what is currently being proposed.

Our family deliberately chose our community, that being Varsity Estates as a community that represents the exact opposite. We value larger lots, privacy, tree coverage, mature community, garage parking, single family dwellings, parks and quiet communities; all built around a culture that is not necessarily available to just everyone who wants to live in condo, adjoined home or other dense living arrangement. This removal of zoning could see our community and its fabric eroded to dealing with massing, overshadowing, reduced privacy, reduced soft landscaping and trees, large number of waste and recycling bins, increased noise, and an increase in on-street parking, all of which are incredible detriments to communities like ours.

People select where they want to live for reasons that align with their lifestyle preferences and personal circumstances. Someone can buy a home on a street with single or semi-detached family homes and then be faced with having a neighboring house being replaced with a large multi-family building. There is no opportunity to express concerns and be heard by elected representatives. There is no incentive for an applicant to negotiate certain aspects of the development with the neighbors when approval is guaranteed. I personally have worked very hard to be able to afford the opportunity to purchase a home in our area, and all of this is being taken away by the ability for someone to enter the community, which is priced accordingly based upon the desired features of our community; demographic, lot size, tree size, single family homes, quiet, peaceful, safe, clean streets. This could all be taken away and also crater the value that we have invested in, paid taxes upon and worked so hard for. I plead with you to listen to your constituents and respect all of the consultation that is a part of due process for such an extreme and significant investment.

Our community was founded on the development, desired and love for homes with larger lots. With the lots in our community, under the proposal, this could see an average 50 foot wide lot being transformed to accommodate 4 (or 5) main dwelling units and 4 (or 5) secondary suites which would be devastating to the community, its design, demographic and property valuation, of which I may remind you, our taxes reflect the higher property values in our community as well. There should be incentive on both sides of the table to not adopt such an extreme blanket measure in some of these communities.

In summary, I firmly believe the negatives outweigh the positives with respect to city-wide blanket upzoning and that the proposal is not in the best interests of our Varsity community. We believe the potential negative impacts of R-CG development on existing neighboring properties is significant and warrants the continuation of the current public hearing process that allows those affected to speak to Council.

I firmly disagree from a common-sense and arguably, more important, economic perspective that the goal of increasing affordable housing for those in low-income groups will be accomplished with this initiative. This is

completely unproven, untested and high risk decision that comes with near devastating effects on our city, our communities most importantly, all of the adversely affected citizens and voters.

For most of us, owning a home is the biggest investment that we will ever make in our lives and this decision has significant impact and you could be choosing to destroy the investment and change our quality of life, without any opportunity to consult or have a say in our communities by adopting this irresponsible, undemocratic and unproven process.

The opportunity to be heard about a development that will impact citizens is a fundamental part of the democratic process.

I am firmly opposing this amendment to the land use bylaw and plead with you to do the same and not adopt this proposal.

Sincerely,

Ryan Annesley



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

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

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

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

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

First name [required] Brad

Last name [required] MArkel

How do you wish to attend?

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

Date of meeting [required] Apr 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)

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

Blanket rezoning does not take into account the unique characteristics and needs of individual neighbourhoods or areas within the city. This can lead to inappropriate land use changes that do not align with the existing community context.

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.

I am AGAINST the blanket rezoning. I respectfully request Calgary City Council to vote AGAINST blanket rezoning.



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

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

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

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

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

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

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

[required] - max 75 characters	Rezoning 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)

This is fine.

Don't fall for fear-mongering. It allows gentle change, while benefiting sustainability goals. You would just be recognizing previously approved policy: MGA/CTP, Climate Strategy, Housing Strategy, etc. through a vote in support. This helps build the financially sustainable city that we need in order to enable a growing population. Don't allow hyperbole and misinformation from a loud minority overshadow the sound rationale for gentle densification. This is smart fiscal planning. This will allow businesses to attract and retain talent. This will help our kids stay in the city they're growing up in.

This is not scary. This will not ruin any community. This is fine.



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

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

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

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

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

First name [required]

Gayle

Last name [required]

Grassi

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

Council meeting - public hearing regarding 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 moved from the inner city to the small community of Parkland to raise my family almost 40 years ago; to be within walking distance to schools, for the safety of my family & the close proximity to Fish Creek Park. We do need affordable housing in Calgary but I don't believe blanket rezoning will increase the housing supply for low income Calgarians. Each neighbourhood is unique and requires independent consideration. Blanket rezoning concerns me for my future property value, increased traffic and safety.



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

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

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

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

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

First name [required]

Luc

Last name [required]

Wright

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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



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

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

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

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

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

First name [required]                      Ada

Last name [required]                      Opara

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning without consideration for neighbourhood character and heritage can result in the loss of unique architectural features, cultural assets, and community identity. 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. Blanket rezoning encourages unsustainable development practices, leading to habitat destruction, increased pollution, and degradation of natural resources. Please vote AGAINST blanket rezoning.



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

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

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

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

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

First name [required] Joanne

Last name [required] Lennon

How do you wish to attend?

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

Date of meeting [required] Apr 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 R1'to TCG

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This new plan for rezoning style is not suitable for a city such as ours. Atlanta, Boise, Charleston who have gone down this avenue do not have to deal with the winters that we do. Using transit, bikes, scooters, feet etc works for 1/2 our yr for some. Reduce the use of cars. The burden this city wishes to put on it's people is unnecessary and unacceptable. I would like all Councillors to put their cars away for 1 or 2 wks and test out what they are asking the citizens to do for our future. Maybe you even create a 'disability' or push a stroller to make this test even more real for some. The parking situation to be created having multi homes  
All with suites and alley homes will create bottlenecks as seen in the existing samples of this style. Trying to find parking late at night after getting home from a work shift etc, that will be frightening or challenging for some people  
Esp females, elderly, challenged.  
Rethink this idealistic plan and shame on you for not allowing Calgarians a say -by cancelling the plebiscite. You knew this outrage would be coming your way. Your council did not act professionally or trustworthy. Listen to your people not your Mayor with her secret agendas.



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

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

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

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

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

First name [required]

Ron

Last name [required]

Gray

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 re Rezoning for Housing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly opposed to the redesignation of my property to the Residential - Grade-Oriented Infill (R-CG) District. Many Calgarians, myself included, choose the area in which they live based on the residential make up of that area. To have City Council unilaterally change the zoning of areas without a plebiscite on the issue is not acceptable. I appreciate the need to address the severe housing challenges facing our city, however to move in this direction without granting home owners a direct say in the future of their neighborhoods through a vote is unwise. I would encourage Council to step back from this course of action as it seems that in focusing on the challenge that exists, it has lost sight of the rights and needs of those who currently own homes in our city. Thank you.



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

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

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

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

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

First name [required]

Heather

Last name [required]

Wright

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Opposed to blanket rezoning. High density housing creates a huge traffic concern as well as the likelihood of declining property values for the homes we have built in this beautiful neighborhood. This community was never meant for high density which is why we purchased our home here. Strongly opposed.



Public Submission

CC 968 (R2023-10)

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

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

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

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

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

First name [required] Ken

Last name [required] Yurkovich

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing

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

ATTACHMENT\_01\_FILENAME (hidden) Rezoning Submission Final.docx



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

**April 15, 2024**

**Submission to:**

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

**Submission from:**

**Ken Yurkovich**  
10 Cambridge Rd NW  
Calgary, Alberta T2K 1P9

**Re: Objection to City-Wide Zoning Change from R-C1 to R-CG**

This is an objection to the Citywide rezoning proposal.

We accept that there is need for increased housing for a growing population.

The City is proposing material and fundamental change to (i) the primary asset of most residential taxpayers in Calgary; and (ii) the way in which currently healthy communities operate, live and thrive.

The primary reason given by the City for the city wide rezoning (“Blanket Rezoning”) is to increase the supply of housing by decreasing the time involved in the permitting process. It seems absurd and unreasonable to us that this blanket approach to City rezoning is the only way to accomplish this goal, given the consequences and potential impacts.

As a matter of principle and personal values, we support thoughtful, incremental change and increased community density and diversity. The proposed rezoning change is not that. The rezoning of the nature and at the pace proposed seems short sighted and reckless, shifts the full burden of the housing dilemma to residential taxpayers, disregards the inequitable impact on certain Calgary communities, and has ignored the will of taxpayers by failing to put the matter to a Citywide plebiscite.

We strongly believe the City-Wide rezoning is an important matter of general public interest. It requires a plebiscite.

**Context**

We own a home at **10 Cambridge Rd NW, Calgary (60 ft lot – Cambrian Heights)**. Given we enjoy the community and location, in 2013 we chose to re-build a home on our existing lot, which we had owned since 1997. We continue to live in this home. We were fully aware that the street we were on was zoned as R-C1 – single family dwelling. This of course played into why we re-built on our existing land and because we enjoyed and continue to enjoy the overall community.

**The Cambrian Heights community is currently diverse** comprising (i) single family units on larger lots, (ii) newer infills, and (iii) older 1950s one story multi-unit rental units. Also, because we are close to 4<sup>th</sup> Street NW, there are apartment complexes in place and being developed.

### **Objection Details**

We have the following **objections to the pace and substance of proposed City-Wide rezoning changes.**

- **Change is in Degree and Pace – R-C1 to R-CG is too Fast!**
  - a. **From one unit to up to 12 units** (4 units each with potential for 2 secondary units) on a single 50 foot lot (with no regard to mid block position), represents over a 1000% change in unit and population density even if each unit has only 2 people. This would completely change the community substantively. In addition, while the material indicates the re-zoning does not allow apartment buildings, this feels to us to be an apartment building. Also, there is mention that parking for a secondary unit is not required, this does not seem reasonable.
  - b. The pace of change is so out of step with the public infrastructure necessary to support the change, it seems it would only lead to more serious and negative issues while only minimally addressing the need for increased housing (see below).
- **Change is not supported by necessary Infrastructure, Community Planning or related Municipal Bylaw changes**
  - a. *Insufficient Infrastructure:* The potential pace of change does not seem to us to match the infrastructure in our neighbourhood. This is an older neighbourhood, will the increase in density match the current sewage capacity? Also, is there sufficient access to reliable transit and amenities within walking distance. Overall traffic, it is already congested to access 4<sup>th</sup> street given the street parking and increased traffic flow.

We believe there would need to be further analysis of the overall impacts to the community

- b. *Community Planning:* Higher density units on main streets, at a block's end, can work if sensitive to the Community. However, it is hard to even begin to address the absurdity of mid-block units where 12 units could potentially replace 1. Functionally, it is the same as having small apartment buildings randomly placed beside, opposite and down the street from your bungalow.
- c. *Municipal Bylaw Changes:* Rezoning will change the balance between owner/occupied and developer-owned units. Social incentives that generate self-regulation of good neighbor values (property maintenance, noise, garbage, parking courtesies) are eliminated where the owner does not live in the unit(s). A developer is incented by return on capital. Period. They do not live in the neighborhood; they are inaccessible by neighbors. Organic problem-solving dissolves. The City has not addressed this impact.

- **Change Disproportionately and Inequitably Burdens Residential Taxpayer and Specific Calgary Communities**

- a. Profound market impact on residential taxpayer. Where a 12-unit development is built next to a single-family home, the market for the 50 ft lot becomes restricted to developers - almost exclusively. No single family will want to live and be overlooked by 12 units with insufficient parking. And if they do, they will want a discount. Market constriction incents the market to essentially set ceiling purchase prices. Any previously distinguishing market characteristics increasing home value become irrelevant. A home is typically a family's most valuable asset – this will be a life-changing impact.
- b. “On paper” rezoning is City wide - but practically the impact will be born, particularly in near term, exclusively by owner/occupier taxpayers in more established communities where large lots can be purchased near to \$1M (\$700~\$1M). *This where a developer will get the highest return.* By definition, this impact insulates wealthier neighborhoods and newer suburbs from the negative impact. Communities like Cambrian Heights have older houses on large lots. We WILL be disproportionately impacted.
- c. Communities like Cambrian Heights and near by Mount Pleasant, already comprise the kind of diversity City-Wide rezoning aims for - in terms of price points and kind of units. Adding further density will disproportionately and inequitably impact our community. Recognition of existing diversity should be a factor in rezoning so the burden is balanced across the City.

- **Rezoning Change is Unsafe Particularly when Near to Schools: Traffic, Parking, Crime**

Cambrian Heights has a school in its district and is very close to other schools. The increase in population in this area will only increase traffic and has the potential to create an unsafe environment for children.

We are also struggling with understanding how parking will be addressed if a 12 unit building constructed on a street with limited parking currently. We do not believe Calgarians in the near or medium term will forego ownership of a car. Parking cannot be over looked and needs to be considered.

Also, we believe the potential for an increase in crime is almost a certainty with the change in rezoning and there needs to be a plan to address this issue.

In conclusion, we already believe Cambrian Heights has differentiated zoning in the community which works perfectly well and allows for new housing to be constructed and maintained in a manner that avoids many of the issues raised above. The current zoning would allow a pace of growth that is manageable and well suited to the community. The rezoning as proposed is too significant for Cambrian Heights.

We appreciate that the need to address the housing issue is complicated and that the City and council are working very hard. However, we would ask that there be consideration please of the points that we have noted in our submission.



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

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

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

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

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

First name [required] Alissa

Last name [required] Sherman

How do you wish to attend?

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

Date of meeting [required] Apr 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 implore you to VOTE AGAINST the Blanket ReZoning of the City of Calgary.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The Glenbow Museum photo archives reveal most of old Calgary as a bald prairie. Thankfully, early Calgarians planted trees to create biodiversity in our current established neighbourhoods, such as Lakeview. Row housing would inevitably destroy our slow growth urban forests that have taken over half a century to grow in our harsh Gardening Zone. What about the climate crisis? Every tree and garden are extremely precious in Calgary. For example, trees and established gardens have not coexisted with the "missing middle like homes " that have been built in Altadore in the last 20 years.



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

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

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

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

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

First name [required]                      Gordon

Last name [required]                      Berkhold

How do you wish to attend?

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

Date of meeting [required]                      Apr 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 changing zoning of property April 22, 2024

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

ATTACHMENT\_01\_FILENAME (hidden)                      Calgary rezone submission 2024 attachment.docx



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see my attached comments. I am unable to attend in person but wish my comments to be recorded and recognized as being in opposition to the proposed rezoning changes being proposed.

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

April 14, 2024

Re Submission for upcoming public hearing on planning matters scheduled for April 22, 2024

Dear City Councillors,

I writing to voice my strong disagreement with the proposed city-wide Land Use Designation (zoning) proposal.

In my opinion this is a flawed approach to solving the shortage of housing issue in Calgary.

This city-wide rezoning approach does not properly take into account needs and structures of individual communities and its residents.

In existing communities, Council is changing the rules after people have already bought a house and moved to a community based on that communities' characteristics. For example, we might not have bought our home if it was surrounded by two plus story "Rowhouses" on either side yet this is now a possibility after the fact if the new zoning goes into effect.

Re zoning as proposed, is not for the benefit of current residents staying in a community but rather for the benefit of the person selling their property and developers to build new more dense homes at more profit, it likely also increased the tax base so I can see the council's appeal from this perspective. Some downsides are, additional street parking usage/stress, additional infrastructure burden e.g. water and sewage, increased noise and street traffic in quiet communities to name a few.

Adding density in the correct places is a great idea at reducing the shortage of accommodation but to do a blanket rezone and enable multi-family or significantly higher density everywhere is not good planning. There should be room in our great city

for a variety of communities to exist. Increasing density near developed public transit or pre-existing higher density areas, or to encompass in new development areas is smart. Increasing density in a quiet preexisting community may not be as desirable to pre-existing community members.

The burden/ cost to approve change to an existing community should rest with the person/group proposing the change not the current residents. This rezoning makes existing community members expend time and resources to challenge changes that are being proposed rather than putting the onus on the developer to present a plan that is acceptable to the community residence. You are shifting the power away from you constituents in many communities. I am not in favor of this at all.

City council should not make a blanket rezoning change but rather be thoughtful and work with existing communities to find solutions agreeable on where density can be increased in a way that retains the Community feel. I strongly recommend Counsel not take this “easy way” and do the work on a project-by-project basis, community by community basis to ensure communities are well planned, developed and maintained.

Respectively,



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

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

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

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

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

First name [required] **Cindy**

Last name [required] **Royer**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Blanket reasoning for housing**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I believe Council is reacting in a very irresponsible and reckless manner in addressing the issues that need to be addressed in a careful and considerate manner. By imposing this blanket reasoning, Council is showing a total disrespect to the citizens of Calgary. There is definitely a need for some rezoning but it should be done in a thoughtful and planned manner.



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

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

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

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

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

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



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

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

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

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

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

First name [required] **James**

Last name [required] **Mortlock**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 Meeting on 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)

Speaking for my wife and myself, we are opposed to the proposed blanket rezoning. Before we bought each house we have lived in over the 50 years we have lived in Calgary, we researched the type of area we wanted to live and raise our children. We invested heavily and we see the current proposal as having a potentially serious detrimental impact on our investment and lifestyle choice. It is unacceptable for the City Councillors to make such a serious decision without the input of Calgary citizens. While a public hearing might catch some concerns, it can not substitute for a city wide plebiscite to accurately gauge the wishes and concerns of the citizens. Many other valid reasons will be presented at the public hearing and we urge the Mayor and Council to listen very carefully and to seriously consider the objections being expressed. We have had plebiscites on fluoride and Olympic funding. This has the potential for a much greater and personal impact. While the city tax base might increase, there is little evidence to demonstrate that multi dwelling houses replacing single family will actually decrease housing costs. Density will increase as will parking challenges with corresponding decrease in tree coverage. Many examples exist where a single family dwelling has been replaced with a duplex with each side of the duplex equal to and in some cases exceeding the acquisition cost of the original single family dwelling. We urge the city to make the decision on this matter the result of a city wide plebiscite.



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

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

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

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

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

First name [required] **BRUCE**

Last name [required] **WHEELER**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 -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 city wide rezoning proposal. This is an issue that should be decided by the citizens of Calgary. At no time during the election process did the current Mayor or Council campaign on this proposal. A public plebiscite is necessary .



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

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

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

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

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

First name [required] Breton

Last name [required] Smith

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 CPC2024-0213 Housing Strategy, 2024-2030 – Land Use Amendment Citywide

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 urge Her Worship and Councillors to carefully reconsider and reject the proposed Land Use Amendment which leads to blanket up-zoning in favour of an improved process which considers fulsome community engagement and alternatives to effectively provide affordable housing. I look forward to participating in an engaging and fruitful hearing on April 22.



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

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

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

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

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

First name [required]                      Stuart

Last name [required]                      Dinsmore

How do you wish to attend?

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

Date of meeting [required]                      Apr 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 City-Wide Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I affirm the City of Calgary's desire to address our low-cost housing problem. So I'm not against the concept of rezoning, but I am against blanket rezoning, which virtually eliminates any ability for homeowners to alter the course of a development in any meaningful way and makes no accommodation for unique circumstances in a neighborhood. I feel the current process is wrong for something this impactful. It is my understanding that the impact on parking has not even been considered. Also, if a green space in part of the community, how might it be impacted? I would prefer to see consideration for other options and the data that supports these various options before we proceed further, as a city, on this topic.



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

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

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

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

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

First name [required]	Paul
Last name [required]	Chapman
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for Housing (Land Use Designation Amendments)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Proposed Rezoning to Calgary residential property.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached letter.

Proposed Rezoning to Calgary residential property.

April 15, 2024

Dear Honourable Mayor and Council,

I strongly disagree with the proposed changes to the zoning of property, as indicated in Scenario 1 of the City of Calgary recent mailing. This city has grown under responsible leadership for many years and we can look around and see the remarkable results. Thoughtful time and consideration have gone into the present zoning laws to provide homes with living space both inside and out, carefully placed parks and recreation facilities and sensible transport lanes. We have become the envy of many cities.

The Council are about to disregard all the past so the zoning process can be sped up. We act in haste, to repent at leisure! I believe the formal application for rezoning has provided fair results for zoning in the past, and I also believe that the majority of homeowners are not requesting the proposed changes to zoning.

We must remember how our city has become what it is, and why it has been praised internationally as a fine place to live; therefore, our sensible zoning laws should be maintained.

Thank you in advance.

Paul R Chapman,

614 36 Avenue SW.

Calgary, AB T2S 2S9



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

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

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

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

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

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



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

**City of Calgary:**

**Submission to City of Calgary Council meeting on April 22, 2024**

**Re: Proposed Blanket Rezoning**

I have lived in Calgary over the last 45 years and worked in the public sector as an urban planner and in the private sector in real estate planning, design and development. I am a former Land Use Urban Planner for the City of Calgary and for other municipalities in the Calgary area. I worked with town councils to draft and approve Land Use Bylaws and worked with these communities and the City of Calgary to assess development applications and their compliance with Land Use Bylaws.

The City's of Calgary proposed Blanket Rezoning appears to be the most sweeping, emotionally charged and personally impactful policy change I have seen in the 45 years I have lived in Calgary. Many Calgarians support the concept of increasing and encouraging housing development. Many have identified the negative impacts this proposal would have on the R-1 and R-2 Residential districts and the quality of living for existing residents.

Blanket zoning may be quick and easy to implement but such an impactful and sweeping policy change deserves more creative and thoughtful solutions.

I propose that the City compromise and revise the proposed rezoning as follows:

1. In R-1 Residential Districts, allow a maximum of 2 primary units (plus a suite and laneway home)
2. In R-2 districts allow 4-unit rowhouses and only allow either suites or laneway homes, but not both.

Rather than go to the extreme measure of leap-frogging the R-1 districts to a Multi-Residential district, I believe upgrading the R-1 to the next residential density level, R-2, would be effective, less impactful and more acceptable to existing residents. In R-2 districts, scaling back the potential for 12 units down to 8 units would reduce the impact on the neighbourhood character and infrastructure.

I believe the above rezoning measures would be a positive first step and will meet Council's goal to encourage new residential developments, provide a reasonable increase in density in areas where it can be legitimately justified and will minimize the negative impacts on residential neighbourhoods and their existing residents. Council could consider the more extreme change they are proposing in the future if this more modest approach were to prove unsuccessful but if they were to implement their proposal now, there is no going back.

There are other effective and less impactful ways to achieve the goal of encouraging more residential development that I believe Council should consider. I propose that to further achieve the City's goal of increasing new housing development and residential density, Council:

1. Introduce a minimum density for all Multi-Residential Districts including M-CG, MC-1, M-C2 and M-G. Allowing single and 2-unit housing in these locations is counter to the City's development goals and should not be permitted in Multi-Residential Districts.
2. Increase the density in other Multi-Residential areas.
3. Rezone and encourage medium and high-density residential development in areas where it can be most effective and least impactful, such as near medium and high-capacity roads, public transit and commercial and employment nodes.
  - Many areas around many LRT Stations and high density commercial and employment areas are zoned for low density light industrial, commercial and residential development. Currently around the same nodes you will find large expanses of low density light industrial and commercial buildings, large expanses of surface parking lots and low-density residential development. This is counter to the goals the City is attempting to achieve with the "Home is Here" housing strategy and the proposed Blanket Rezoning policy.
  - Residential areas along medium and high-capacity roads (arterial, collector, boulevards etc.) should be zoned to Multi-Residential.

Implementing some form of the above measures may be more complex and take more effort than the proposed Blanket Rezoning but would be less impactful and could be just as effective if not more effective.

Rezoning single family residential districts to allow 4-unit rowhouses represents an excessive negative transformation in the nature and character of the R-1 residential districts and will have an undo negative impact on existing residents.

I believe it should not be approved in its current form because it:

- Is unsympathetic and dismissive of the rights and concerns of the existing homeowners that purchased a home because it was in a single-family neighbourhood and were seeking the nature and character this type of neighbourhood provides.
- It allows too large a density increase with the number of units on a lot increasing from 1 (2 with a suite) to up to as many as 12 (4 rowhouse units, 4 suites, 4 laneway homes).
- Increases the number of residents in a neighbourhood designed for a much smaller population. The existing infrastructure including parks, schools, roads, parking, utilities etc. was not designed to accommodate the larger population. It could put unsustainable pressure on the existing amenities and infrastructure and negatively impact the quality of life for the residents.
- It is not consistent with the fundamental planning principles that higher density residential areas should be located close to such facilities as arterial, collector and boulevard roads, public transit nodes and commercial and employment districts that encourage walking and public transit use. In fact, it may result in the opposite goal by redirecting higher density development away from these locations to the less expensive property located further away and beyond walking distance from these facilities thereby increasing the number of vehicle trips.
- An increase in density will increase the price of properties in residential neighbourhoods and thereby prevent many first-time buyers that would otherwise only be able to afford older "fixer-upper" homes.

In summary:

1. Blanket zoning may be quick and easy to implement but such an impactful and sweeping policy change deserves more creative and thoughtful solutions.
2. Implementing some form of the measures I have offered may be more complex and take more effort than the proposed Blanket Rezoning but it would be less impactful, could be just as effective if not more so.



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

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

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

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

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

First name [required] **Barbara**

Last name [required] **Thomson**

How do you wish to attend?

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

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

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

[required] - max 75 characters **R1 Blanket Rezoning**

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

ATTACHMENT\_01\_FILENAME (hidden) **City of Calgary R1 Rezoning.pdf**



---

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Monday, April 15, 2024

Barbara J. Thomson

The City of Calgary  
Re: Blanket Rezoning

Realizing that this letter will likely not be read and that my voice will not be heard, I am writing anyway to express my displeasure with the rezoning scheme the city will force upon me.

Had I wanted to live in a housing commune, I would have bought a townhouse, condominium, or other such dwelling. I purchased in an R1 neighbourhood to ensure that I would have privacy from my neighbours, that their houses would not impede my ability to grow a garden by casting my yard into a permanent shadow, and that I would be free from the higher crime rates “enjoyed” by excessively dense communities.

The city’s housing crisis can be addressed in so many ways without destroying R1 properties. Plenty of places within the City of Calgary can accommodate multi-unit and affordable housing without impacting R1 properties. For example, all of the little green strips throughout the city. Why not attack those pieces of land that grow grass and trees rather than my house and yard? There is a long and lovely piece of grass and trees directly across from my home—the green strip between Huntington Street and 4th Street NE that runs from 72 Avenue to Beddington Boulevard NE. Why not develop that instead of right next door to me?

How about the City’s sand and gravel lot on 32nd Avenue NE? It has the most spectacular views of Downtown. It would be an excellent place for 30,000 people to live on top of one another. That land could easily accommodate numerous 20-story buildings again without impacting R1 Homes. Transit runs along both of these places; all kinds of amenities are nearby, although not walkable.

Lastly, I am sure there will be a significant impact on the value of my home. You are downgrading my house; we know the city will not be responsible or accountable. I invested considerably in my yard last year to create a garden oasis for the nine days of summer I could enjoy. Now, I will be living with the treat of a four-story complex made of ticky-tacky right next door until it happens—when, of course, my voice will once again not be heard.

**HEY YOU GUYS -WE ARE NOT VANCOUVER, TORONTO, LOS ANGELES or NEW YORK.**

Wake up and provide a made-in-Calgary solution that does not destroy the quality of life of those who deliberately bought a house in R1 neighbourhoods. Go ahead and plough down the Wartime Bungalows, but keep your hands off my well-cared-for 1972 house.

Regretfully,



Barbara J. Thomson



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

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

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

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

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

First name [required] Mark

Last name [required] Beattie

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 Opposition

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 reaching out to the mayor and councillors of this city. This proposed blanket rezoning is short sighted and needs to be decided by the people that own the houses in the communities. I have lived in Calgary my entire life (born 1972) and love this city. However the direction the city has taken in recent years makes me shake my head. It saddens me to see the century old homes and buildings in this being torn down to make way for the elite. The previous mayors, city councillors and important departments within the city (like urban planning) developed city and neighborhood plans. These were established by qualified people in the early 1900's. The city's neighborhoods were developed with thoughts about types of houses, density and services provided. All the older neighborhoods have a mix of low density and high density already. These neighborhoods are balanced as far as the number of housing units, the number of people, public transit and community services (parks and stores). Changing the density of all the neighborhoods will not only create an imbalance in the infrastructure of these communities it will also destroy the unique characteristics that exist within each community in the city. A home is the single biggest purchase that individuals make in their lifetime. Some have invested everything into their homes. Now they risk having a their investment value destroyed depending on what monstrosity is built next to them. People chose to buy their houses based on their needs as well as the offerings within said community. They chose to live in well balanced community with good services. They did not choose to have any type or number of housing units developed next to them with no avenue to oppose said development.

This is a democratic decision that needs to be put to the home owners. Not to the mayor and councillors who are influenced by terrible federal fiscally irresponsible programs. This rezoning will allow the big developers and builders to overpower the buying power of the individual. It is almost impossible for the next generations to afford housing in this country. Putting the decisions into the hands of profit driven companies does not solve the housing problem.

Bring back a truly strong urban planning department. Like the one that created the 1912 city plan of Calgary. You need a strategist approach to fixing the problem not a knee jerk reaction to get federal funding. There are mechanisms in place that allow for high density developments.



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

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

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

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

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

First name [required]

Anne

Last name [required]

Jordan

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 RC-1 to RC-G

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)

Dear City Council,

I am writing to ask you to let Calgarians have more voice in the issue of Rezoning communities from RC-1 to RC-G and to vote to decide the issue with a plebiscite. My husband and I were born and raised in this city and still live in the wonderful community that we grew up in, Lake Bonavista. My husband and I lived in a new community for a while but chose to come back to Lake Bonavista because of its beauty, space and sense of community. We love that this is an older community that doesn't have a bunch of cookie cutter houses everywhere that are packed together with no parking. We also love our lake and worry that adding more population to our community will make it difficult to enjoy. While I understand there is an issue with housing in our city, changing beautiful, old, established communities to pack more people in will ruin a very good thing that we paid a lot of money for. I am very opposed to the Rezoning and frustrated that the council is thinking of pushing this forward without letting those that it affects decide on the issue as well. Calgary is an amazing city so I understand why so many people want to live here. But changing our wonderful communities for the worse is not fair to those of us that have called Calgary home for a long time. Thank you for listening and considering my comment.



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

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

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

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

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

First name [required] **Brenda**

Last name [required] **Sieb**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Please see my attached letter regarding the blanket rezoning.**

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

ATTACHMENT\_01\_FILENAME (hidden) **calgary.pdf**



---

ATTACHMENT\_02\_FILENAME  
(hidden)

---

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

---

---

April 14, 2024

Re: Blanket Rezoning of Calgary Communities

To whom it may concern:

I am writing regarding the proposed plans by our current City Council to blanket rezone developed communities in Calgary.

I am letting you know I am **strongly opposed** to any plans of blanket rezoning in developed communities.

I currently live in the community of **Glamorgan** and my home is listed as a R1 zone. I have lived in this house for almost 27 years. When my husband and I were looking to buy a home, we purposely looked to buy in a community that was zoned as R1 as we didn't want a lot of multiplexes or duplexes around our home, we wanted to live where there were single family homes. The reasoning behind this decision was we did not want a lot of traffic, noise, congestion or parking issues as what occurs in communities that are zoned as R2 or other multiplex homes. The value of our home when we bought it and its current value are based on the fact that we live in a R1 zone. This will change if they rezone it.

This decision should not be decided by our mayor and councilors, it should be voted on by Calgarians at a plebiscite vote. This blanket rezoning will affect communities and destroy the beauty of our communities within Calgary. Our property values will be affected and all Calgarians should have a say in this final decision. The opposition to this issue is not being supported by our council members and mayor, they are ignoring what many property owners in Calgary want, and for this reason alone we should have a plebiscite so we can have a say. There was no mention of this rezoning at the 2021 City of Calgary election, so these council members and mayor were not voted in to make a decision like this on behalf of Calgarians.

We recently had a house in our neighborhood that was rezoned recently from a R2 to a R-CG, back in October 2023 (4160-42 St. S.W.). There were two letters supporting this change and 76 letters opposing it. Our councilor Richard Pootman's supported the change as did most of the city council and of course the mayor. This clearly shows they are supporting their own agenda and not supporting what many residents who voted for them want. This is not how our council should be making decisions.

Thank you,

Brenda Sieb  
4304 41 Avenue S.W.  
Calgary, AB T3E 1G4



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

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

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

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

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

First name [required]                      Sondra

Last name [required]                      Lavoie

How do you wish to attend?

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

Date of meeting [required]                      Apr 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)                      Submission to council re blanket rezoning.pdf



---

ATTACHMENT\_02\_FILENAME  
(hidden)

---

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

---

My name is Sondra Lavoie and I moved to Calgary from New Brunswick almost 40 years ago. Over the years, as my life circumstances changed, I have lived in various parts of the city, from renting in high rises downtown to renting in multi-plex units further out to finally homeownership in several suburban communities. I currently live in Ward 6.

As an affected Calgarian, this is my submission to the City Clerk's Office regarding the April 22, 2024 public hearing to council on the proposed Blanket Rezoning of the City of Calgary. I give my consent for my submission to be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph).

I firmly oppose the Blanket Rezoning of the City of Calgary. I do not want my property rezoned to have additional units and I don't want precedent set by anyone else in my area to have their property up zoned. I have many reasons for my position, including:

1. Blanket Rezoning takes away Freedom of Choice - All citizens currently have a choice, based on their stage of life requirements, values and income, from living in a densely-populated pedestrian rental near downtown to purchasing a condo/townhouse further out to a single-family home with a backyard near schools and playgrounds. Each of these options come with a similar makeup of community - people in the same life situation who create the community spirit. Blanket Rezoning eliminates this ability to decide in which kind of community one wishes to live.
2. Blanket Rezoning creates Chaos from Order - currently Calgary has an orderly design to its city planning, land use and housing which results in a safe and beautiful city made up of communities with similar needs and values. Blanket Rezoning takes Calgary from a "Thou Shall" set of rules to a "Do What Thou Wilt" free-for-all. It's as if we are seeing good and evil battling in real time. The resulting chaos of having a mixture of dwellings and residents sprinkled throughout every part of Calgary will eliminate community aesthetics, community spirit as well as the certainty of knowing what kind of community is being created.
3. Blanket Rezoning eliminates Community Input - currently, City Council has to inform affected Calgarians of any zoning changes in their community and take into account feedback. One of the stated results of Blanket Rezoning is to streamline building permit approvals but it is untenable that the chosen way to do this is to remove the requirement for public consultations. A City is created from within by its citizens, not from on high by a 15 person council, and every citizen has the right to be informed and have the opportunity to address proposed changes to their community.
4. Blanket Rezoning violates the Constitution - article 92 of the Constitution details that municipalities are the exclusive jurisdiction of the Province, that includes housing. By entering into an agreement and accepting funds directly from the Federal Government with strings attached demanding that Blanket Rezoning be implemented and community input be removed, City Council is violating the constitutional rights of Calgarians and the Provincial Government.
5. Blanket Rezoning is not "Green" - the densification model being proposed by Blanket Rezoning, which includes buildings up to 3.5 stories being built with no setback from property lines, will reduce greenspaces, reduce healthy trees, and reduce sunlight reaching solar panels and gardens.
6. Blanket Rezoning Negatively affects Citizens' Quality of Life - the proposed Blanket Rezoning negatively affects all aspects of living in Calgary including increased costs, strangled infrastructure, reduced parking, reduced privacy, uncertain safety, uncertain home ownership, decreased property values, increased taxes and insurance. This proposal is against the middle class while not truly addressing the Council's objectives. It is a destruction model that appears to be more aligned with the socialist aspirations of the WEF 15-minute cities and "You will own nothing and Be Happy" than it is with creating housing and a sustainable city.

In conclusion, I love living in Calgary and don't want to move. Therefore, I appeal to the Mayor and every Councillor to vote NO to Blanket Rezoning. There is a better way and Calgarians will be happy to work with Council to create those opportunities. Thank you.



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

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

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

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

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

First name [required]	Doug
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	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)

The blanket rezoning proposal is poorly thought out and has been "railroaded" with very little MEANINGFUL public consultation. The reason City Council will not put it to a plebiscite is they know it would be voted down. You will be negatively impacting hundreds and hundreds of thousands of people if this policy is implemented city wide. People chose to purchase single family homes in established areas like Bonavista for a reason. Certain established areas need to be exempt from this inane policy. You need to reconsider passing this policy and make major changes with REAL consultation.