



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Mary and Peter

Last name [required] Esposito

How do you wish to attend?

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

Date of meeting [required] Apr 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 April 22

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We are NOT in support of the rezoing proposed for April 22 Council Meeting. We purchased our home with current zoning in mind. Shade is a major concern as it is critical to have sunlight in our yard for gardening and children and pets spending time outdoors in a safe setting. Low density is important to us to as we already have mixed use and it has served our community well all of these years. Please do not vote for rezoning changes.



Public Submission

CC 968 (R2023-10)

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in favour of the proposed city-wide rezoning. This will reduce red tape, give property owners more freedom to build on their property, and increase housing supply that is desperately needed. It will also increase tax base and help the city fund the services that all residents require. Thank you.



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First name [required] Robert

Last name [required] McClinton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Calgary Rezoning Strategy - McClinton Comments.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My name is Robert McClinton and in 1989 my wife Susan and I built the home we currently live in at 73 Scandia Hill NW, Calgary. We chose that area to raise our family because of the type of community Scenic Acres promised to be on what was then the edge of northwest Calgary. Since then the community has thrived and has matured into one of northwest Calgary's safest and desirable communities for both young and old.

When we built our home, we entered into covenants with the builder, developer and by extension to the City, to maintain strict architectural controls over our properties. Those covenants are registered as a charge against our title, similar to all our neighbors on our Hill. They do not provide for any other type of homes other than single family. The proposed zoning has the potential of pitting neighbor against neighbor, creating stress and strife among us and enticing our neighbors to break our covenants.

Scenic Acres is already a mixed-use community with well-balanced land uses between residences, schools, townhomes, apartments, infrastructure and recreation. We are proud of the community we have built. The current proposal will disrupt that balance for potentially little impact on the Housing Strategy. The economics of changing a single family home into a semi-detached or row of houses will not make such housing more affordable.

Of equal concern is the likely increase our property taxes, as we do not doubt that the City will have to increase its administrative headcount to handle the potentially significant increase in development permits. Another unnecessary cost.

Please do not take Ottawa's bribes to change our Calgary, which is the envy of the world as an appealing place to live. Calgary has had lopsided increases in net emigration in the past and we have managed the "crisis" by allowing private enterprise to meet the demand. We oppose the proposed rezoning.

Robert & Susan McClinton



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First name [required] John

Last name [required] Gabriele

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Blanket rezoning without the regular opportunities for the public to comment on rezoning in their own neighbourhoods, exceeds Council's mandate. The Council is elected to represent the citizens of their ward. Council cannot take it for granted that citizens of any ward, or any neighbourhood in any ward, would approve what is being done.

The City of Calgary consists of more than just those who are priced out of the market, or who are struggling to find housing. It also includes the majority of people who are housed in an area of their choosing, with a density, amenities, and character that those people chose, and preferred. In short, the great majority of citizens like their neighbourhoods more or less the way they are. The concern about blanket rezoning is that it does away with the part of the development process that provides these people with a say in that development, and will pave the way for radical alterations to the places citizens call home.

Further, the City has not made its case that blanket rezoning is at all necessary to address the housing shortage. It appears to be a back-of-the napkin solution, likely heavily favoured by developers, but that is opposed by the citizens council ostensibly represents.

if the City wants increased density rapidly, there are other ways to achieve that goal, One of the foremost barriers to development in established is the lack of available land. The City might try incentivizing home-owners to sell adjacent lots in groups by liaising between them, and on their behalf, and developers with the aim of selling a group of lots all at once for consolidation and development. The incentive of course is an above-market payment for the homes, of at least \$150,000 per lot. This way, land becomes free, and the cost of development is borne by the developers who profit instead of the citizen, who otherwise see their communities die a death of change with no say or compensation at all.



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First name [required] Keith

Last name [required] Mouser

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Sharon

Last name [required] Davies

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning for Housing Bylaw

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

As the President of The Owners: Condominium Plan No. 0010248 and on behalf of The Owners, we declare we are not in favour of this Blanket City wide re-zoning. I represent 13 Owners/Units within our Complex. We are a Bareland Condominium Plan. Our Bylaws and Restrictive Covenants of the Condominium are very clear and these are registered on the Titles of each of the Units. Each unit is to be a single family home and does not allow for multi unit dwellings. We believe this blanket rezoning is a huge overreach into our Condominium By-Law and Restrictive Covenants and goes against the Condominium Act. Our Bareland Condominium should be exempt from this rezoning strictly on this premise alone. Thank You.



Public Submission

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First name [required] Sharan

Last name [required] Peters

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 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 benefits a few (developers & the City tax base) at a cost to many - the people living in a neighborhood of their choosing who are now subject to changes they do not necessarily want. Developers stand to line their pockets and leave the neighborhood - the city has increased their tax base. The people living in the neighborhood now have to deal with more crowding, less parking and higher general stress. How is this fair?

The city is proposing increasing density while not increasing green space, parking spaces or recreational facilities. We all know we are in a mental health crisis and the city is choosing to brazenly ignore all the factors that help people stay sane. In addition, the structures that have gone up to date show lots of relaxations for the developers to build right to the property line, no trees, no yards and hefty prices.....not sure how this is providing affordable housing.

Why can't high density be built in new areas or downtown so people know what type of neighborhood they are getting - no surprise 25 years later.

Also, the city needs to stand up to the federal government who created part of this problem and now is "bribing" cities to try and solve it.

People have considered the lifestyle they want and bought their residence accordingly - what gives the city the right to change the rules....if we need to densify, do it going forward - don't change the rules retroactively.

Please consider the majority of Calgarians and how you are impacting their daily lives.



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First name [required]	Steve
Last name [required]	Young
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Citywide 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 city council

I'm writing to you as a concerned resident of the Glamorgan Community. Your proposed new blanket rezoning of the entire city is unacceptable and should have been done on a community basis. This proposed move while I do know it is necessary for the lack of housing out there but I've seen what has happen to other communities and it has totally changed them for the worse. The constant construction tearing up roads for sewer lines, you can't drive through Marda Loop/ Altador area without catching air the roads are so bad! Every house is on top of each other, all the nice mature trees are being cut down to make space for big ugly infills.

One of the things that I love about my community is that we are not lumped in on top of each other. I see these 4-8 plexus popping up and there's not enough parking for them all. I know one 8 plex as already been approved for our area even though it goes against the current rezoning regulations. Parking as a major issue and the community can't handle an influx of vehicles added with our proximity to Mount Royal university our parking can be pretty tight.

We would greatly appreciate a stronger voice to what is going to happen to our community as we are the ones who have to live with your decisions!

Concerned Glamorgan resident



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First name [required] Jennifer

Last name [required] van Ellenberg

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning proposal

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My home is in an R-CG district, and I currently live in a cul-de-sac in a semi-detached home. The street is lined with vehicles on both sides of the street. The back alley is brimming with green, black and blue carts; it's a tight alleyway with poor road conditions. There's a park at the end of the street; a regular hangout for young children in the community.

The congestion of the street is notable, and in an area being gentrified, many homes are becoming semi-detached, increasing pressure on the street parking, infrastructure (including schools, sewers) and other elements.

I moved into the neighborhood comfortable with the fact that the single dwelling beside me may become a semi-detached home, adding more to the neighbourhood. Its density within reason. With the new rezoning proposal, it feels like a different contract entirely. Adding two more homes to your neighbour is significantly different than four row houses with the potential for four or upwards of 12 dwellings (including secondary suites and backyard homes). These are decisions that change the functionality of a neighbourhood. From street parking, to city services, to safety. Not to mention it changes the dynamic of a neighbourhood, with increased crowding, placing pressure on educational services, health infrastructure, and others which are already facing challenges. I would be comfortable if my neighbour's home was rezoned to include a semi-detached option, but to have the optionality to expand to row housing with double the properties creates significant neighbourhood stress.

While I understand that projects will still undergo reviews and approvals, I'm not always convinced that they are done with the community in mind. I've lived in Calgary communities with development plans that were overlooked in favour of development and monetary gains despite being opposed by the community and community association for years.

The breadth of the rezoning proposal is concerning. Considerations to split zoning into smaller density (i.e., single family or semi-detached) versus higher density (e.g., row houses, town houses, fourplex) may help strike the balance between increasing density, while also adhering to the community development preferences, supporting current infrastructure and preventing unreasonable stressors on communities.

Thanks,
Jennifer van Ellenberg



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First name [required] Rebekah

Last name [required] DeVinney

How do you wish to attend?

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

Date of meeting [required] Apr 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) Rezoning letter.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

See attached letter.

Dear Council,

I am strongly opposed to the blanket rezoning in Calgary. The level of density proposed for both the pre 1985 and Westbrook area is way too high, with the potential of 7 households on a single small urban lot. The plan does not consider that most residents will have cars, as it does not require sufficient parking. With the move towards EVs residents will require both parking and charging, which with 0.5 parking spaces per residence are not enough. Our streets in older areas are narrow, and only one car can fit in the road with parking on both sides of the street. This will only exacerbate this problem. And where will all of our blue, green and black bins go once there are 7 households in one lot, especially with the spacing that the city requires?

I am concerned that this plan will not lead to affordability. The 11 meter height limit will lead to building luxury or executive townhomes/infills with cathedral ceilings and prices of \$900K north like in other gentrified areas (ie Parkdale). Lowering the height limit to 2 story houses with normal 8' ceilings will force developers to build affordably and will be a better fit in older areas that are a mix of bungalows, modest 2 story homes and 4-level splits. It is really unclear who this plan intends to benefit, and as written it is the land developers not the “missing middle” that needs affordable housing. A report by CBC today (<https://www.cbc.ca/news/business/housing-prices-affordability-real-estate-1.7170775>) indicates that investors are a significant drive of housing demand and that “increasing housing supply” obscures this issue. I know the city is chasing federal dollars that require this type of density, but with Danielle Smith’s “stay out of my backyard” bill which is likely to pass with a UCP majority government, this funding is not guaranteed. The city needs to look at development more holistically rather than as a rapid money grab.

Finally, I’m concerned that with the short turnaround between closing of comments and the council meeting on April 22, there will not be time for council to incorporate concerns that Calgarians have about blanket rezoning, and that this plan will be rammed through regardless of the feedback given. This is what happened with the Westbrook Local Area plan which was forced on us despite strong opposition by a majority of the residents. I urge council to hear out the residents (ie taxpayers) and delay the vote on this measure to incorporate suggestions/changes that have come from the consultation process. I hope council does not use the East German model of “It must look democratic, but we must control everything” (Walter Ulbricht), and takes the concerns of Calgarians into consideration and revises this zoning proposal to make it a better fit for our city.

Regards,

Rebekah DeVinney



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

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First name [required]	Brian
Last name [required]	Cumm[ng
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Changes
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	R-GC Rezoning Submission.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Brian Cumming

To: Calagry.ca/PublicSubmissions
Cc: Brian Cumming
Subject: Land Use Designation Amendment R-GC

We chose to live the Ranchlands Estates in 1987 both for the R1 zoning, tree cover and as a future investment.

The lots and house sizes in the estates area are commiserate, unlike newer areas like Mahogany where single family and multiplex houses take up most of the lot and parking is an issue with almost all of the streets are choked with parked cars. The houses are on zero lot lines, with no vegetation growing between houses.

Changing zoning to R-GC in Ranchlands Estates to permit multi plexes will change the character of the neighbourhood, increase on street parking density, already significant, and result in the destruction of established trees. We planted 9 trees after moving to Ranchlands Estates, which has added significantly to the urban forest cover Council says it wants increased city wide.

We respectfully submit the change to R-CG in Ranchlands Estates should be cancelled, or at least put to a plebiscite.

Brian Cumming and Janet Boydol
220 Ranch Estates Bay NW
Calgary, Alberta T3G 2A2



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First name [required] David

Last name [required] Bouckhout

How do you wish to attend?

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

Date of meeting [required] Apr 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) Council Meeting - 04-22-2024 - Rezoning.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

Housing is more than shelter, it is where people raise families, it is communities, it is people's hard-earned money invested into a dream. The proposed rezoning for housing doesn't consider the impact rezoning has on those who currently reside in areas affected by the proposal. This proposal tells current property owners that they do NOT matter, that their investment doesn't matter, and their property rights don't matter. Community dynamics matter and development needs to consider all stakeholders on a case-by-case basis.

Dear Council,

Housing is more than shelter, it is where people raise families, it is communities, it is people's hard-earned money being invested into a dream. The proposed rezoning for housing lacks consideration for people, for families, currently residing in the proposal's affected communities. This proposal tells current property owners that they do NOT matter, that their investment doesn't matter, and their property rights don't matter.

When people buy a home, they buy much more than the physical structure, they are buying into a community. People will look to live in communities that provide the lifestyle, amenities, and general community feel that they desire. For some, this is a high-density community with busy streets, high-rise condos, and a bustling vibrant lifestyle. For others, they desire a lower density community where their children can play street hockey out front, attend community gatherings at the nearby playground, and walk the dog down on the quiet sidewalk.

For many people who invested their hard-earned money into this lower density community described in the latter, the proposed rezoning puts it in jeopardy.

In the case of a community where my family just bought our dream home, the proposed rezoning will see an H-GO zoning across the street from my dream home (Section Map 7C). In fact, my entire community is shifting to an R-CG zoning, except for the row of houses on the opposite side of the street of my residence, which is being proposed to be an H-GO zoning.

This proposal would see the street where my family bought our dream home no longer be a place where my son can play out front due to what introducing an H-GO zone does to the increase in traffic. This quiet neighbourhood will now have more vehicles parked on the streets, more traffic driving, and an increase in the traffic all around the area.

While increasing density is understandable, it also must be implemented with the community in mind. To honour existing homeowners, the existing community and its dynamics, because that is what the residence of those communities moved there for.

In my case, to have just one side of one street in the entire community be zoned different from the rest is a clear disregard for the community and its residents.

While taking development on a case-by-case basis is more time consuming, it also reflects a level of care, understanding and engagement with existing stakeholders that is so essential in our society. If an entire community is against something, then it is essential that the city listens to its citizens, after all that is the foundation of what our democratic society is based on.

I hope that each member of City Council takes the time to do some self-reflection – to think about how they would feel about a high-density development going in across the street from their dream home. There are plenty of places in this city where high density makes sense, but in communities where quiet streets and family-oriented communities exist are not.

I want to thank Council for their time and for hearing my concerns.

Regards,

David Bouckhout



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First name [required] Jianqiu

Last name [required] Yu

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 Arbour lake community Rezoning for housing project

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 disagree city of Calgary's strategy for my area - arbour wood close.



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First name [required] Derek

Last name [required] Campigotto

How do you wish to attend?

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

Date of meeting [required] Apr 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) Derek Campigotto Rezoning for Housing Letter.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Derek 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 includes 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 like to point out that there are by most estimates 3000-6000 short term rentals in Calgary. These homes are no longer available for renters only making the housing market worse. On top of this, we have investors both local and from other provinces buying homes. Yes, most will build single family or multi-family homes, but some simply wait for prices to go up and leave these once inhabited homes vacant. I work in this field and there are vacant homes all over the city. How many vacant homes and lots do we have? Again, this is making the housing market worse not better. And you can be sure more investors will be in Calgary to buy up properties if your idea goes through.

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. In closing, I again say you need to represent the voters. We will remember next election!

Respectfully,

Derek Campigotto



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First name [required] Rachel

Last name [required] Stonell

How do you wish to attend?

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

Date of meeting [required] Apr 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
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Public Submission

CC 968 (R2023-10)

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



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First name [required] David

Last name [required] Dixon

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 City wide residential 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 oppose citywide re-zoning. I'm worried about the aesthetics (yes they matter and builders will likely not be consistent in the neighbourhood) and significant street traffic on quiet streets where I purchased.



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First name [required] Marc

Last name [required] Dame

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezongng for Housing for Cougar Ridge Community area.

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the blanket city wide housing rezoning initiatives propose by the Mayor and Council and in particular the area affecting me personally in the Cougar Ridge community area.



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First name [required] Richard

Last name [required] Babcock

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This should be decided by plebiscite.

There are alternatives to blanket rezoning which would better serve the city.

Council should implement rent controls to provide more affordable housing.

Council should implement development requirements resulting in 30% below market housing like it is done in BC municipalities.

Forcing communities like Lake Bonavista into blanket rezoning will not provide more affordable housing.



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First name [required]	Patrick
Last name [required]	Crampton
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	SSCA_Blanket Rezoning Submission_final_April 15 2024.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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



April 15, 2024

To: Calgary City Council

This submission from the Silver Springs Community Association (“SSCA”) is in response to the City of Calgary's (the “City”) proposed blanket rezoning. Silver Springs is comprised of roughly 9,000 residents in 3,500 households in Calgary NW. The SSCA acknowledges the need for increased density and housing within the City and at the same time, would like to raise the following concerns.

1. Engagement Approach

The proposed zoning changes are arguably the most consequential we have seen in the City in over 30 years. Given the magnitude of the proposed changes and potential implications for communities as a whole, we are disappointed with the City's approach to engagement. Not only did the City fail to engage with Community Associations in advance of introducing the proposed zoning changes, the current engagement does not seem to recognize the fact that Community Associations are in a unique position to connect with residents who may, for a variety of reasons, choose to not engage directly with the City. Also, the short timelines for feedback to the City in response to the proposed zoning changes have made it very difficult for Community Associations to act in their full capacity to both support community members and represent the community as a whole.

Community Associations play an incredibly important role acting as stewards of communities and are positioned to look at planning and development matters with a broad and holistic lens. It is unfortunate that the City is proceeding in what appears to be a rushed manner without proper and meaningful engagement with Community Associations. This is an important decision that affects many Calgarians and therefore should involve an appropriate level of engagement within longer timelines.

2. Blanket aspect of the rezoning

Effective community development is usually done via a rigorous planning process. This involves taking into account specific community elements, such as geographical location, accessibility, proximity to public transit, and community needs, among others. The SSCA has concerns with the blanket approach that de facto ignores the specific needs that a community may have. For example, some of the key needs within our community include aging in place for seniors and the provision of affordable housing options. It is not clear how the City's proposed blanket rezoning will result in development within our community that helps to meet these needs.

3. Infrastructure Support for Increased Density

The SSCA is concerned that the proposed changes will put additional pressure on the existing infrastructure and services within our community, potentially beyond capacity. Parking is a major concern, and there may be impacts on roads, schools, parks, emergency services, and water management. And while not directly within the purview of the City, telecommunications may also be impacted given that Silver Springs does not yet have fibre optic installed. The City does not seem to have taken any steps to assess risks to infrastructure and services and therefore is poorly positioned to address capacity issues or other negative implications that may arise from blanket rezoning, which in many cases, require long lead times to resolve.

Other potential impacts to infrastructure may also be created by covering a significantly higher portion of each lot. These include the loss of mature trees and biodiversity and reduced vegetation and gardening space, all which contribute to the character of the community. Loss of these natural features may also exacerbate risks to stormwater management due to less permeable surfaces. Reduction of urban tree canopy also runs directly counter to the City's climate change goals. These issues are of interest to the SSCA because one of the reasons Silver Springs has been voted Calgary's best community is our stewardship and access to Bowmont Park, natural spaces, community gardens and botanical gardens.

Conclusion

The SSCA respectfully requests that City Council vote against blanket rezoning at this time to a) conduct a proper and thorough engagement with Community Associations and b) ensure that whatever zoning or other changes are put forward consider community specific needs and appropriately mitigate the risks and implications that may arise from such changes.

Yours truly,



Patrick Crampton
President



Jeremie Borqui
Vice President



Public Submission

CC 968 (R2023-10)

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

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

[required] - max 75 characters	Rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Public Hearing Letter for Susan Kober April 15, 2024.pdf
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Your Worship and Members of Council

RE: Blanket Upzoning Public Hearing April 22, 2024

I am writing to you to share my observations, concerns and provide an alternative to the proposed redesignation of all of the City's lands that are currently designated: R-C1L & R-C1(s), R-C1 & R-C1(s), R-C2, R-C1N, R-CGex, R-1 & R-1(s), R-1N, R-2 land use districts both in the developed and developing areas of the City of Calgary. This proposed land use redesignation to R-CG and R-G will blanket the entire City and my property is included.

Purpose of Redesignation

The aim of the proposed blanket land use redesignation is to attempt to solve Calgary's current housing crisis. I take exception to that aim. Are we building quantity or quality? "Quality of life" is a major factor for moving to and staying in Calgary. This is "quality of life" for all residents.

Current Planning System

Firstly, Calgary does not have a zoning system of regulating planning. Calgary has the "land use" approach to regulating development which allows for public input and public review and scrutiny with a right to appeal. The immediate neighbours and the Community Associations are involved in the planning and development of their surrounds. Individual "rights" are part of the planning system enshrined in the Municipal Government Act.

The current land use redesignation process requires the developer to redesignate lands where either policy allows for higher density or where the developer can make a case for higher density. The land use redesignation process is a long-established planning process to thoroughly assess whether redevelopment to higher density is appropriate. This is one of City Council's jobs – hold a public hearing to allow for the view points of all the parties to be heard and for Council to make a decision.

The blanket redesignation to R-CG and R-G may take time but that is part of the process. It is not a stumbling block but an expression of democracy. The right to express your views as you are impacted by a nearby development is essential. The right to review the proposed development plans and to make comments along with the right of appeal is fundamental to our planning and government system.

Housing and Population

If you look at your report, Supplemental CPC2024-0213 Attachment 2, you will see Calgary has a vacancy and a surplus whenever the economy takes a downturn or upturn. There has always been an ebb and flow people moving to and leaving this City. If you looked a few years ago, Calgary had a surplus of available housing units. There is no doubt that Calgary is in an up-swing both economically and our population has increased through provincial migration and external immigration from abroad.

Also, if you look at the map in the same Supplemental Report entitled Population Change % Loss from Peak, you will see the communities of Hillhurst, Crescent Heights, Renfrew, Bridgeland, South Calgary and others have remained the same or increased in population. This is no accident; these communities have re-built themselves. In my community of West Hillhurst, we have only marginally declined because we have redevelopment in the form of one house going to two houses and now Secondary Suites along with the recent redevelopment of a few apartment buildings along our major transportation routes.

Redevelopment in the inner city is a gradual process and it occurs over time through investment by its landowners and residents. The City has shown success!

Existing Initiatives

Over the past 10 years, City Council has pushed to eliminate the existing illegal suites and to upgrade those suites to meet the current Building Code. Secondary Suites in houses is an invisible increase in density, it does not change the built form. We hear no news of the progress or lack of progress on that initiative.

City Council offered free land use designations for suites and eventually allowed suites, both Secondary and Backyard within the array of land use districts. What has been the number of suites made available for rent?

The Supplemental Reports did not include the redevelopment occurring within the Multi-Residential or the Special Purpose – Community Institution land use districts.

The Supplemental Reports did not include any social /not-for-profit housing that has occurred over the last 10 years.

Land Ownership: Private and Public

Private

There are two types of land developers: private and public.

Within the types of developer there are two types of private landowners: the developer who is in the business of land and building development and the individual landowner who owns his parcel and his house.

Generally, the land developer and the builder come first. They sell their product to the purchaser: the homeowner. All land that starts as private ownership and ends in private ownership.

The private developer is building a product that will sell at market value, rent at market value or be sold at market value.

The private development industry has also successfully completed redevelopment of vacant lands or brownfield sites within the inner City.

In Calgary, we have allowed the private sector developer to build their product without restrictions. It is the same development industry that wanted all these various land use districts with single detached dwelling as the main use. Calgary is a machine for planning, building, and developing new subdivisions located on the periphery of the City

Suggested Incentives to Private Developers

Far more could be done to provide all forms of housing from the private sector. Council could mandate a percentage of land or units to built be made available for ownership by Calgary Housing Corporation or some other social housing group. The private sector could be given an incentive to provide land for the construction of social housing. None of these efforts have been mentioned.

Individual Landowners

However, the blanket redesignation places the responsibility to provide more housing on the individual landowner. We already have the ability to add a Secondary Suite to our home and we could build a Backyard Suite in our rear yard. Not everyone wants to do this or has the funds to build and the knowledge to manage such a suite over time. We may do this to satisfy our immediate family needs but only if we, the individual homeowner, has the financial means.

Public

The public landowner is the government: Federal, Provincial, and Municipal. All forms of government own strategically located lands that are currently vacant. When the public landowner builds housing it should be for social housing with rent fixed to income, not-for-profit. In the case of Garrison Woods and Currie, Canada Lands built market housing. The Province did build Seniors Housing through the Heritage Trust Fund, that initiative has stopped.

There are successful models currently working in the City to create social housing. Provide the land and let them start.

What has the City done with the redevelopment of all of the lands surrounding the LRT stations and the vacant lands that they own.

Existing Land Use District: R-CG and Built Form

The proposed Land Use District of R-CG and R-G is being selected as the blanket land use district to solve all of the planning problems associated with redevelopment. I will outline the flaws in each of these land use districts.

The R-CG land use district has been modified over time as mentioned in the Supplementary Reports.

Location

So far the R-CG district has been applied to corner parcels with a rear lane. One house is removed and replaced by 4 rowhouse units each with secondary suites for a total of 8 units.

So far, the R-CG land use district may work with the rectangular parcel with a rear lane. It has yet to be tested on a laneless parcel, a pie-shaped or an irregular shaped parcel or a parcel on a sloping site. On a laneless parcel the front of the building will be a series of garage doors fronting onto the street. This would be a bleak, monotonous streetscape devoid of landscaping, with the recycling bins in the front driveway.

There has been no workable model for these parcels that are the subject of the blanket land use redesignation. There are many laneless and pie-shaped lots in the communities designed in the 1960's to current.

Development Issues

These rowhouse buildings face the long side of the corner parcel, turn their back and protrude forward of the existing houses on the block face, and occupies the entire length of the parcel except for the rear garage. This building is 11 metres in height and creates a massive wall along the length of the parcel and is 1 metre away from the garage or surface parking stalls. The development of the corner rowhouse building has full view interior view down the length of the block. Each of the units has a basement secondary suite that has window wells for light. The Bylaw was amended to eliminate private amenity space for the occupants of the suites and a shared strip of land along the interior property line that is 2 metres wide for shared hard surfaced amenity space and the entrance walkway for the occupants of the 8 units.

However, the fundamental problem with the R-CG land use district is the construction of the townhouse building behind the front rowhouse building. The second building is located in the rear yards of all of the houses on the block. This second building has no identity to the street, it is a massive building in the centre of the block next to the adjacent parcels rear amenity space. This second building shadows the space between the buildings and shades the window wells of the basement secondary suites.

Currently, we are seeing the same building design and site plan being built throughout the City. It is a cookie-cutter image just located in Richmond, South Calgary, Capitol Hill. There is no individual expression or reflection of the existing community character.

Criticism of R-CG and R-C

Do we want our City to be entirely a double row of tall buildings that shade the basement suites? Do we want buildings that are the same built throughout our entire City? Do we want no ability to plant a tree on our property? The only green space will be the City boulevard. Every block and every lot will be redeveloped over time to this model.

The Supplementary Report implies rowhouse buildings are being constructed on lands designated R-G in the suburbs. That is not the case for all parcels. The dominant building form is still a single detached dwelling. That is a use and the development industry will still have the ability to building single detached dwellings in the suburbs.

To say one size fits all is poor planning. The built form is "block busting" at its best without any opportunity to comment or appeal.

Where is the quality to this new development form?

Evaluation of proposed amendments to the Land Use Bylaw 1P2007

Just including the use of Contextual Single Detached Dwelling or a Contextual Semi-detached Dwelling is weak. The rules that guide development must be included otherwise there is nothing that make the house "contextual" – no rules on front setback, building depth, building height. This makes no sense.

The H-GO land use district makes the use of dwelling unit a permitted use. This takes away our ability to understand what form of housing is being built and the rules are so generous that huge buildings will be proposed without any evaluation or opportunity for discussion or an opportunity for appeal.

Conclusion

Through this blanket redesignation to R-CG and R-G are we building for quantity or quality?

Let's retain the existing planning system that has seen us through for the past 70 years. The system has created a wonderful worldclass city where people want to live and have a quality environment.

There is a need for housing but how does the blanket redesignation process provide more housing yet alone more affordable housing? Council is placing the requirement on the shoulders of the individual to solve a housing crisis that he does not have the financial means, area of land, resources or ability to solve.

It takes initiative by all levels of government and the public sector / non-profit / social housing to acquire the land, build the dwelling units and to manage them successfully over time. This is the only way in which current and future generations will benefit from our taxpayers dollars and the ownership of our land held in trust by all levels of government.

Respectfully submitted,

Susan J. Kober (signed electronically)

Susan J. Kober

2015 – 4 Avenue NW

Calgary, Alberta T2N 0N4



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First name [required] Gianluca

Last name [required] Cross-Bussoli

How do you wish to attend?

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

Date of meeting [required] Apr 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] Neither

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, 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.



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First name [required] Fenglan

Last name [required] Mei

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 Arbour lake community 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 disagree city of Calgary's strategy for my area - arbour wood close



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First name [required] **Steve**

Last name [required] **Prince**

How do you wish to attend?

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

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

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

[required] - max 75 characters **I Do not want rezoning and council should listen to citizens**

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

No to rezoning and councillor Cara should be investigated for amassing illicit wealth by bribery from developers



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First name [required] Wesley

Last name [required] Eaton

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 for housing projects

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)

Calgarians make decisions on where they want to live based on the kinds of neighborhoods they want to live in....Blanket Rezoning for condensed living projects will completely change the neighborhoods that these citizens worked so hard to invest in. This is a Terrible idea that is founded in the effort to create more condensed living and restrict and control how people live.
Have a city wide vote and ask the people what they want for THEIR city.....council is in place to represent the wants, needs and wishes of its citizens.....so before the Few in Council decide before the people have a chance. Please ask the people. Have a plebiscite/vote.



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First name [required] **Bill**

Last name [required] **Bergh**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I wish to submit a strong objection to the proposed changes to residential zoning. Calgary is internationally recognized as a "livable city." We are at risk of losing that advantage. The proposed zoning will change the entire character of Calgary. I don't object to changes to density but it must be well-planned. Changes must be made as an evolution rather than a revolution. Building an multi-unit project in the middle of a street of single-family homes presents issues around infrastructure sustainability, traffic, and parking. Our neighborhood of Woodlands has a mix of land use and it was done strategically. We have apartment buildings, townhouses, duplexes, and a wide variety of single-family homes from small to large. These different housing options are clustered together not scattered here and there.

The current council is asking too much of homeowners. We are hit with a dramatic increase in property taxes, and before that is digested, we are asked to accept a change that will have a dramatic negative impact on our lives. The people who support these changes say that homeowners are "greedy" and should not see their home ownership as an investment. I'm in my 70s and, for my entire life, that is exactly why we invested more of our hard-earned dollars in a home in a single-family neighborhood. My family has lived in our current home for over 35 years. In addition to the purchase, we have invested significant amounts of money in maintaining our home with roof replacement, furnace replacement, flooring, fencing, window replacement landscaping, and renovations. We want to age-in-place and these proposed changes will drive seniors out of our communities. I respectfully ask members of Council to reject the zoning proposal.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

More affordable housing is necessary in Calgary but I'm against a "blanket policy." Areas that can accommodate "affordable" housing for higher population, traffic pressure, parking, schools, places of worship, and/or have convenient access to public transportation should be considered.
Not all neighborhoods in Calgary should be considered in this proposal for a blanket rezoning policy.



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First name [required] Helen
Last name [required] McDonald-Bohan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I want to express my opposition to blanket rezoning in my community of Parkland in S.E. Calgary. One major concern is the increased traffic that this move would cause, endangering the wildlife who reside in neighbouring Fish Creek Park and who regularly use our community as their corridor. This includes deer, hares, bobcats, coyotes, pheasants, ducks, porcupines, foxes and more. Another concern I have as a taxpayer, is the awareness of approximately 1000 residential units that the city owns and is not utilizing first for solving the housing problem before approaching my community. These units are ones that I and other Calgarians have already paid for and these should be maximized. To not do so is wasteful.



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First name [required] Sarah

Last name [required] Barker

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden) Council Submission.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I'm writing in regards to the upcoming discussion and vote regarding blanket rezoning.

I am strongly opposed to the decision to blanket up-zone the entire city using R-CG as the base land-use district. It is unclear why the many members of this Council feel they have the right to disregard the opinions of constituents particularly when there is insufficient evidence that blanket up-zoning will increase affordable housing or provide any real benefit to the people of Calgary. City council appears to be set on densifying every part of our city and is using affordable housing as an excuse to do so. The only people this decision would truly benefit is developers.

Blanket up-zoning is a blunt instrument that would have a significant negative impact on many neighbourhoods including my own. My husband and I own a home in a R-C1 zoned neighbourhood and that zoning is one of the key reasons we chose it. With respect, I think that the full impact of these proposed changes has not been considered. For example, a concern very near to my heart is the impact of densification on already overpopulated schools. Further, the proposed changes could allow increases in building height and lot coverage, a decrease in front & side setbacks, a loss of mature trees, privacy and sunlight, and a strain on infrastructure. Each of these threatens the very reason my husband and I and so many others in our neighbourhood and so many other neighbourhoods throughout the city chose to live where we have.

Blanket densification is not the answer to the affordability crisis and is a decision that cannot be reversed. There are so many other tools that council has to directly address that issue rather than making an irreversible change that will negatively impact so many in our city. To effectively address the shortage of affordable housing, we need to add new housing where it is most needed in Calgary, not where it is most profitable for developers. One of the beautiful parts of Calgary is its diversity including the diversity of its neighbourhoods. Put bluntly, the proposed change will destroy that while not helping our affordability crisis.

I urge all city councillors to listen to those directly impacted by the proposed blanket rezoning. There are ways we can all work together to create a stronger, more affordable city. This is not the way to do it.

Thank you for considering.



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First name [required] Sharon

Last name [required] Postma

How do you wish to attend?

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

Date of meeting [required] Apr 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) Re-zoning April 15 2024.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the city-wide rezoning of residential areas for the following reasons:

1. **This is a radical change and Calgarians should have been given the option to vote on this very important issue.** This re-zoning is being pushed through due to the Federal Government's interference and promise of money. I feel like citizens have no voice anymore. Also, the lack of housing was caused by the Federal Government allowing far too much immigration too quickly without first ensuring the proper infrastructure was in place to accommodate them- namely, housing, healthcare, education, and transportation (roads).
2. It will reduce property values which is not in the interest of homeowners. Depending on how much property values decrease, some owners' mortgages will be worth more than the home and there will be foreclosures.
3. The infrastructure of older neighborhoods was not designed for increased usage due to the higher density buildings (therefore higher population). Existing power, water and sewer lines are not adequate. To change existing infrastructure will cost a lot of money. Who will pay for these changes?
4. Parking allowances under the new rules are completely inadequate. Many families have more than one car, especially if there are dual-income families or those with teenagers who are driving to school (high-school or post-secondary) or jobs.
5. The increase in population will increase congestion on the roads which are already inadequate. In some areas, it isn't possible for 2 cars to pass one another if there are cars parked on both sides of the road. Transit does not work for everyone depending on where a person needs to travel. It takes far too long to go anywhere on transit and it isn't safe – far too many violent attacks on innocent people have occurred.
6. The existing schools in neighborhoods are already overcapacity and increasing density will only make that worse.
7. The health care system is already at its breaking point, adding more population to Calgary will make that worse.
8. I chose to live in a low density neighborhood because I value quiet, privacy, private green space (a decent sized yard), adequate parking, and fewer people around. This automatic re-zoning will remove my choice. This change will impact the character and safety of existing neighborhoods.
9. The increase in building lot coverage from 45% to 60% will decrease the amount of space for trees. This will decrease the natural beauty of neighborhoods and decrease habitat for animals living in the city (especially birds and squirrels).
10. The new rules should only apply to new neighborhoods; existing ones should be grandfathered and existing zoning should remain unchanged.

I will be incredibly disappointed if this re-zoning is forced upon Calgarians.

Thank you.



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First name [required] Navaz

Last name [required] Cassam

How do you wish to attend?

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

Date of meeting [required] Apr 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) 2024.04.15_LetterOpposingReZoning_Mayor Gondek and City Council.pdf



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 Gondek and City Council,

I am a resident of Calgary living in WARD 8.

I am fully informed on the proposed Housing Strategy by the City of Calgary and fully understand that City Administration and Council are purposively advancing the Blanket ReZoning of Detached Single Family Dwellings.

I understand that there is to be a Public Hearing beginning on Monday, April 22, 2024, to receive comments and submissions from Calgarians, interest groups and not for profit agencies.

I wish to provide you with my thoughts in **OPPOSITION to Blanket ReZoning for the following reasons:**

- Changing age old bylaws to blanket the city with R-CG and H-GO eliminates the certainty of use, and this is undemocratic given the vast majority of Calgarians are opposed to this;
- Leads to reduced property values due to overshadowing, loss of backyard privacy and increased parking density, of which many neighbourhoods can't handle;
- Increased traffic congestion and decreased pedestrian safety;
- Infrastructure which is barely keeping up with the low density it was designed for and is aged and not able to handle the proposed Re-Zoning;
- Waste and recycling issues that come with the proposed Re-Zoning;
- Lack of appropriate community engagement, and the "push" by council to approve this without proper thought to the issues and community feedback; and
- Narrow minded view that a Blanket Re-Zoning leads to affordability (other cities have attempted this and not once has it led to increased affordability for citizens).

In addition, the proposed Blanket ReZoning DOES NOT:

- create affordable housing;
- create housing abundance;
- respect sound planning of established communities, and ELIMINATES the rigorous planning required of all NEW "greenfield" communities when redeveloping and densifying existing communities;
- adopt the efforts or vision of the recently abandoned Local Area Plans in numerous Calgary communities to STEER CONTROLLED AND MANAGED HOUSING DENSIFICATION;
- save infrastructure money as compared to the development of NEW communities as redevelopment requires infrastructure upgrades too; or
- PROVIDE A PLANNED, DELIBERATE, PROPORTIONATE SOLUTION to the housing needs in Calgary.

The proposed Blanket ReZoning DOES have myriad of unintended consequences including:

- Encourage and permit UN-PLANNED AND UN-COORDINATED DEVELOPMENT in existing communities that were NOT designed for substantial increases in density beyond their contemplated use and capacity;
- HYPER-CAPACITATE the Electrical Grid, Water Services, Sewer Services, Parking and EMS in existing communities;
- NEGATIVELY AND SUBSTANTIALLY AFFECT property values of long-term community residents on their SINGLE LARGEST INVESTMENT;
- DENY homeowners in existing communities the right to receive notice of, speak to and contest development proposals in their community – ELIMINATING DUE PROCESS for changes to neighbourhoods and communities;
- CHASE EXISTING HOMEOWNERS from THEIR neighbourhoods and communities as they are FUNDAMENTALLY and IRREVERSIBLY changed from their original character;
- HAVE PROFOUND, IRREVERSIBLE NEGATIVE EFFECTS on those who have consciously, deliberately, and in good faith, purchased homes in specific communities, with specific zoning and density mixes that suit their needs and vision for their families; and
- **Place the interests of ‘the few’ ahead of and above ‘the many’ who will pay a dear, unexpected and unnecessary price for Blanket ReZoning.**

I also understand that City Council will be holding a VOTE on the approval or defeat of Blanket ReZoning in very short order, likely immediately after the conclusion of the April 2024 Public Hearing.

I note that the vote to advance the Housing Strategy in the prior phase was very **hastily** conducted on an “URGENT” basis on SATURDAY, September 16, 2023, IMMEDIATELY after the closing of the September 2023 Public Hearing, and WITHOUT further research, review, consideration of or collaboration with those who made submissions to council, or with fellow Councillors or Administration. **This Council HASTE was distasteful and unnecessary, and it rendered the “Public Consultation” PERFORMATIVE and MEANINGLESS, and was a disservice to the great many who spoke in OPPOSITION to the proposed Housing Strategy.**

I urge you to carefully, unhurriedly and thoughtfully consider the palpable opposition to Blanket ReZoning, and to TRULY REPRESENT the hundreds of thousands of people who will be profoundly compromised should Blanket ReZoning proceed.

If you feel confident and truly believe that the MAJORITY OF CALGARIANS – and the ELECTORS IN YOUR WARD in particular – support Blanket ReZoning, **I urge you to DEFER any support for**

Blanket ReZoning until at least the next Civic Election on October 20, 2025, AND STAKE YOUR RE-ELECTION ON YOUR SUPPORT FOR BLANKET REZONING.

I implore you to **VOTE AGAINST** the Blanket ReZoning of the City of Calgary.

For the purposes of validation and verification of the authenticity of this correspondence, or if you wish to DISCUSS my concerns with me, I may be contacted at:

Navaz Cassam
Ward 8, Elbow Park resident, T2T3S8
ncassam@gmail.com



Public Submission

CC 968 (R2023-10)

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First name [required]

Jianqiu

Last name [required]

Yu

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 15, 2024

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

[required] - max 75 characters

Arbour lake community 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 disagree city of Calgary's strategy for my area - arbour wood close



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First name [required] Kenneth

Last name [required] Friesen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Against proposed rezoning for housing



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Rachelle

Last name [required] Snider

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning I am opposed to this change in Bylaw as it has been presented to t

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

In response to the City's new rezoning proposal I would like to explain my reasons for being against it. In researching this proposal I have found it to be unfair to the home owners and as citizens of Calgary some of our rights are being disregarded or dismissed as unimportant.

There was a memo sent to the Mayor and Councillor's on August 25, 2023 within this memo is a table outlining the differences in present and future procedures for a developer to get a license for rowhousing.

Here are the recommendation;

- 1) Does rezoning need to go to Council? (Present) YES (Future) NO
- 2) Who makes decision? (Present) COUNCIL AND CITY PLANNING (Future) CITY PLANNING
- 3) Can Community influence for rowhousing? (Present) YES (Future) NO
- 4) How much time to get approval? (Present) 10-15 MONTHS (Future) 4-6 MONTHS
- 5) Cost of Application (Present) \$6,000 (Future) \$1,400

In the above information I am noticing that the citizens of Calgary do not have any say or opinion that the City Mayor and Councillors want to hear. In remembering the development for Highland Golf course if some concerned citizens would not have pushed for a water study prior to development there would have been serious consequences. THE CITIZENS NEED A PROCEDURE TO FOLLOW TO VOICE CONCERNS.

Upon further investigation it appears that the developers are getting leniencies that in my eyes are giving them the upper hand. For example; the time line for approval of permits has been shortened considerably, the cost of permits is considerably less. At no time did our Mayor and Councillors take the citizens of Calgary into consideration when they increased the taxes. The developers do not have to supply proper parking for each unit that they build. Reason being is this would reduce the number of units that they are able to build. (in other words this would cut into their profits) In the City Charter there is a provision for inclusionary housing as a way for the city to require developers to provide housing units, land or money that the city could use to increase non market housing (low cost housing) However, the City has never enforced this ruling because they are afraid it would hinder development in the city. Again I feel this is siding with developers. Also make me wonder if they used it would this city be in the housing crisis as it is presently?

Yes I know we need developers, but at what cost?

We need our City Mayor and Councillor's to hear us for once!



Public Submission

CC 968 (R2023-10)

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First name [required] **Heather**

Last name [required] **Pianalto**

How do you wish to attend?

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

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

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

[required] - max 75 characters **7.2**

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning to R-CG in our neighborhood, and especially on the 22 Avenue block between 18th and 19th st NW will have a negative impact on the community. Having 2 schools (St. pius and Capitol Hill School) bring lots of foot traffic and vehicle traffic multiple times throughout the week. More traffic from parking and commuting, poses risks to children and families who walk to school. It is understandable to zone busy streets, such as 20 AVE and 24 AVE to create higher density and more housing, but not the small streets that families utilize to bring their children to school.



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First name [required]	Kim
Last name [required]	Buller
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	Planning Matters - Land Use Designation (zoning) amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Rezoning Letter - Buller 4-15-2024.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Kim & Andrew Buller
2743 Cannon Road NW
Calgary, AB T2L 1C5
403-919-6800
kimmobach@yahoo.com

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

April 14, 2024

Dear Sir or Madam,

We are writing to express our strong opposition to the proposed changes to the RC-G zoning laws in the City of Calgary. As a resident deeply invested in the well-being and integrity of our community, we are specifically concerned about (1) the potential negative impacts of allowing duplexes and multi-family residences in areas where only single-family residences were previously permitted, (2) the ineffectiveness of the blanket rezoning to actually mitigating the housing crisis, and (3) the lack of a true voice given to the residents of Calgary about the proposed changes.

While we understand the need for affordable housing options and the importance of accommodating population growth, we believe the zoning amendments will have detrimental effects on the character, environment, and quality of life in our neighborhoods

First and foremost, the proposed changes threaten to alter the fundamental fabric of many of our traditionally single-family residence, residential areas. Single-family zoning regulations were put in place to preserve the low-density nature of our neighborhoods and promote a sense of community cohesion. Allowing duplexes and multi-family residences in these zones risks disrupting the established character and harmony of our communities. Personally, when we bought our first home in Calgary, we chose a neighborhood in the city that had single-family homes and was relatively quiet and peaceful. We came from Vancouver, and the dense living, noise, parking hassles, and crowding were too much for us and caused a lot of frustration, to the point of actively pushing us to move away.

Your proposed amendments also overlook the interests and concerns of residents who have invested in single-family homes under the existing zoning regulations. Changing the rules to allow duplexes and multi-family residences in our neighborhoods are going to undermine the stability and property values that homeowners rely on when making long-term decisions about their investments and their families' futures.

While the proposed changes may aim to address affordable housing needs, they do not present a comprehensive solution. Simply allowing higher-density housing in established residential areas does not guarantee affordability. True affordability requires a multifaceted approach that includes targeted policies, incentives, and investments in social housing, mixed-income developments, and transit-oriented development. What in effect is bound to happen after the blanket rezoning in currently single-family residence neighborhoods outwards from the city centre, is that developers are going to buy up properties, split them up and build new homes that STILL cost a lot and are prohibitive for the residents you are actually trying to help. A \$900K infill is not affordable for lower-income residents. Nor is one for \$700K, which are few and far between (if any) in the central areas of the city. Nor are rentals on newer properties, often owned by 'investors', that still can charge incredibly high rents – up to several thousand

dollars per month - for an individual or family on the lower end of the income spectrum this in no way is a solution. It is a reality that building costs remain extremely high, so any renovations or new builds inevitably are going to have high price tags.

I am on the Board of a local charity that works with new immigrants and low-income residents, and rezoning (and the subsequent building of new housing anywhere and everywhere) is not the best solution to providing adequate and affordable housing. This is a widely held view among those I have talked to that are involved in this sector. Many experts have better ideas to solve housing affordability rather than blanket rezoning.

Although all of your print communications and advertisements say that Calgarians have a voice, you have not actually provided a way for us to have a voice. Attending a hearing or sending you a letter when it appears that you have already decided the outcome is not what we expect from honest and open leadership, values we trust you espouse. This issue was not a major issue on the City Council or Mayoral election platform that we nor other Calgarians likely prioritized when you were voted in. This is such a major issue that it should be put to actual Calgarians for a referendum or vote, not just a vote by Council.

We strongly encourage you to allow all Calgarians to have a direct vote on this matter, or at least do us the courtesy of running on such a platform so we can make an informed vote on our leadership.

You still have the chance to make this right and allow Calgarians a true voice through a city wide vote.

Thank you for considering our concerns. We trust that you will prioritize the well-being and interests of all residents as you evaluate the proposed amendments to the RC-G zoning laws.

Sincerely,

Kim & Andrew Buller



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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First name [required] Fenglan

Last name [required] Mei

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Arbour lake community 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 disagree city of Calgary's strategy for my area - arbour wood close



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First name [required] **Danielle**

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 **Blanket Re-zoning**

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed zoning changes.

Do Calgarians support more housing? Yes. Do they believe that achievement of that goal should be punitive to existing homeowners? I haven't met a single homeowner that is supportive of this strategy.

Council has mocked Calgarians that are opposed to "blanket zoning." Walcott called many Calgarians selfish and Ms. Gondek wondered why people in established single family home neighbourhoods would contemplate "mass uprisings" when those that own homes in greenfield communities have not. If Ms. Gondek doesn't understand that purchasing a home in a community "eyes wide open" that has mixed housing forms is different than purchasing a home in a neighbourhood of single family dwellings is like comparing apples to oranges, that's a big problem and certainly leaves me believing that this Council is ill-equipped to make an informed decision on any matter.

Council has been disingenuous on future plans for the City. Communities that have been forced to undergo the LAP process know that blanket zoning is just the tip of the iceberg. "Four stories plus" is the next step for many of our neighbourhoods. Council has also failed to tell Calgarians that this "blanket zoning" omits certain properties with DC zoning like the homes in upper Mount Royal.

Council should negotiate a fair, individual deal with Ottawa to receive the \$230 million (this is not a very significant sum when considering that the costs of building the Central Library and new event centre).

I contacted my Councilor's Office hoping that they would be able to provide a clear case study in support of upzoning - they were unable to provided any information to prove that blanket up-zoning would indeed address affordability and "missing middle" housing.

This Council was NEVER given a mandate to re-zone the entire City. The Mayor received 175,000 votes in the last Municipal election. A grassroots, recall movement garnered 70,000. That is a clear message. I am not comfortable with this Council making a life-altering decision for myself and my family.



Public Submission

CC 968 (R2023-10)

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

There's limited evidence of consideration to maintaining and improving current neighbourhood's strengths. Where do people meet and create a sense of community if there are large buildings with limited greenspace or common areas? Where do people park cars if there's no planning for this with higher densification?
What happens to trees that are essential for CO2 mitigation and backyards where birds and other wildlife live?
Has there been thought about increased flooding if whole lots are built on leaving no land where water can percolate down?
Will there be increased school spaces with increased population? Please answer these in a legitimate way. There may be less opposition if concerns are appropriately addressed and real planning done for these issues before forcing this upon citizens.

ATTACHMENT_02_FILENAME
(hidden)

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

In opposition:

- street parking is already limited
- increased traffic produces more noise and pollution
- possible decrease in property value
- strain on infrastructure
- in my particular area of Calgary, increased population on the same size block WILL increase crime



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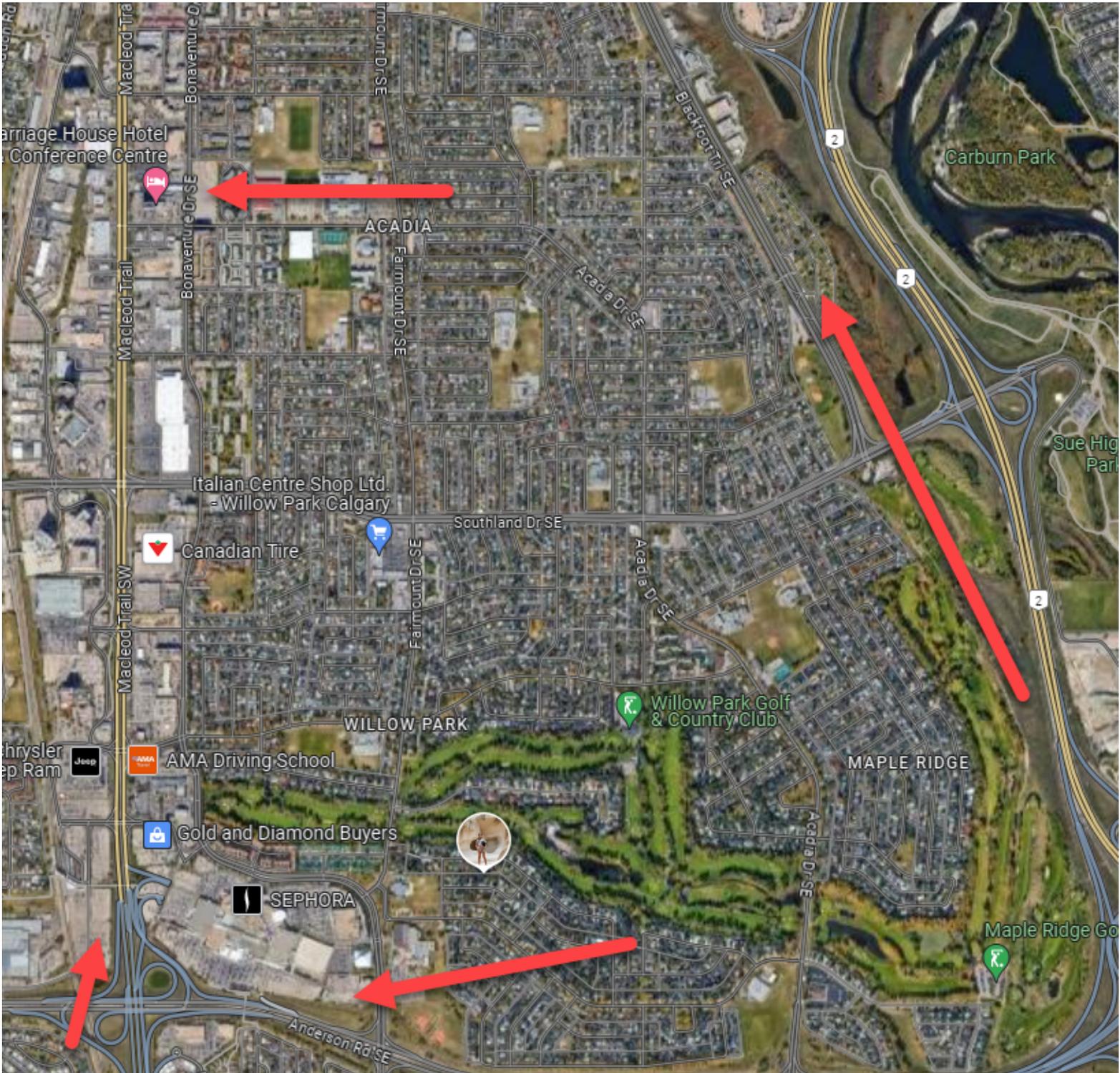
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First name [required]	Tyler
Last name [required]	Majcher
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed Rezoning (Agenda item not available at time of submission)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Development Opportunities.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

Please consider this a submission against the proposed blanket rezoning. The role of elected officials is to represent their constituents and work to make the city a better place for all its citizens. Is the city growing? Yes? Do we need to look at growth opportunities within the existing boundaries? Yes. Does this mean we potentially flip ALL existing communities on their heads? No. As a resident of Willow Park there are opportunities for growth but it will not be released by sticking our heads in the sand letting developers run wild. Buying up mature homes and converting them to multi-family in the name of making a \$ does not help the city build a better place to live. There are unused large parcels of privately owned land in the neighbourhood that would be prime townhome spaces within walking distance of all amenities but these are not being developed. In the attachment I have shown prime community development spaces but since the city cannot force these they are going to legally bind the citizens to absorb what they believe is right. At the end of the day, listen to your constituents and make the right choice. Uncontrolled growth is not sustainable.





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First name [required]

Gail

Last name [required]

Sjonnesen

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 land use Re-zoning for residential I properties

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in favour with important CAVEATS : I am not a NIMBY. I am not opposed to higher density in urban areas with established services. I believe it is necessary and intelligent, this will lead to less urban sprawl and less pollution due to commuters not driving longer distances to get to work or services.it will also alleviate our housing crisis.

CAVEATS:

1. New builds will not exceed current set back rules, also "set front" rules are needed so as not to dwarf existing homes and block their light and line of vision.
2. Mature trees will not be removed unless absolutely necessary, if so replaced with similar mature sized trees.
3. Each home must have at least one parking space in the driveway and one space directly in front of the home.
4. New homes do not exceed the height of existing homes
5. Homes are in keeping with the character of the neighbourhood and comply with any covenants in place.
6. Construction of said homes will be done Monday -Friday 7 am -6 pm and not on weekends and holidays unless between 8 am and 12 pm. Residents need peace and quiet and not stress from constant construction.

I live in an established 55-60year old neighbourhood with high value homes with high taxes. We have been living on our street for 35 years and worked hard making many sacrifices to afford a home in this community. We hope to live here another 20 years. We enjoy the quiet park like setting and our sunny south facing backyard and sitting on our patio to enjoy the sun to the west in the evenings. We do so all year long. The enjoyment of our home/property CANNOT be compromised due to imposing new homes. The city of Calgary must have clear and enforced building bylaws that will respect the existing homeowners rights to enjoy their homes to the same degree as they do now with regard to existing sun exposure .
With increased density on quiet streets speeds should be reduced to 30 km/hour to protect residents and especially children residing and/or moving in to the community.



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First name [required] Charles

Last name [required] Pollhaus

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters We do not feel the City Mayor and Concilers should now force Rezoning on Us

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Jane

Last name [required] Kendall

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 29, 2024

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

[required] - max 75 characters Blanket Rezoning for housing in Lake Bonavista Community

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)

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.



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First name [required]	Trevor
Last name [required]	Russ
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	Public Hearing Meeting of Council on Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Derrick

Last name [required] Hunter

How do you wish to attend?

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

Date of meeting [required] Apr 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) April 2024 letter to council.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

To the Mayor and City Council

We are writing to express our extreme concern with the “Housing and Affordability Task Force” Recommendation 1(d) currently under consideration at city hall. The re-zoning of the entire city as R-CG amounts to expropriation without compensation. Citizens purchased their properties under rules that were long-established and well-understood by buyers; to now change these rules with the inadequate consultation that has occurred, is odious. This constitutes a major change which was not in the election platform of any Councillor. If approved, it will only further diminish the already low regard of City Council in the eyes of Calgary citizens.

We are both born and raised Calgarians with nearly six decades of residency under each of our belts. We have dedicated significant time and resources to supporting the quality of life in this city; having established both the Hunter Hub for Entrepreneurial Thinking at the University of Calgary and the Converge Mental Health Coalition.

We also have three grown children in their twenties. Our hope for them is to be able to build a good life in this community, if this is where they choose to be. We appreciate the challenges that younger generations are having in acquiring property but we recall that our first property purchase as a newly married couple in 1993 was also a stretch. Indeed, if you adjust the price we paid for our starter home in Strathcona Park, for inflation and the change in mortgage rates since then, the carrying costs of our first house is about equivalent to a house currently priced around \$600,000 which is very close to the current local average.

Our point is that the challenge of establishing a toehold in this real estate market is not new. It has ebbed and flowed over decades. What is new is labelling it a “crisis” and proposing radical responses which will surely not resolve the matter and which will undoubtedly introduce many unintended consequences.

The Calgary housing market is constrained by a lack of skilled tradespeople, not a lack of land to build on. Calgary is surrounded by developable land that this city administration slow walks through approvals in pursuit of a densification fantasy that doesn’t meet the needs of the market. At the margin, this proposal will shift construction from suburban land towards inner city re-development, resulting in overtaxed utility systems, inadequate parking and all sorts of messy streetscapes. It will reduce the construction rate of detached houses with yards, which is what young families desire. It will not create “affordability”.

This is a poorly conceived plan. Given the enormous implications, it has received insufficient public discussion. If this council truly believes that blanket re-zoning is the way to go, it should defer voting on this matter until after the next election when each supporting council member will have the opportunity to include it in their election platform.

Sincerely

Derrick and Mona Hunter



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First name [required]	Mike
Last name [required]	Fisher
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	citywide rezoning proposal
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	opposed to blanket CalgaryRezoning for April 22 2024 council meeting.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please see attachment. Blanket rezoning as proposed will only increase single family home prices as supply decreases with more infilling, failing to provide a solution to affordable housing. I, along with thousands of Calgarians opposed to this unsupported step, want to see case studies particular to Calgary that supports this sweeping zoning overstep. Also, rezoning will create only small secondary suites unsuitable for families at more than \$1,500 monthly.

April 5, 2024

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

To Calgary City Council,

I am writing to express my strong opposition to, and concerns with the City of Calgary's proposed blanket rezoning as proposed in its "Home is Here" housing policy. I believe that this change will have a significant negative impact on my community of Varsity specifically, and on the City more broadly. In particular, I believe the change will have a deleterious effect on the character of our neighbourhoods, place undue strain on existing infrastructure, and ultimately decrease the housing options available to Calgarians. It also conflicts with the reasonable expectations of homeowners who have purchased property based on existing zoning rules.

A blanket decision to, according to my understanding, allow for up to eight housing units to be placed on a single lot in my community would drastically change the feel of Varsity, and of similarly affected neighbourhoods. Varsity is known for its mature trees and landscapes, and quiet, community feel. I appreciate that it is a place where parents feel comfortable allowing their children to play on the roads and in the parks unsupervised, and I believe that this is because we, as neighbours, know and look out for each other, and because traffic on the side streets is low. Rezoning to allow for four, or even eight times the number of housing units on an individual parcel of land would inevitably increase traffic and noise, and make it more difficult for residents to know all of their neighbours. Construction of such houses would likely require mature trees to be removed, and itself cause noise and inconvenience, potentially for years at a time, as different lots within the community are redeveloped.

Existing infrastructure such as main roads and electricity lines in Calgary are already often at capacity. Varsity Drive, for example, is already congested every day during school drop off and pick up, and vehicles on Shaganappi Drive is bumper to bumper at key times of day. Streets in my area were built to accommodate the volume associated with single family homes, and I cannot envision how much worse the traffic could become if potentially eight times the amount of people and cars were expected to use them. Parking is already difficult at times, and the proposed rezoning offers no solutions for where additional cars could be accommodated. I am similarly concerned with the impact rezoning would have on existing utilities such as sewer, water, and power lines, which were installed with the needs of single family homes in mind. The recent rolling power outages in the Northeast illustrate the very real risks that can occur when demand for services exceeds supply. The proposed rezoning could also tax the capacity of parks and other recreation services in neighbourhoods that were not built with higher density developments in mind.

When one buys a property, one assesses many variables and chooses the area that best fits one's needs. The purchase of a home is one of the most significant and expensive decisions one makes in life, and for many people, their home is their primary asset. The purchaser of that home has a reasonable expectation, based on neighbourhood zoning, of what living in that community will continue to be like in the future. This proposal dramatically and unfairly alters those reasonable expectations. Moreover, the proposal would ultimately restrict the ability of a resident to live in the type of community he or she desires. At present, one can choose a high, medium, or low density neighbourhood. Blanket rezoning would fully eliminate the option of low density neighbourhoods, and potentially make Calgary a less desirable place for future residents to live.

For the reasons above, I urge the City to reconsider its blanket rezoning plan. It is a precipitous "solution" that I fear will cause significant future difficulties, and undermines the rights of existing property owners. I recognize that Calgary is expanding and some urbanization is inevitable, and even desirable, but this proposal is not the answer. Our city's growth must be managed in a way that respects the character of existing communities, comports with existing infrastructure, and reflects the wishes of current property owners. A more nuanced approach is needed, and I trust that the City will work to find one.

Thank You

Mike Fisher

fishbytr@hotmail.com



Public Submission

CC 968 (R2023-10)

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

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First name [required]

Tom

Last name [required]

Hampton

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Re-Zoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning may have its merits, but I am very concerned that you and others on Council voted to take away the rights of individual property owners by not allowing a plebiscite or referendum on this very important matter. In so doing you and the others are implying that you, as a collective, know better than the property owners and citizens, who have bought and paid for their homes, what is best for them and are substituting your values and wants for ours. Rezoning also appears to be a method of extracting a larger tax revenue out of the same physical area. I believe that this decision is driven more the councils need to spend rather than show a considered level of restraint in these tough times. I am 75 years of age I was born in Calgary and have lived here my entire life but I am saddened that I may have to consider leaving the city because of the Tax and Spend practises of this Council and Councils from 2010 forward which have made living here unaffordable. The taxes on my home have risen from \$4700 in 2012 to \$7800 in 2023 which is a 60% increase over 11 years and based on the most recent spending spree will rise again to \$8500 this year. These are substantial increases for people on fixed incomes. In addition, while not on the topic of rezoning, I now am required to pay additional fees this year to park on the street at my home, when does it stop. This is only a few of the many examples where the cost for all services has increased, and in my view, the level of service has decreased substantially. Council needs to get a handle on their spending practises and stop seeking new ways to tax, the well is dry.



Public Submission

CC 968 (R2023-10)

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First name [required]

Kenneth

Last name [required]

Friesen

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Scott

Last name [required] McLeod

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against the blanket rezoning. I understand the need for further homes in Calgary, although chose to move to a community that was of low density to support my children. I feel that the blanket rezoning may dramatically alter the characteristics of the neighborhood that I chose to live.



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First name [required]	Bonnie
Last name [required]	Petrowitsch
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	Proposed Land Use Amendment - provide input on rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a property owner of 40+ years. I moved to Calgary as a young professional adult and carefully selected my home in a community consisting of individuals with similar values, hard working Calgarians investing daily in our families, home improvements, communities and neighbours to make our city one I was always proud to be part of. When we purchased our home we chose an R1 zone with the understanding this was a life contract not one we would be bullied out of with a handful of elected individuals. This proposal is undemocratic and exceeds the mandate of the present City Council. It was never part of any election platform in the last 2021 election. This would be the most significant change to Calgary's planning policy in decades. A plebiscite, aligned to what our alderman was supporting, is first required so that all Calgarians may decide whether or not city-wide rezoning should proceed.

When did we as citizens decide that a group of people at city hall, most of whom you have never met, get to say, "We don't care what the zoning rules were when you bought your house, we know better and we are changing them." Zero concern for parking impact or local traffic safety issues coming from these elected individuals pushing this through, not ok.

The role of council, in addition to the business of police, fire, parks, etc., is in no small way to include the protection of our investments as citizens. The rules should not be changed at the whim of eight or nine people without regard for the history and the security that we have counted on to protect our investment.

The reality is new builds are going to be more inherently expensive due to them being new, and of course land value factors into that. But developer profit and what they are choosing to build I.E. a luxury duplexes with marble countertops needs to be considered as well. If we truly want housing affordability, density, profit and design we all need to be in the conversation and be aligned on what it all looks like in "our city" not just determined by eight individuals on an elected term.



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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please accept this submission in response to the public hearing on rezoning residential areas in Calgary. Although I concede there is a need for additional affordable housing and agree a variety of housing modes are preferable in a community, I do have concerns regarding this blanket rezoning.

A. Parking is already an issue in many communities. At present, our neighbours own nine or ten cars attached to a single-family home - adding three or more families to that plot of land would make finding nearby street parking nearly impossible. The potential for solid lines of parking on both sides of residential streets would also make it difficult to maintain two-way traffic in some locations.

B. Additional families in a community would also mean additional noise. Many who have purchased in single family home communities are seeking a quieter environment than that of higher-density inner city communities. The addition of dozens of more people into a community has the potential to change that significantly.

C. Moving from single family homes to multiple family housing would also put a strain on utility usage, particularly sewer and electric. These systems are 40 or 50 years old in some communities and increasing base usage dramatically could have negative effects. It would be extremely disruptive and expensive to upgrade these systems on a community-wide scale, which would mean it would likely not happen until there were significant issues and negative effects on many community members.

D. An additional concern is the reduction of the tree canopy. Tearing down a single family home to rebuild a multi-family home tends to require cutting down many, if not all, existing trees on the property. In many established communities, there are multiple mature trees on each property. To fit a larger building means taking out those existing trees and losing the room to replant. Given current climate change issues, the potential to lose much of the city's existing tree canopy seems counter-intuitive. This would also contribute to raising temperatures within the city itself.

E. The potential for extreme vertical properties next door to existing homes would impact sunlight reaching the original properties. A three-story townhouse next to a post-war bungalow could eliminate most, if not all, available sunlight. This could negatively impact mental health and privacy and eliminate the ability for some homes to install solar panels, etc.

Thank you for your consideration.



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First name [required] Donald

Last name [required] Dufault

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME (hidden) resized IMG_2920.jpg



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

resized IMG_2921.jpg

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

I attach two pics of the situation that this poor landowner faces: two large developments going up on each side of this property. As a resident of Varsity Acres, I fear that allowing this rezoning will take away all possibilities of avoiding such a dilemma happening in this neighbourhood. Also, increased density will create a parking problem, and higher density will not reduce rents for lower income people, or lower prices for those in the market wanting to buy a home.



CONCRETE

Twvek

JLG





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First name [required] Janet

Last name [required] Niebergal

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 We are against rezone to 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)



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First name [required]	Philip
Last name [required]	Handcock
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	Proposed Amendments to the Land Use Bylaw 1P2007 LOC2024-0017, CPC2024-0213
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Handcock-No to blanket rezoning.docx
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

No to blanket rezoning.

- 1) No to blanket rezoning.
- 2) Proposal biased towards newcomers & ignores the long-term residents who have made the City home.
- 3) It will have no short-term & marginal medium-term impact on non-market housing.
- 4) It has taken away funds (\$950,000) & manpower from addressing critical issue of non-market housing.
- 5) Eliminates public hearing process so removes opportunity for homeowners to have key input.
- 6) Should not be one blanket policy fits all. Totally fails to account for different characteristics of established neighbourhoods.
- 7) Complete waste of time. Council has clearly made up their mind.
- 8) Do not believe Administration will accurately report comments & they are definitely not impartial. They will not bite the hand that feeds them.
- 9) Growing evidence that blanket rezoning is not the solution e.g., Chicago, New Zealand.
- 10) "However, new housing stock will not provide genuine housing affordability — as we encourage new construction, we create inflationary pressures in the labour market and material." George Chahal, 2024-04-06
- 11) Stop pushing equity unless you put your money where your mouth is. Yes, R-CG in established communities is similar to the R-G district in developing areas. However, new communities are planned with a range of housing types. If you want equity this must be stopped.
- 12) Take a group of established neighborhoods and you will find diversity of housing types.
- 13) Makes a total farce out of the LAP procedure. Westbrook LAP 3 years, 31 public engagement sessions, over 44,000 packages mailed out. What a waste of time & money!
- 14) Process is too rushed. Need much more time to fully evaluate & for more people to understand the implications.
- 15) Should delay until 1P2007 is revised (note comments at CPC meeting March 7th & City Building Program).
- 16) Spruce Cliff. One \$650k bungalow replaced with two infills priced at \$1.2mm each. How is this helping to make houses affordable?
- 17) Rosscarrock: New R-CG row houses average \$750,000. How is this helping to make houses affordable?
- 18) Info session board #4 shows new build assessed prices of detached, semi-detached & row houses at \$1,640,000, \$903,000 & \$586,000. CREB 2023 benchmark prices are \$675,783, \$604,933 & \$399,008 respectively. So, either new builds are far more expensive & less affordable OR city assessments are way too high & rezoning is nothing more than a tax grab (or both!).
- 19) Assessed prices based on 2018 – 2023 Median value. This is totally misleading. Need data for each year as more recent costs significantly higher.
- 20) While it may increase the amount of market housing (cf Auckland), it will not result in more affordable "missing middle" and will not reduce rents. See housing data on Auckland & speech by Christopher Bishop, Housing Minister, 2024-02-27.
- 21) Build more houses => costs decrease => more people move to Calgary => costs go up.....
- 22) Major cause of housing problems are Federal immigration & interest rate policies.
- 23) Will make price of single-family homes far more expensive as less will be built.
- 24) Many established neighbourhoods do not want this. See Westbrook LAP Phase 3 What we heard report, p. 11. 83% were opposed to small-scale homes on midblock lots.

- 25) Statement “opportunity to live & remain in the same community” not true for many. If Wildwood becomes like Killarney I for one am moving.
- 26) If funding from Housing Accelerator Fund reduced because no zoning changes, use money from Climate Emergency & other wasteful items. Only small \$ amount – see original Rezoning for Housing, p. 9
- 27) Do not buy the comment that there will be no impacts on utilities, parking etc. What about community access?
- 28) Street parking will be an issue. Many use their garage for storage, not parking. What about plug-ins for street-parked EV’s?
- 29) Lot coverage for R-CG & H-GO significantly higher than most existing R-C1 & is a major issue.
- 30) It will result in an increase in crime in many areas. Wildwood 90% R-C1, 11 crimes/1000 people, Rosscarrock 16% R-C1, 49 crimes/1000 people.
- 31) Housing Strategy had no representatives from established communities & totally biased in make up & recommendations.
- 32) Neither 2023 Housing Needs Assessment nor Home is Here included any technical support for their recommendations.
- 33) Needed questions with responses that could be quantified & are more than 500 characters.
- 34) Not enough time to complete meaningful what we heard report before April 22nd hearing.
- 35) Benefits developers. See CPC Attach 1, pp 10-11. They will not pass on any savings.
- 36) Westbrook LAP no R-CG on certain road patterns. See Increasing Housing Choice, p.11, Ltd Scale Map. Again, should not be blanket rezoning.
- 37) Climate risk – what about destruction of mature trees & shrubs, higher lot coverage & paths for secondary suites, demolition of house & more to landfill, impact of making new materials?
- 38) Need to focus on main streets & TOD’s.
- 39) Don’t force this on residents of established communities when 6 ha near Westbrook LRT station has been undeveloped for 10 years. Potential housing for at least 3,000 people.
- 40) Should have sent out survey with all the mailouts to affected R-C1 properties. HATF survey out of date.



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

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

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

First name [required]	Leah
Last name [required]	Dsouza
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	No blanket rezoning. We moved away from downtown for peace and quite.
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)



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Julie

Last name [required] Vickery

How do you wish to attend?

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

Date of meeting [required] Apr 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 Zoning Amendment

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

While I understand the need for more housing, this Rezoning Amendment seems to be in direct contradiction to our more long term approach which we have spent many dollars on and is called the "Green Line". The destruction of our neighborhoods that were built for the existing infrastructure with this new ad hoc approach is not aesthetically, economically or a carbon footprint responsible way of building the future of this city! The green line should have new communities built with new technologies and infrastructure along with being aesthetically beautiful! As an aside, have apartments with three or four bedrooms built with the idea that families would have the room to reside there long term. I guess to sum it up, I object to this short term, knee jerk approach to looking at a solution to a single issue and not the long term consequences to the future of this city that will inevitably lessen community satisfaction to all Calgarians! Thank you for listening!



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First name [required] **Curtis**

Last name [required] **Downs**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Public Hearing on Planning Matters**

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my concerns regarding the proposal to remove zoning restrictions city-wide, aimed at increasing housing supply and reducing costs. While I understand the intentions behind this proposal and the housing needs in Calgary, I believe there are critical factors that need to be addressed before such a significant change is implemented.

Lack of Concrete Evidence: The council has referenced a study from New Zealand suggesting a 7% increase in housing supply over 5 years after the removal of zoning restrictions. However, an external analysis of this study revealed that market factors played a more significant role in the increase, rather than the removal of zoning restrictions. It is crucial to note that this appears to be the only study referenced, and there is a lack of other real-world evidence indicating that the removal of zoning restrictions would indeed benefit our city.

Lack of Public Consultation: This issue impacts every Calgarian, including non-home-owners. It is concerning that this issue was not part of discussions during the last civic election, and thus, citizens did not have the opportunity to voice their opinions or concerns. Given the broad impact, citizens should have the right to make their voices heard, either through a plebiscite or at the next election. Passing such a motion without appropriate consultation with the public undermines the democratic process.

Impact on Infrastructure: Many neighborhoods in Calgary are already stretched in terms of infrastructure capacity. Increasing density without a thorough study of its impact on parking requirements, sewer and water lines, and the overall quality of life in neighborhoods could lead to significant challenges. Has the council conducted a comprehensive study on these impacts, including potential cost implications for replacing and upgrading infrastructure?

In conclusion, I urge the council to reconsider the proposal to remove zoning restrictions until a more thorough analysis is conducted, including consultation with the public and a detailed study of the infrastructure implications. It is essential to make informed decisions that benefit the city as a whole and address the concerns of all stakeholders.

Thank you for considering my concerns.



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

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First name [required] David

Last name [required] Hawkings

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Concerns:

Reduced choice: 18% of housing in my ward is single family. Further redevelopment will reduce that number making it almost impossible to choose a single family house.

Max density not clear: 75 units per hectare has been communicated but is not a useful metric to anyone outside the planning world. After looking into it, I understand that up to 5 attached houses could be built on a 50 ft lot and each could have a secondary suite resulting in up to 10 units. It is a bit late but that needs to be made clear to the people of Calgary.

Schools: Inner city schools are bursting. Our local k-9 school has announced a lottery for admission of new kids in the community. The local high school looks likely to do the same next year. Education is a provincial matter but the city needs to make space available. If we plan to allow 10 times the number of dwellings, are we also allocating space to multiply the number of local schools? Or will we start bussing kids out?

Environment: More density equals fewer trees and loss of canopy exacerbating the urban heat island effect. This will result in more A/C, health issues for residents who can't afford it and an overall degradation of our physical environment. More housing also results in less permeable ground area with lower capacity for absorbing flood water.

Mental health: Many residents of single family houses are not wealthy and have limited housing options. The anxiety caused by higher density development on neighbouring lots and the associated community impact will strain the mental health of many of those people.

A better way:

LAP: The local area planning process was a good strategy for increasing supply in a context-sensitive way that involved communities in the process. Blanket rezoning is, effectively, an abandonment of that. Let's bring it back and accelerate it.

City land: There is ample undeveloped space in Calgary, much of it city owned. We should be making every bit of developable land that is available to developers to build affordable housing which can be leased (long term) at a price excluding land value to ensure long-term affordability.

Laneway / backyard / secondary suites: The ability to add suites to an existing property could significantly improve supply and help people afford their mortgages.

This city is often regarded as one of the most livable in the world. That didn't happen by accident. Let's not throw that away with a panicked response to the current situation.

A [REDACTED] Deazeley

March 23, 2024

City Clerk's Office
Calgary City Office
700 Macleod Trail SE
Postal Station M
Calgary
Alberta
T2P 2M5



Attention: City Clerk's Office

Ref: A [REDACTED] Deazeley: Roll number [REDACTED]

Dear Sir:

I am totally opposed to the forcing of the Citywide *Rezoning* activity.

I note that a plebiscite on rezoning was considered by many as a convenient and honest way to resolve this contentious issue. The *Rezoning* as proposed will very likely cause much animosity among the tax payers. Unfortunately the City has made a practice of wasting tax-payers' money and this *Rezoning* initiative has the appearance of being yet another such occasion. The complaints that your office receives will be many and I see no point in re-mentioning these now (as I see them, at least). Might it not be better to apply this new *Rezoning* initiative only to new subdivisions? By this means at least the purchasers will know what they are buying into and not have it 'rammed down their throats' later.

I plan to attend the next council meeting. I presently live in Ward 11.

Yours truly

[REDACTED]

A [REDACTED] Deazeley

File: [REDACTED] city of calgary 20240323a.doc

[REDACTED]
Calgary, Alberta
[REDACTED]

Residence: [REDACTED]
Better number to call is [REDACTED]
Email address is [REDACTED]

March 20, 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



Response to Proposed Zoning Amendment

To Whom It May Concern:

It is nice to improve housing opportunities. However a city wide zoning change is too drastic a change, unneeded and unfair to those who acquired homes in good faith, depending on current zoning rules for their neighbourhood.

If the city council really wants to make meaningful change, but be fair to all parties, they should just have a review of the current rules to amend zoning. We believe there can be significant improvements and streamlining of the current rules. If this goes well, then further changes could be contemplated in due course.

We believe that any zoning change as drastic as what is proposed should not be decided by council, but by the citizens of Calgary. That could be done at little cost at the next civic election.

Thank you for your consideration of the above.

B [redacted] and B [redacted] Lenzin
[redacted]

April 4, 2024

Delivered Via Fax – 403-268-2362

City Council
Calgary Municipal Building
800 Macleod Trail SE
Calgary, Alberta
T2G 5E6



Re: Public Hearing on Planning Matters

Dear Members of City Council,

We are writing to voice our strenuous objections to the proposed changes to the City's Land Use Bylaw in terms of the impact on our neighbourhood.

We are residents of the Bayview community which is located just south of the Glenmore reservoir and have owned our home since [REDACTED]. We purchased our home in Bayview because of the very comfortable feel of the neighbourhood. Bayview is a small district with lots having a typical frontage of 80 feet and homes having a size of 2,500 to 3,500 square feet. Apart from a condominium development located at the northern end of the community, all homes are of the single family type with double attached garages. This gives the community a very spacious and uncrowded feel with very little street traffic as there are no through streets.

The proposed amendments to the Land Use Bylaw have the potential to dramatically alter the character of our neighbourhood as the potential for multi-unit housing exists under the new rules. It is not uncommon for homes to be demolished, even though most were constructed in the 1970s, and new and somewhat larger homes to be erected. Under the amended bylaw it would be possible to demolish a home and construct a multi-unit building on the lot. This would completely alter the character of the neighbourhood.

The value of the homes in Bayview and in many similar communities is predicated on the assumption that the character of the neighbourhood will remain unchanged. If the potential for the construction of multi-unit buildings on the lots within the neighbourhood exists, that would very likely diminish the value of the existing homes. As a consequence, there is a real possibility that the new bylaw would have a negative effect on the value of our home and thousands of others in a similar situation. In other words, the City would be expropriating value from these homes without compensation.

Although it is not an iron rule, legislation with retroactive effect is not generally passed by lawmakers. For example, changes to building codes typically only apply going forward and do not require all existing

City Council
April 4, 2024
Page 2

buildings to comply with the new code requirements. Similarly, land use changes, e.g. setbacks etc., do not apply retroactively. The change to permitted uses in an established neighbourhood would have an effect of going back altering the building scheme for that neighbourhood inasmuch as it would change the rules after homeowners had already made their investment decisions based on the assumption that the fundamental character of the neighbourhood would remain the same.

While we understand the need for more housing in our fast-growing city and the desire for greater density, we would submit that blanket changes to the permitted land uses affecting all communities in the city is not the way to achieve this goal. Rather, the City should consider increasing density in areas where it is appropriate, such as along transit corridors. In the south end of the City the logical place to do this would be along McLeod Trail.

We sincerely hope that the members of Council will give serious consideration to rezoning the City on a more selective and rational basis and not across all neighbourhoods and give due consideration to the fact that communities each have their own character, a quality that ought to be preserved.

Respectfully,
[REDACTED]

By [REDACTED] and J. Peters

Calgary, AB
[REDACTED]

April 1, 2024

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



Dear Sir/Madam,

RE: Objection to Citywide Land Use Re-zoning

We, the owners of [REDACTED] Calgary, want to express our strongest and most vehement objection to the city's proposal of citywide Land Use Designation amendment. The original land use designation was put in with detailed thoughts of building a community to suit different housing needs of different people. When we bought our land and built our house, there is an underlying agreement and approval of how the land use has been designed for our property and our community. This blanket rezoning destroys all the thoughts and planning not only for my property but also for my community.

Also the original planning designs for a certain number of residents in a particular area and now this rezoning can multiply the number of residents stretching out resources like schools and medical facilities, crowding roads and causing parking concerns

In addition, it will create disagreement between neighbors as the decision of any one of my neighbors can directly impact how my community is being developed. Each for-sale sign put up will therefore create anxiety for homeowners on the street. That is totally unfair and unacceptable.

We therefore request that our objection be recorded and included in any discussion of this city's proposal.

Thank you.

Your Truly

[REDACTED]

C [REDACTED] Hui

[REDACTED]

D [REDACTED] Hui

[REDACTED] Calgary AB [REDACTED]

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

BY FAX: 403-268-2362

April 1, 2024

RE: Blanket Re-zoning Calgary-Public Hearing Submission- Objection

Whilst I agree that something needs to be done to address a huge immigration-in-flow-caused housing shortage in our city, **removal of everyone's property rights is a flawed, short-sighted and ineffective solution.** Other ideas must be considered by this council, if it is not willing to consider how our current infrastructure cannot support this concept.

I also want to clearly state that this current council has **NO MORAL MANDATE** to act upon this rezoning. This issue clearly needs to be voted on by the citizens/taxpayers/voters of this city, as it will affect over 850,000 single family home dwellers.

De-zoning a city has been shown to not achieve in practice what it does on paper, if council was to research this model more fully. It's inherent failure in other cities such as Dubai, London, and Edmonton are examples of it's failure. Cramming stacked condos onto single lots will not miraculously cause rents to drop to "affordable" levels in all areas of the city. The hydro and utilities will also not be in place for servicing lots with as many as 12 new units where one or two units had previously been. **The infrastructure lag will become a huge problem.** Communities will be destroyed due to "dog's breakfast" types of housing. **It is strong communities that build a strong and healthy city.**

Tearing down existing dwellings is costly, and wasteful, particularly when the Mayor has declared a "climate emergency" and the need for citizens to pay for paper bags at fast food restaurants and banishing straws. Think of all the building materials piling up in landfill with hundreds of sound homes being demolished for cheaper and quickly build stacked homes. It does not make sense and shows the Mayor and her council to be hypocritical and dishonest.

There are areas in the city that welcome density and the city is continuing to sprawl. The 30% vacancy rate in office buildings in the downtown core could be used for density housing.

The **blanket removal of property rights is not the right thing to do.** At the very least, it should be an election issue for public voting. If Mayor Gondek is confident it is a good move, let it be voted on and let's hear from Calgarians who would be making the sacrifice and taking the loss of enjoying the communities in which they have worked hard to afford to live.

Respectfully submitted,

C Morgan





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

BY FAX: 403-268-2362

April 1, 2024

RE: Blanket Re-zoning Calgary-Public Hearing Submission- Objection

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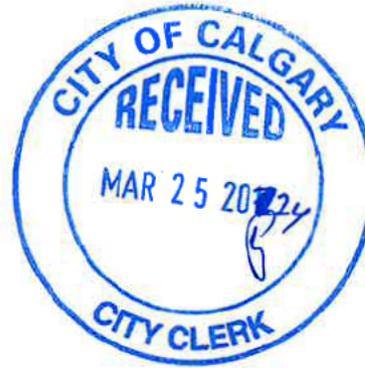
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Respectfully submitted,

G Morgan





March 18, 2024

The City of Calgary
700 MacLeod Trail SE
PO Box 2100, Postal Stn "M"
Calgary, AB T2P 2M5

To City Council.

Re: Comments to your Land Use Designation (zoning) Amendment

I am not opposed to higher density; I am actually opposed to unnecessary urban sprawl and spending our tax dollars inefficiently.

I feel strongly that density should be concentrated around LRT-serviced communities first, including new planned communities with an LRT link, versus established communities with no real public transport link, such as Lakeview, Altidore, Glendale, etc.

I live in Lakeview, and we continue to face much uncertainty and therefore stress surrounding our quality of living in and near our neighborhood:

-Our community has a bus line (not a Max) and no easy link to LRT or the Max. I prefer not to take the bus due to the frequent stops and transfers to get anywhere.

-Our community has only 2 exits – Crowchild Trail and 37th Street. Frequent Crowchild/Glenmore and 37th street road closures resulted in an increased volume of traffic locally along 66th Avenue and 64th Avenue, both of which are near schools, with many non-local drivers not abiding speed limits/playground posted speeds.

-The Crowchild to Glenmore overpass' poor design means that many vehicles enter our community to U-turn on Crowchild to avoid delays caused by accidents on Glenmore and the congestion caused by the sharp bend of the Crowchild to Glenmore fly-over. This poor design and Glenmore Trail's high number of collisions result in more vehicles entering our neighborhood, drivers making illegal U-turns, and problems for Lakeview residents exiting our community.

-The Stony trail ring-road development west of Lakeview has increased traffic, traffic noise (including motorcycle and car racing in the late and early hours), garbage, and pollution. I realize that such a road needed to be built but I also know that building it also removed the moratorium on SW home building and as such, would bring more road traffic close to Lakeview's doorstep.

-Lakeview had enormous and unsightly utility towers built along 66 Ave to allow for power distribution to the Stony Trail ring-road and adjacent related areas west of our community.

- Uncertainty of Tsu-Tina's Taza Park development on the west side of Lakeview. Lakeview residents are facing many years of construction, construction dust, construction vehicles, and road detours. As this is Tsu-Tina land and not City of Calgary land, Lakeview residents have very limited information on or say about any of this development. The proposed Taza Park housing development may increase our community population by as many as 13,000 new residents and potentially as many cars.

Given my points above, It is therefore my wish that Council appreciate the past and current stress that the Lakeview community is under and that this rezoning from R-C1 to R-CG is just adding to this stress. Until such time as Tsu-Tina completes its development, and we can reassess, I, along with many of my neighbors, hope to keep our RC-1 designation, or increase it to only an RC-2 for those lots on a bus line.

Furthermore, any RC-2 construction should be limited to 2 regular stories as many of us are investing or looking to invest in solar panels and having 3 story buildings block sunlight is not conducive to us looking at investing in these new energy technologies.

Sincerely,

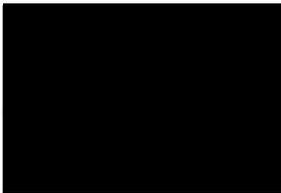
[Redacted Signature]

C. Mellor

[Redacted Address]

FAX 403 268 2362
CITY OF CALGARY (REZONING)
FROM W [REDACTED] AND S [REDACTED] HERTLEIN
[REDACTED]

WE ARE BACKING ONTO THE GOLF COURSE WITH NO ALLEY,
WE ARE AGAINST REZONING IN MOST CALGARY LOCATIONS,
REASONS WHY: IN MOST CASES REDUCE PROPERTY
VALUE: FOR MOST SENIORS INCREASED TRAFFIC + CHILDREN
AND ADDITIONAL NOISE, POSSIBLE ACCIDENTAL FRICTIONS:
PARKING ISSUES: YOU ALREADY FACE THAT ISSUE:
FIRE SAFETY IN OLDER AREA (WITH NO HIGH WIND)
THE FIRE DEPART CAN MAINLY CONTAIN THE FIRE
TODAY ON FIRE. NEW AREAS IN MOST CASES
TWO TO THREE HOUSE RUINED. IN THE CASE OF
DUPLEXS OR FOUR PLEXES THE NUMBERS OF
INDIVIDUALS THAT ARE OUT INCREASE
SUBSTANTIALLY.





W [REDACTED] Wacko
[REDACTED]

Calgary, AB
[REDACTED]

April 2, 2024

City of Calgary Council Members
City of Calgary

Re: Blanket rezoning

Dear City Council Members,

I am writing to express my opposition to the proposed blanket rezoning as outlined in the letter I received from the City of Calgary.

As a homeowner and residential real estate agent in the City of Calgary for the past 27 years, I have tremendous concern that blanket rezoning, if adopted, will have serious implications to property values in our city, including my own home. I also believe this initiative will not solve the housing shortage we are currently experiencing in our city. On a very personal note, my husband and I purchased our home in Willow Park specifically because we knew we would always be surrounded by nothing but single-family homes. I believe we need to respect and uphold the zoning decisions that were in place at the time our home was built so to insure the preservation of our investment.

The current housing shortage is, indeed, a concern. I believe further dialogue, discussion and consideration is necessary to preserve current homeowners' investment interests while achieving the goal of greater housing supply for the City of Calgary. In my opinion, it is not appropriate for city council to vote on such an important, complex and impactful issue without further consultation with experts as well as Calgary homeowners. An issue as important as this one, should at the very least, be put to a plebiscite.

Thank you for allowing me to submit my concerns regarding this serious issue. I trust council members, after careful consideration will chose a different approach to blanket rezoning.

Most sincerely,



We [redacted] Wacko



NOTICE OF PUBLIC HEARING ON PLANNING MATTERS
calgary.ca/development

02 0 0048789*

W [REDACTED] WACKO; W [REDACTED] WACKO
[REDACTED]
CALGARY AB [REDACTED]

Why did I receive this letter?

The City of Calgary has initiated a citywide Land Use Designation (zoning) amendment to implement the Home is Here: The City of Calgary's Housing Strategy approved by City Council on 2023 September 16. The proposed Land Use Designation amendment proposes to redesignate your parcel to the Residential — Grade-Oriented Infill (R-CG) District.

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calgary.ca/rezoningforhousing

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Can I review the application in more detail?

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Learn more at: calgary.ca/rezoningforhousing or 403-268-5311

A [redacted] Stagg

[redacted]
Calgary, AB [redacted]
[redacted]



Attn: Calgary City Council,

I am not in favour of the proposed zoning changes in Calgary's "Home Is Here" housing strategy. Increasing housing density (more semi-detached and row housing) requires planning for:

Parking

Schools

Public transit

Sewer and water

Roads

Fire halls

Green spaces, Parks and Recreation facilities

Zoning should remain a neighborhood-by-neighborhood decision based on infrastructure needs and capabilities.

The Homeowners Association where we currently live already consists of Semi-Detached dwellings which make an efficient use of the property with no room for adding additional buildings without demolishing the existing.

[redacted]
A [redacted] Stagg

SENT BY

AN [REDACTED] VORNBROCK

[REDACTED]
CALGARY, AB. [REDACTED]

City of Calgary Council,
Counsel Chamber,
Calgary Municipal Bldg.,

April 8, 2024

re: notice of amendment of my property to R-CG
Status

To Whom This Concerns,

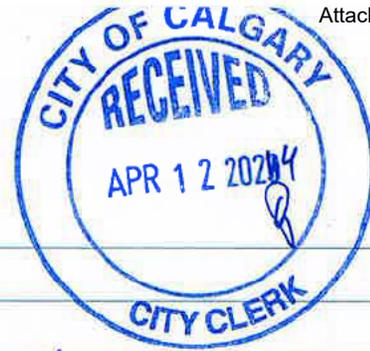
This re-designation brings up very specific concerns for myself. They are as follows:

Garbage:

The garbage situation is already beyond appalling in my area of the NE. This re-designation, without conditions, would make it 10 times worse. Already, multi-family properties here already have worsened our garbage problem. The city, for some absurd reason, quit picking up the g. black bins weekly changed to every 2 weeks just a few short years ago. This led to 2 things, more garbage on the streets & back alleys; people using the blue & green bins for black bin garbage.

For anyone who would suggest that "there is no problem" are invited to travel up & down 44th Ave. between 36th Street & [REDACTED] 43rd St. to see the sorry state of our front streets & back alleys. It's already ridiculous - without intervention & ~~adding~~ adding more people per sq. ft., it's only going to get far worse.

The solution is a simple one. The city council approves the removal - weekly - of our black bins and multi-family homes must rent a 2nd/3rd black garbage bin to accommodate their heavier use of garbage workers & volume of waste.



(2)

Snow Removal:

At present-zero! (a truck going by every 5 or 6 weeks on our residential street simply pushing snow to either side of their blades is not the least bit helpful - creating a single lane is simply dumb at best)

More density of people - more cars and trucks - more residential snow problems.

If council wants approval to open our residential area to higher human density, they can add proper snow removal on residential streets to the city budget.

Back Alleys:

Back alley "road care" has seriously diminished over this past 10 years. Not only are they overfilled with overflowing black bins already, the increased vehicle traffic using them are turning them into mud pits with large grooves everywhere.

If council wants to allow for a higher people density they must reinstate regular graveling / grading of our "back streets."

Changing residential zoning designations is only okay when the city also does their part to ensure the higher population density does not erode - more than it is already - the state of our neighborhood.

Sincerely, [Redacted Signature]

Sunday April 7th 2024

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



Ref: Planning Matters

Dear Sirs,

We are in receipt of your notice of public hearing on planning matters; a copy attached and we would like our response incorporated into the record as we oppose a blanket rezoning for the purpose of densification of housing.

In [REDACTED] we built our house in the upscale community of The Hamptons specifically because most of the homes were large expensive single-family detached homes with multiple parks and green spaces that enhanced the neighbourhood. From the beginning in 1990, the developer, Tirion Properties, was very specific with the architectural controls such that the community would retain its exclusive nature and thereby each house would retain its value. Even to this day, The Hamptons is a sought after community because all of the homes are built in this style and retain their value.

The changes now proposed by the City of Calgary to rezone for dense housing and to exclude our rights to protest a development. That is contrary to the character of The Hamptons and would lead to the degradation of the value of The Hamptons and we oppose this initiative.

Please log our opposition of the rezoning plan into the record of public hearing

Thank you

[REDACTED]
B [REDACTED] & M [REDACTED] Cameron

Calgary, Alberta [REDACTED]



NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

calgary.ca/development

02 0 0127512*

R [REDACTED] C [REDACTED] M [REDACTED] C [REDACTED]
[REDACTED]
CALGARY AB [REDACTED]

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Learn more at: calgary.ca/rezoningforhousing or 403-268-5311

April 10, 2024

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



Mayor Gondek, Members of Council

Re: Blanket Upzoning Public hearing April 22, 2024

I am writing to share my concerns about the proposed blanket upzoning and to ask that you please **do not** apply R-CG to Regent Crescent NE.

Regent Crescent was part of the 1950s newly established Canada Mortgage and Housing Corporation initiative to help returning veterans find housing. There were a total of about 300 lots. The 50 on Regent Crescent were mostly 50 by 100 feet (15 by 30 meters). At first the houses were rental and later sold by CMHC. I think this is a good example of successful “affordable housing”.

Over the years the area changed – trees and children grew. In the 70s a kitchen addition, or foyer was added on some houses and people built garages. There might have been some basement suites. A few larger additions and the odd new build happened in the 90s. In the early 2000s some of the 1950s row houses were demolished, large houses built and our first semi-detached appeared. We all understood that a 50 foot lot could be subdivided or have a basement suite – 2 units per lot. Recently backyard suites were built and suites allowed in an infill on a half lot. Under our current R-C2 zoning we fit the new April 2024 Federal goal of “four units as of right”.

Housing on Regent Crescent has gone from its 1950s one dwelling on one lot to four dwellings on one lot. Along with the increased size of the building (with smaller side and rear yards than the 50s) the vehicles have increased in both size and number.

The RC-2 required two stalls per dwelling that often end up in a garage which does not seem big enough for more than one vehicle and a lawn mower. The smaller half lot frontage barely parks a truck so street parking is scarce for visitors, taxis and delivery vans. It seems that most people in each dwelling unit have two vehicles, some three and some one. So where there was one dwelling and two vehicles now there can be four dwellings and eight vehicles. Regent Crescent is congested with vehicles parked on both sides of the street. It turns treacherous in winter when it becomes a one lane road.

I understand that the broad goal is that folks will, in the future, have fewer cars but we are not there yet – it is too cold, transit is mediocre we are car/truck people. Maybe a reward for not having a car (like a free bus pass, Tax reduction etc.) would help but for now most dwelling units have two vehicles.

The proposed R-CG blanket zoning change from 4 to 12 dwelling units, 8 to 24 cars, 12 to 36 bins, 45% to 60% coverage with the loss of trees and permeable land is a drastic imposition for this crescent. The

parking requirement in the proposed R-CG of only half a stall per unit and none for a backyard suite is a disruptive punishment for neighbours.

In conclusion:

- Increasing affordable housing is best done through non-profit groups like the Calgary Housing Company and Habitant for Humanity.
- Regent Crescent is not a through street so should not be treated in the same way as grid streets.
- Upzoning from 4 units to 12 units is intrusive and the RC-G troublesome requirement of only .5 of a parking stall per unit needs to change.
- There is still plenty of potential to increase density with the existing R-C2 district.
- Upzoning would result in the potential loss of trees and permeable land.

Please:

- Abandon the proposal for city wide blanket rezoning and please **do not** apply R-CG to Regent Crescent.
- Ensure that the rules for each district require at least one on site parking stall per dwelling unit, including secondary suites and backyard suites.

Sincerely

B Etherington



CALGARY AB

OFFICE OF THE CITY CLERK.
700 MACLEOD TRAIL SE
CALGARY, AB.



RE: CITY WIDE LAND USE DESIGNATION

TO WHOM IT MAY CONCERN:

PLEASE INCLUDE A REASON IN THE ABOVE PROPOSAL THAT EXPLAINS HOW THE ADJACENT, NEIGHBOURHOODS WERE ABLE TO RECEIVE ADVANCED NOTICE OF THIS PROPOSAL AND WERE ABLE TO USE THE LEAKED INFORMATION TO FILE CAVEATS TO EXCLUDE RESIDENCES FROM BEING ALLOWED TO ADD BASEMENT, GARAGE, OR MOTHER IN-LAW ADDITIONS TO THE PROPERTY?

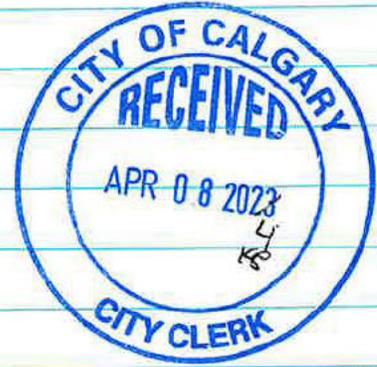
WHAT WAS CREATED WAS A FEW SPECIAL COMMUNITYS THAT ARE NOT SUBJECT TO THIS BLANKET PROPOSAL.

THIS RAISES TWO CONCERNS, WHILE I UNDERSTAND THIS CAVEAT IS NOT LEGAL, THE DEVELOPER WOULD NEED TO CHALLENGE IT AND INCUR EXTRA EXPENSE.

- 1) HOW DID THEY GET ADVANCED KNOWLEDGE?
- 2) HOW WILL THIS COUNCIL DEAL WITH THIS IF IT CATCHES ON IN OTHER CITY ZONES.

B. LAMONT

Calgary



Office of the City Clerk
313 - 7 Ave S.E.
700 Macleod Trail
SE P.O. Box 2100 Postal Str. M.
Calgary T2P 2M5.

Thanks for letting us know of the proposed zoning changes in our neighborhood. This is a very disappointing change for a number of reasons.

Firstly, it will have an environmental impact on our city. There are many mature trees in our neighborhood that should be kept as the city claims to be concerned about climate change and thus our tree canopy is very important.

Secondly, there is the issue of parking and transportation. Putting 7 units on our 50' lot is possible but not advisable. Where will people park? The public transportation from our neighborhood of Lakeview (North Glenmore) has gotten worse not better with the recent changes. #18 Bus used to go to MRV before going downtown to the Bay. Now #66 goes over to 37th & MRV. now it takes close to 50 mins to get D.T. Driving takes 10 minutes.

Thirdly, we are projecting water shortage and it could get much worse with Climate Change. We should not be encouraging non stop growth in this city, do we really want to have the same problems as Mexico City?

p. 2.

We are old people who have lived in our bungalow, built 1960, since [REDACTED]. We plan on staying in our home as long as possible. I have seen other houses removed and new and bigger ones replacing them. I anticipated this happening to our property, but not a multi-family ~~and~~ complex of 6 units and a lane home. This new zoning will not affect us as we will be in the old people's home or the grave. I feel sorry for my neighbors if our property is sold to a developer and they build the maximum number of units on our lot.

Having grown up in Europe and having visited many times and used their public transport, I do believe in a better Public transport ^{ation} system and a denser core to our city. There is plenty of land along major roads and in the core that could be developed. I do not believe that changing the zoning for all neighborhoods is the answer.

Please reconsider these zoning changes.

Yours truly,

C [REDACTED] BORNEMISZA.

[REDACTED]



C. [REDACTED] Campell
E. [REDACTED] Bahry

25 March 2024

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

RE: Opposition to Rezoning [REDACTED]

Dear City Clerk;

We are the residents of [REDACTED] and are directly affected by the proposed redesignation of our parcel to 'residential – grade-oriented infill (R-CG) district.' We request that the City of Calgary reject this change and maintain the current zoning for [REDACTED] for the following reasons:

- 1) The entire north side of [REDACTED] opposite our home already includes rowhouses; thus achieving the objective of increased density. Those rowhouses extend from [REDACTED] to our west for the full length of a city block to our east. Again, the objective of increased density has already been achieved on our street.
- 2) Vehicle parking associated with those rowhouses is an existing issue on [REDACTED] with vehicles often parked in front of our home on the south side of [REDACTED]. This is because of the lack of street-side parking in front of the rowhousing on the north side.
- 3) Converting detached homes on the south side of [REDACTED] into infill homes will impact the already limited street parking available to the rowhouse residents, let alone the residents of future infills on the south side. One only has to drive into neighbourhoods overcrowded with infills such as Marda Loop, West Hillhurst, Renfrew, Bridgeland and Parkdale to see the parking implications of high-density homes on opposite sides of the street. Respectfully, the City has overcrowded those neighbourhoods by proliferating infills to the detriment of those neighbourhoods.
- 4) A further implication to the City of rezoning [REDACTED] will be the inevitable collisions between city buses and parked cars that will occur every snowfall as city buses fail to summit [REDACTED] eastbound. We've witnessed buses get stuck in front of our home repeatedly and careen towards the curb; where cars will undoubtedly be parked if the City rezones this street to allow for infills.

We are not insensitive to the housing concerns the City is facing due to population growth. To ameliorate that concern, we urge the City to first consider large and underutilized parcels of land and get numerous homes built there quickly. For example, the Viscount Bennett School and adjacent Richmond Green space have been vacant for years, as has the former CBC space on Memorial and North Hill Mall as well. These large spaces should be developed quickly where more homes can be built to resolve the housing concern than would be by rezoning [REDACTED]

[REDACTED] is already home to considerable increased density on its entire north side for the length of a city block. These rowhouses have achieved the purpose the City is intending, without the

detrimental implication to an already challenged parking scenario that changing the zoning would surely compound.

Should you have any questions about our submission, do not hesitate to contact us.

Sincerely,



C [redacted] Campbell



EV [redacted] BAHRY

April 14, 2024

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



Dear Sir/Madam,

RE: Objection to Citywide Land Use Re-zoning

We, the owners of #1707 615 6 AVE SE Calgary, want to express our strongest and most vehement objection to the city's proposal of citywide Land Use Designation amendment. The original land use designation was put in with detailed thoughts of building a community to suit different housing needs of different people. When we bought our land and built our house, there is an underlying agreement and approval of how the land use has been designed for our property and our community. This blanket rezoning destroys all the thoughts and planning not only for my property but also for my community.

Also the original planning designs for a certain number of residents in a particular area and now this re-zoning can multiply the number of residents stretching out resources like schools and medical facilities, crowding roads and causing parking concerns

In addition, it will create disagreement between neighbors as the decision of any one of my neighbors can directly impact how my community is being developed. Each for-sale sign put up will therefore create anxiety for homeowners on the street. That is totally unfair and unacceptable.

We therefore request that our objection be recorded and included in any discussion of this city's proposal.

Thank you.

Your Truly

[REDACTED]

C. [REDACTED] Hui ✓

[REDACTED]

D. [REDACTED] Hui

[REDACTED] Calgary AB [REDACTED]



ε

March 26/2024

Re Blanket Rezoning our City!!!

Calgary City Councillors

What a terrible idea this is. Destroying our character /older neighborhoods under the pretense of needing affordable housing is so sad almost funny !! If allowed to proceed none of these new structures will be AFFORDABLE. It will be more about developers increasing their net worth!!

We have lived in the community of Mayland Heights for almost [REDACTED] years. Just imagine the struggle back in [REDACTED] this family had to earn enough dollars to be able to afford a house in a single family zone. Now City Councillors come along [REDACTED] years later and say to bad - so sad. We are changing the rules. Almost sounds like something illegal!!

No one is allowed to take something from someone for just no reason other than they now would like it this way !! Allowing Federal Government to dictate local rules and laws justifies nothing. We paid extra for this lot !!!

Allowing 11 meter structures - could be on either side of our 1000 SQ bungalow is insane !!

If allowed - first would be removing existing structures to allow digging a massive hole a few feet away from our property and basement walls. Then construction would begin on these monstrosities. Our streets would be overwhelmed with construction vehicles and debris. The noise and activities would be unbearable. It would probably be a year of hell for anyone living next door to anything like that. A year may not sound like much to some of you younger City Councillors who are away from their houses all day working - but to a couple of well over [REDACTED] year olds - it would be HELL!!!!

Cannot believe in this day and age anybody would think that 8 or more suites would only have 4 cars as only 50 % parking is only needed. Many households have at least 2 or even more vehicles. Not at all unusual. Clearly this City Council is not thinking this through. As no one owns the street parking would be impossible in front of our own

property for family and visitors many who have mobility issues .

With the Federal government wanting everyone to eventually have electric vehicles , exactly where could these be plugged in with such restricted parking ??????

Anyone who thinks very few of these renters/ owners will not have their own transportation are wrong !!

Our property -yard would be always shaded with these monsters next door . Privacy in our backyard would no longer exist. Enjoying a quiet summer afternoon with family or friends would be history !!

Every level of Government incourage Seniors to remain in their own homes as long as possible. That was our plan - however with this insane idea destroying our lifestyle which I would like to remind ONCE AGAIN - WE PAID EXTRA FOR IT BACK IN [REDACTED]!!!

These older/ character areas houses many seniors . This City Council should represent all citizens especially ones who have paid taxes for many - many years.!!

If we really have this "Housing Crisis" why was Midfield Park allowed to just sit there for a few years before making any attempt to clean it up???

Midfield park was affordable housing until the City Councillors evicted them in 2018 !! That land should have multiplex dwellings on it by now and kept for AFFORDABLE HOUSING and not turned over to developers to even allow some single family houses as seems that is what the plans show. Only affordable housing should be allowed to be built on those 24 acres!!!

Denying us a plebiscite is almost impossible to believe on this so very important matter . This is way more important than Flouride and the Event Center.

It was also very disappointing to see our Mayor so happy the vote on the plebescite had been defeated . Right there she was telling us the Public Hearing is a joke and only to satisfy the Municipal rules. Many on this City Council including our Mayor have no interest on what taxpayers concerns will be when the Public Hearing takes place April 22/2024 . It will just be a formality they have to go thru. What happened to Democracy??? Many City Councillors forget where their pay cheques come from !!

IT WILL BE LIFE ALTERING FOR MANY !!!

VOTE NO TO BLANKET REZONING !!!

D. Temple

[REDACTED]

J. Temple

[REDACTED]

[REDACTED] Calgary AB [REDACTED]

[REDACTED]

Date: March 21, 2024

Page 1 of 2

Office of the City Clerk,
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station "M"
Calgary, AB. T2P 2M5



RE: D [REDACTED] Edwards + R [REDACTED] Edwards
mailing Address: [REDACTED]
Email address: [REDACTED]

Please see copy of Notice of Public Hearing on Planning Matters included herein.

Issues and concerns will be discussed herein in joint form:

1. Canada is governed as a democracy. Firstly, this rezoning of Calgary properties including our property is a major undertaking and should be addressed by holding a plebiscite to determine whether the rezoning should be considered and undertaken.
2. Rezoning creates the possibility of increased density. Increased density will increase traffic congestion. Our city lacks adequate infrastructure such as roads, bridges, schools to sustain current population much less increased density in population in our communities.
3. Increased population density will result in additional vehicles and traffic with additional parking on the streets. We presently have limited areas to park on the streets and could not sustain any additional parking requirements.

Court re: Rezoning Issues in Calgary:

4. Rapid Transit in Calgary is still in the development stage in some areas. For instance, the Green Line as proposed near us has not been constructed and is years away from completion and available for public use, so the population will be driving and traffic congestion will increase if more people reside in each community.
5. Noise Pollution will increase with higher density in all communities.
6. With increased traffic congestion, increased noise pollution, strain on current infrastructure, negative effect on lack of parks, schools in each community, the increased density will negatively effect our home prices and values. We the citizens will lose value on our homes.
7. Multi-family housing built in communities should be constructed in dedicated areas of that community so that chaotic designs are not intermingled throughout the community causing a negative effect on our homes.
8. Generally in the burbs, the infrastructure constructed was for single family homes, most of us when we purchased our homes in "Good Faith" assumed the community would remain predominately as single family dwellings (homes).
9. By increasing density in older communities the number of schools will not be adequate to house possible increased enrollment.
10. With high vacancy rates in downtown Calgary we should convert more older office buildings to multi-family residences, Belt line areas could have their density increased and this would not require additional vehicle traffic to reach downtown areas.

Yours Truly,
D. Edwards

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS
calgary.ca/development

02 0 0112322*

R [REDACTED] EDWARDS; D [REDACTED] EDWARDS
[REDACTED]***Why did I receive this letter?***

The City of Calgary has initiated a citywide Land Use Designation (zoning) amendment to implement the Home is Here: The City of Calgary's Housing Strategy approved by City Council on 2023 September 16. The proposed Land Use Designation amendment proposes to redesignate your parcel to the Residential — Grade-Oriented Infill (R-CG) District.

Please visit the following website to learn more about the Rezoning for Housing project and look up your address, learn your existing zoning, your proposed zoning, and view a map of your parcel.

calgary.ca/rezoningforhousing

As the owner of an affected property, you are hereby advised that City Council will hold a Public Hearing in the Council Chamber, Calgary Municipal Building 800 Macleod Trail SE, at the Public Hearing Meeting of Council on **Monday, April 22, 2024**, which commences at 9:30 a.m. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene at 1:00 p.m. on the next business day, or as otherwise directed by Council.

Can I review the application in more detail?

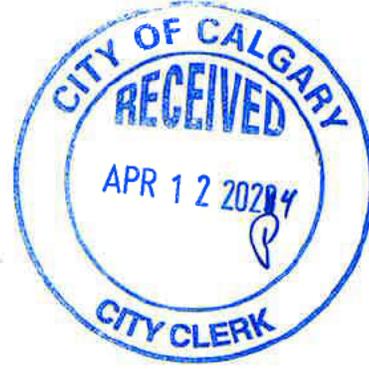
An official copy of the proposed bylaws and documents relating to these items may be inspected between 8:00a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 -7 Avenue SE. To request viewing of the official documents, please contact the City Clerk's Legislative Coordinator at PublicSubmissions@Calgary.ca or by phone at 403-268-5861. For ease of reference, electronic copies will be available on The City of Calgary website: Calgary.ca/PlanningMatters. The information available on the website is not provided as an official record.

Can I submit my comments to City Council?

If you want to submit comments concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), **Monday, April 15, 2024**, shall be included in the Agenda of Council. Submissions must be addressed to the Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5.

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at calgary.ca/PublicSubmissions.

April 8, 2024



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

I am completely opposed to the rezoning plans put forth for the city of Calgary.

When my husband and I bought our property in the NW, we chose it for several reasons. It was a nice residential area. Our house sits on a 50 ft lot with a lovely back yard for children to play and an area for a vegetable garden so we can produce our own organic vegetables. Also, there are lovely trees, now about 40+ years old that are healthy for the environment.

We worked extremely hard and did without vacations that others enjoyed, so we could pay our mortgage and maintain our property in which we took great pride. It has grown in value which will be of benefit to our children and grandchildren. Now the city plans to rezone which means the possibility of large developments on either side of our home. This will surely devalue our property and block the sun to our backyard. I don't believe the city has the right to change the rules. We bought and cared for a home in an R-C1 zone. That is what we should continue to have.

Where will the possible 8 or more residents on either side of us park their cars? Not everyone can take city transit to work. Many require their vehicles for work, carry tools, and you cannot bring home a week's supply of groceries on city transit.

Furthermore, Calgary is a lovely city with attractive residential areas. A hodge podge of structures in an area will be ugly.

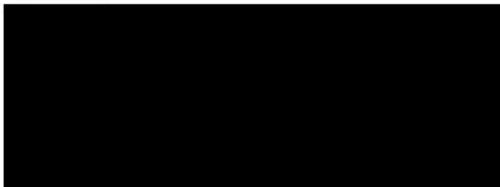
Also, if the city is attempting to provide affordable housing, this will not do it. Fourplexes built in existing communities will not be affordable.

There can be a mixture of different buildings in a community. A block of duplexes, or a block of fourplexes would look OK, but not a mixture on any street of single family homes, interspersed between and overshadowing smaller structures. This would look dreadful. You're planning to destroy a lovely city with a plan poorly thought out.

Please reconsider. Changing the rules after someone has invested in a property that they proudly call home is not fairness.

Sincerely,

D. [REDACTED] Boehme



D [REDACTED] Brown
[REDACTED]
Calgary Alberta [REDACTED]

March 21, 2024

Office of the City Clerk
The City of Calgary
700 Macleod Trail SW
Calgary, Alberta T2P 2M5



Reference: Monday, April 22, 2024, Public Hearing on Planning Matters

Dear City Council, Mayor Gondek, and Councillor Chu,

I am opposed to the redesignation of my property to R-CG, and I am also opposed to the blanket rezoning of Beddington R-CG. I am also opposed to the city's ongoing non-enforcement of secondary suite rules, and it's proposed further relaxation of secondary suite rules. However, I am in favour of the city enforcing its existing rules.

In my area, a house just four doors from me at [REDACTED] burned down to the ground, due to a fire started in an illegal basement suite, fortunately no one perished. This happened one year ago and the house remains unlivable.

In my opinion, re-zoning of properties to R-CG, with single-detached, semi-detached, secondary suites and rowhouse-style housing, will increase the risk of fire damage throughout our neighbourhood. Due to R-CG, I will also suffer loss of my neighbourhood quietness due to dog barking, and traffic, plus loss of street parking and sunshine on my home.

Unfortunately, city budgets directly equate percentage population increase to percentage property tax increase, and also directly equate percentage inflation rate to percentage property tax increase. Reference: "Calgary budget 5.2% proposed property tax increase for city homeowners". Livewire dated November 8, 2022.

I am also opposed to any increase in city taxes as you already have raised them.

I am also opposed to any form of rezoning, secondary suite development, or any other development within my neighbourhood as I can foresee more criminal cases within our neighbourhood.

Please reconsider your decision of rezoning.
Keep this rezoning to new communities that you are building throughout the city.

Thank you

[REDACTED]
D [REDACTED] Brown
Property owner and taxpayer

18 March 2024

To Calgary City Council:

Re: The City of Calgary's Housing Strategy

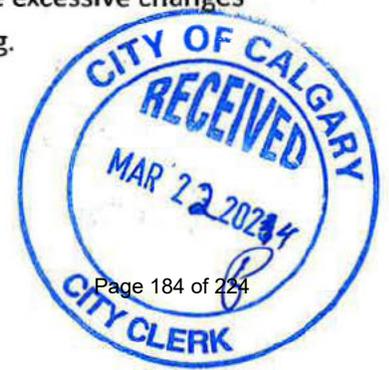
After reviewing the information provided by the city, I am utterly **opposed** to its Housing Strategy of 16 September 2023. I am in favour of laneway housing, secondary suites, and multi-generational housing when these are thoughtfully undertaken by homeowners for the use of the family or families living on the lot. The provision for **up to twelve separate units to replace a single-family residence** is an entirely different matter, and my objections are as follows.

1. The excessive number of units allowed under the new zoning rules creates a **significant incentive for property developers** to raze single-family homes. As developers recoup costs and take profits, **the price of both single-family residences and the units that replace them will significantly increase**. Space for Calgary's families will become less rather than more affordable.
2. The provisions **do nothing to help homeowners afford the cost of densifying their own property**, leaving a real need for elder housing and multi-generational living unmet in favour of cookie-cutter redevelopment.
3. Developers' profit margins will determine city planning, as the least expensive single-family homes vanish and the most expensive are protected by the higher cost of re-development. This will lead to **more income-based disparity in the quality of life of Calgarians**, as low and middle-income families are forced into over-built neighbourhoods, further stretching resources.
4. The excessive degree of densification will result in a **decrease of green space** for play, exercise, food-production, wildlife, shade trees, and other significant benefits.
5. **Parking problems will worsen** as one housing unit metastasizes into twelve, with as many as four secondary suites allowed *per lot* without *any* parking provision at all. The increase of traffic on roads never intended for so many cars will **increase the danger to pedestrians, including children** who have no yards in which to play.
6. **Well-built houses will be demolished** needlessly and wastefully as property developers maximize the number of new units.
7. The building of **up to twelve units per lot is equivalent to a horizontal apartment block**, no matter what the city says. Meanwhile, neighbourhood resources remain unchanged.

For these reasons, I **strongly object** to the City of Calgary's Housing Strategy of 16 September 2023. I will never vote for anyone on council who continues to support these excessive changes to zoning, and I beg the city to reconsider this nuclear option to city planning.

Very sincerely,

D. [REDACTED] Bryan



Hand Delivered April 15th, 2024.
DM

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

Re: Proposed Amendments to the Land Use Bylaw 1P2007
Bylaw 21P2024 "Blanket Rezoning"

My name is D[REDACTED] Colborne, I am [REDACTED] years of age and have lived in Calgary since [REDACTED]. I have owned residential property in Calgary since January 1st [REDACTED], continuously, for 44 years. I own residential property in Altadore and Glendale. I live in Glendale at [REDACTED] and have since [REDACTED]. My phone number is [REDACTED]. I have always paid my property taxes on time.

The proposed "Blanket Rezoning" should be put to a plebiscite vote by the property owners in the City of Calgary and not by the "City of Calgary Council". The residential property owners, who are directly and most significantly affected by the impact of the proposed "Blanket Rezoning", should decide by direct plebiscite vote and not by the City of Calgary of Calgary Council who are only elected for a short period of time. Plebiscite vote in Calgary has been used fifty or more times in the last 112 years for and to decide on the acceptability of:

Daylight Savings Time, fluoridation of our drinking water, boundaries of infrastructure, libraries, swimming pools, location of churches, hosting the Olympics, all of which are far less important and trivial, compared to the long lasting, negative impact of the "Proposed Blanket Rezoning" on the landscape, environment and the people in Calgary and quality of life.

I am a "proponent of densification" and I am "opposed to urban sprawl", which has been relentless since Lake Bonavista was developed in the mid 1960's and continues. I lived at [REDACTED] for the period of [REDACTED] to [REDACTED] with my Mother, Father, and [REDACTED] siblings, [REDACTED] brothers and [REDACTED] sisters. Our three story home provided 400 square feet of living space for each of the [REDACTED] members of our family. The City of Calgary Planning and Development personally have done nothing to reduce the square footage of the massive single family homes which have been built and continue to be built. For example: Why is there not a surcharge imposed on a home builder and then a home buyer, through taxation, whereby 500 sq. ft. per person living space is allowed and anything greater than this is taxed and the funds raised are put into an Environmentally friendly project like more public green spaces and parks. Why does the City issue building permits for 4,000, 6,000, 8,000 sq. ft. single family homes at a time when the "carbon footprint on our Environment is already out of control" The answer is that Land Developers have always controlled City of Calgary Council and City of Calgary Planning and Development.

Densification should have been mandated in Calgary 60 years ago and right up to the present time of 2024 and our footprint could still be like it was fifty years ago, when the City of Calgary boundaries were Midnapore to the South, Bowness to the West, Forest Lawn to the East and Balzac to the North. Instead we are expanding our City of Calgary footprint every year. This urban sprawl has to stop now and densification has to start now. The proposed Amendment to the Land Use Bylaw 1P2007 Bylaw 21P2024 "Blanket Rezoning" is definitely not the solution to providing more living space for people and reducing our carbon footprint. This proposed amendment is chaos and should not be mandated. The city of Calgary Planning and Development Housing Strategy should be as follows:

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

- No more annexation of land adjacent to The City of Calgary city limits, as it is now in 2024, for the next 50 years.
- Mandate the development and construction of 30 story high rise apartments or condominiums on: the existing bare land at Westgate LRT terminal.
- the Southside of Bow Trail S.W. from 26th Street to 33rd Street S.W., the vacant land on the North side of Bow Trail and West side of 33rd Street S.W. where there are 30 story high rise apartments and condos that have been there for 20 plus years.
- The City Block from 26th Avenue S.W. on the East side of 37th Street S.W. is currently under construction as the Bungalow houses were purchased and demolished by a developer in approximately 2021 and I assume this entire City block has been approved by the City Planning and Development for the construction of high rise apartments and condominiums 20 to 30 story's high.
- The neighbourhoods and communities of Bankview, Altadore, Glenbrook, Killarney, Rosscarock and several other inner city communities are already zoned R2, R4, R6 plus, and it is within these communities where high rise apartments and condominiums should be constructed as these residential areas within walking distance to LRT stations and bike rideable distance to downtown.

In closing:

Densify with high rise apartments and condominiums in communities which are already R2, R4, R6... and leave the currently existing R1 communities as R1 which will preserve the existing trees, landscape, and greenspaces. By concentrating the construction of high rise apartments and condominiums the damage and impact caused during 2 to 3 year time line will be confined to those areas. Blanket rezoning will be chaos for several more years as construction is not concentrated in one area, as one existing house after the other is demolished and then rebuilt, far less efficient, far more damaging to our existing roads, total loss of 50-100 year old trees and greenspaces, old infrastructure that is already inadequate, no space for extra vehicles to be parked.

It is for all the above reasons that Blanket Rezoning should not be applied by City Council and this matter should be decided by Plebiscite vote.

Sincerely,



D Colborne
D Colborne



Comments on Proposal to Rezone My Property and Most of Varsity from R-C1 to R-CG under the City of Calgary's Home is Here Housing Strategy

For: April 22, 2024 Council Meeting at 9:30am

By De [REDACTED] Ivany

E-mail Address: [REDACTED]

Address: [REDACTED] Calgary, AB, [REDACTED]

District: Varsity



The serious problems I see with the proposal to rezone my property and most of Varsity from an R-C1 to an R-CG designation are listed and commented on below.

1. Character Change to Varsity – Not what I Bought Into

When I moved to Calgary for work decades ago, it took me some time to decide on a neighbourhood to settle into. I looked at many neighbourhoods, and finally settled on Varsity, mainly due to the high density of mature trees in the area both lining the roadways e.g. Varsity Drive, and on the properties. Large majestic evergreens and deciduous trees with immense canopies to provide ample shade during the hot, and getting hotter, summer months. I expect this will change radically with this new designation and I will describe my concerns in #2 and #3 below.

The quiet of the neighbourhood was also a draw. This I expect will also change and I will elaborate on this in #4 below.

In your information online it states the redevelopments will 'fit into the context of the existing homes'. It is very unclear as to what that means. The rezoning to R-CG doesn't seem to fit with that statement, in my opinion, based on my comments below.

2. Green Space Degradation on Properties

My fears here were reinforced as I watch a 4-plex (hopefully the correct term) being built across from Market Mall at 4826 – 40th Ave NW. The beautiful mature trees that had been on the property were cut down, and replaced with poplars which are all that could fit on the reduced lawn space. Unlike the previous trees, these provide no shade canopy at all, which will be critical to have due to climate change.

Some cities like Vancouver have a city bylaw that trees can't be cut down on private property without an assessment. I think that type of bylaw should be created for Calgary, so healthy mature trees on properties can't be cut down, and this should apply to developers as well.

The other aspect of that property that disturbed me is that the grass was replaced by artificial turf. Yes much easier to manage, but it does nothing to remove CO₂ from the atmosphere, which is a greenhouse gas. City policy should be changed so that artificial turf is not allowed in Calgary, especially if we are serious about the 'Climate Emergency' that the city declared in 2021 when this new council was elected. To me cutting down mature trees, especially with large shade canopies, putting in artificial turf and not requiring solar panels to be placed on all new houses, which I am sure will not happen with the new homes built with this rezoning, flies in the face of Calgary declaring a 'Climate Emergency'.

I also fear that the trees lining the main roadways e.g. Varsity Drive, will be cut down to accommodate developers as they develop the properties.

All of this will detract from the natural beauty that now exists in Varsity, and its uniqueness i.e. what attracted me to the area in the first place. I fear the tree canopy will be seriously degraded in the rush to build, both on public and private land.

3. Rezoning Parks to R-CG

Although you have stated that there will be no development on parklands, I am afraid I find that hard to believe. If no development will occur, then the designation should not change. By changing it, it makes it easier for developers to potentially change that decision of 'no building' in the future. Why take our parks one step closer to development even though that is not your stated intent?

4. Density of Residences

This I can see being a huge issue! Let's use Vancouver Crescent as an example. Let's assume in this example that there are 35 houses on the Crescent with a family of 4 living in each. I will carry these 2 assumptions throughout the remainder of this letter.

With the proposed rezoning each lot could contain 'a maximum of 4 units with the potential of each unit to have a secondary suite and a backyard suite'. So, my interpretation of this, is that each lot, instead of having 1 unit as they do now, can

have potentially 12 units (4 units, 4 secondary suites and 4 backyard suites). So we can potentially go from 140 people living on the Crescent to 420. To me this is an absolutely absurd increase of population. It will most definitely destroy the quiet nature of the community.

5. Parking Problems

Right now, at least 50% of the homes on the Crescent have backyard garages. Even with that, I sometimes come home to find I can't park in front of my property as a visitor is taking up the space. Not an issue for the most part. Currently, I would guess there are about 20 cars parked on the entire Crescent at once. Again no problem.

Carrying on with the above example, I believe developers only have to provide $\frac{1}{2}$ a parking stall per unit on the lot. If developers are going to put 12 units on one lot, and we assume that each unit has 1 car, then 6 of the 12 cars will be parked on the street in front of the property. Again assuming 35 properties on the Crescent, that would increase the number of cars parked on the street from 20 to 210. That number of cars will not fit on the Crescent, even if they are parked bumper to bumper. Also many homes have 2 people working, and as a result have 2 cars, so you can increase the # of cars to 630. I know families where both parents and all the kids have cars, so now, if we assume a 4 person household, we are up to 1470 cars. Even with 1 car per unit this is not doable.

So if this proceeds, then anytime anyone moves their car, someone else will take their spot. So let's say I go for groceries in the middle of winter with lots of snow on the ground, and it's -30C. I get home, and can not only not find a parking spot in front of my house, but not on the Crescent. So now I have to park on Varsity Drive, if lucky enough to find a spot there, and carry my groceries all that distance to my house. To say it would create bad feelings between neighbours is an understatement. And as one of my friends mused, if the city proceeds with this, they better double or triple the size of the police force to deal with these conflicts.

You might argue that people will not have as many cars in the future. Maybe so, but Varsity, as well as many of the inner city districts, were not set up on an easy-to-access-by-foot concept. Although I have 3 mall surrounding me, all with grocery stores, none is within easy walking distance to carry groceries back to the house. We are not set up like many European cities where there is a corner store you can pop over to to get your groceries for tonight's meal.

This high density development should be planned either near malls i.e. in mall parking lots as what was done in Brentwood, or in new developments where these features can be built in during the planning phase. Then people move into

these districts will have less need for a vehicle. They will know the character of the district they are moving into and will have accepted that design when they moved.

To solve this parking issue, you might decide to have people pay for their parking spot in front of their home. If you are trying to get affordable housing into area, increasing the expenses in those area is counterproductive. I also strongly feel that one should not have to pay for parking in front of their own homes, which has been done in other areas of the city recently.

Also, for example, what happens if you have guests over for dinner? There will be nowhere for them to park. So are we then forced to go pick up our dinner guests and drive them to our home for the meal and then home again – that is if a spot is still free for us to park in when we return!! This sounds absurd, but this is where this proposal is taking us to!

To try to force high density housing into a district not designed for it will create all types of problems.

6. Recycling Bin Problems

Carrying on from the examples above. If there are 12 units on each existing lot, with each unit having their own black, green and blue carts, then there would be 1260 bins in our back alleys around the Crescent. Again undoable from my perspective. Even looking at a single lot with 12 units that could mean 36 bins associate with each lot. That many bins could not fit outside a single lot.

Again you might argue that people will have to just put their bins out on the day of collection and then bring them in each day. Yes 12 bins might fit behind a single property, but in the back alleys around me, most people leave their bins in the alley permanently. Unless you plan to fine people for leaving their bins out it won't work. That said, where on the lot would there be room to store 36 bins?

You might say that less bins could be assigned to a lot. Well then you run into the problem of there not being enough room in the bins for all who live on the lot. As a result, I expect a great deal of garbage/recycling would end up thrown in the back alley, placed in an inappropriate bin i.e. garbage in the blue bin, or placed in a neighbour's bin. Again neighbour conflict will arise.

Another option would be to go back to the bins in the mall parking lots. Well, after people having the convenience of bins in their back alley, this will not work.

7. Property Value

I foresee that property values can only decrease with this proposed rezoning change. The bulk of my equity is in my house, and it is what I am going to have to rely on in my retirement. I planned for decades to be able to retire comfortably, and did so less than 2 years ago. I view this rezoning proposal as potentially jeopardize my ability to live a comfortable life in retirement, and undoing the decades of planning I did to achieve that goal.

You said that property values would be monitored in your 'Frequently Asked Questions Section'. So let's say this rezoning goes through, and in 2034 you see a substantial drop in property values. What will you do? I very well doubt the city will claw back the rezoning to what it is now, or remove the dwellings that caused the problem. Once the damage is done, I do not see the city doing anything to rectify the situation. So why bother to 'monitor the situation'. To me, that statement is misleading the public, because it implies a change would be made to rectify the situation in the future.

8. Lifestyle Impacts

I can see no benefits to this rezoning plan to the current residents of an area. I see less privacy due to increased densification, I see neighbour conflicts over street parking and bins, I see an increase in garbage littering the streets and back alleys, I see inconveniences arising while trying to do everyday chores such as getting groceries, and I see increasing expenses such as paying for street parking.

I specifically bought my house because it had no garage, so I would have room for a vegetable garden – which I have grown for over 30yr. If large dwellings go up on either side of me then this hobby for me will be destroyed as there will not be enough sun reaching my garden. So the main reason I moved into Varsity will be destroyed ... now that I am retired and can enjoy it more than at any other time in my life. I am sure this reason would not be enough to stop a development next door to me – sadly.

I would have no problem with rezoning for secondary suites only on each property, which could easily double the population in the area. But beyond that, I totally disagree with the plan as it would result in too high densification.

I totally support what has been done at the Brentwood, Stadium and Northland malls, where high rises have been put in to accommodate more people in the area. Little to no green space was destroyed in the process, people living there have easy access to grocery stores and shopping, and the surrounding single family home dwellers were not impacted. I think this approach should be

continued within the city, and more developments built on the outskirts of the city with extreme densification. That way the people moving into those neighbourhoods know what they are buying into, and old neighbourhoods and their charm are not destroyed.

Shaw Webmail**Land Use Designation****From :** D [REDACTED] MELUSI
[REDACTED]

Mon, Apr 08, 2024 04:45 PM

Subject : Land Use Designation**To :** City Clerks Office
<calgary.ca/PublicSubmissions>*this email was
not accepted.*

City Clerk's Office:

We have lived in our home, in North Haven , for [REDACTED] years , as many others and find it to be a perfect area to raise a family for 'middle class' families. Some homes are now being purchased by families with small children - as an area of choice being close to schools and limited traffic. All lots are occupied with single families and there is no spaces to build duplexes, apartment buildings or condo's.

In other words - you can count on two votes from this address who are totally AGAINST REZONING .

Construction of large buildings would eliminate green spaces and trees and would then be turned into nothing but concrete to accommodate 8 - 12 cars/trucks/motorcycles - instead of 1 or 2 vehicles per private homes Many would have to park on the street or not have visitors and family come to visit. Of course the city would be thrilled to have more pay parking permits .

Are areas, such as ours, be able to accommodate water usage for a lot larger numbers using this commodity for washers, dishwashers, showers . gardens, etc. - especially in drought fears, as we are having now:

Has the city planned for sewers to get rid of all the water use ?

Would the power plants be able to carry the volume of electricity being used ?

Blanket recovery has not been thought out and if and when this happens - the small family unit - would bear the expense.

No construction company should have the right to build large high rise buildings to block out the sun and fresh air from small home owners - or to do what they want to do with the rezoning opening up to their profit making - with the cost, in several instances, to the families that have worked hard to have their own space, their own yards so that buildings can be built so close together . This has been shown in newer districts with one house catching fire and several alongside also are on fire. There is not enough fire proof regulations in place . Builders should not be allowed to take over - takes away our FREEDOM that Canada is famous for .

Yes, housing is needed for those who had to leave their homeland , but it seems that the Liberal Government is responsible for not foreseeing the needed housing, jobs , schools, health care, etc. for those allowed into this country and most of all - no security . We are now faced with crime, killing, theft, and fear of those who are foreign and trying to take over what we have worked so hard for and they feel it is their right to steal. It is not their right.

It seems that City Counsel should be more considerate of those who have paid taxes for years towards their freedom and not just bypass us to make an ungodly looking city. Maybe the millionaires could donate much of their properties to extra housing instead of misusing wonderful communities that we have strived for.

Respectfully Submitted,
D [REDACTED] Melusi



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

April 4/2024

Dear Madam (Sir)

Re: Calgary rezoning for housing

I am a resident of Haysboro and my concerns reflect on my area. I am not in support of this move to rezone, allowing multiple units on one property.

My concerns that as this area has been purchased as single dwellings and would affect the property value and also the community type of area.

Concerns include:

How it would affect Taxes, Utilities, and Parking problems. Parking which would likely go to permit parking causing more and more expenses for home owner. Schools are over crowded now.

Who regulates developers moving in to buy up property and put as many buildings as possible on lots creating related problems, ie power use and water use. Crime in crowded areas more likely.

We the people did not even get a chance to vote on this. The City has developed these organized communities and people have bought in to this life style now it is being robbed.

Sincerely

[Redacted Signature]

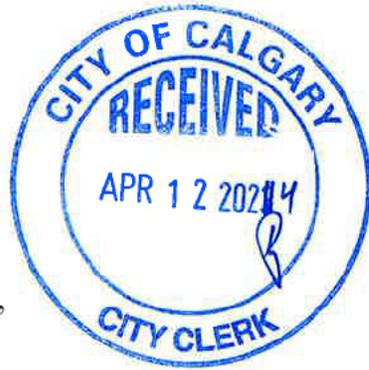
E. Lagler-Draper

[Redacted Address Line]

Calgary AB [Redacted]

email: [Redacted]





E [REDACTED] Ruidiaz and C [REDACTED] Benavente
[REDACTED]
Calgary, AB [REDACTED]

Dear City Council,

We arrived as immigrants to Canada in [REDACTED], after passing tough tests of professional qualification, economic situation and health status.

After a lot of sacrifices and adaptation, finally we have our house in a quiet neighbourhood selected according to our expectation and life style.

We understand the world crisis and the forced immigration for some individuals that have arrived to Canada in this days, but the government of this country should be responsible for their well being and necessities, and have a plan for their future in Canada. It is not fair for them or us that the authorities seek a quick resolution in order to settle them any where without their real consent.

We disagree the rezoning for housing project proposed to Calgarians, increasing the human density in a city with a lot of negative consequences and changes in our actual life style. The solution you have suggested seems good in a short term, but in the future the changes involved in that process will be for ever and not in a good way as you can see in other big cities in the world.

Canada has a huge amount of land to be conquered. Why do not research possibilities for immigrants in the future so they can settle definitely, if their intension is to stay in this country. The period of adaptation to the cultural changes and language skills take sometime, why accelerate a process and interfering negatively in people life that has being established in this city already?

The proposal you put forward for consideration seems more a "political need" instead of a real immigration solution.

Hopefully you will be a loyal representation of all Calgarians thoughts and take the best decision for our future.

Sincerely,

E [REDACTED] Ruidiaz and C [REDACTED] Benavente

April 10, 2024.

CALGARY APRIL 11 / 24

Dear Madame Mayor and Distinguished Councillors,

Greetings to you all,

Allow me to introduce myself: I am F█████ Longinotti, a longstanding property owner in Calgary since 1973. Over the years, I have contributed to the city's landscape as a designer and builder of numerous custom homes. Notably, in 1991, I had the privilege of constructing the Stampede Dream Home. Throughout my extensive career, I have crafted over two thousand homes, including semidetached residences, villas catering to the 50-plus demographic, townhouses, and rental apartments. Additionally, I have undertaken the development of small parcels of land within the inner city, one notable instance being a school site in Varsity which I acquired from the City of Calgary.

Although retired now, I feel compelled to share my insights on a matter of significance. I am intimately familiar with the challenges surrounding the upzoning of land. Established communities, often guided by partisan boards, tend to oppose increases in density out of fear that it may attract undesirable elements. However, it is crucial to recognize that such developments often provide essential housing for our own community members—our siblings, children, and aging parents—in need of affordable and caring shelter.

Basement suites, often unfairly maligned as illegal, serve as the first homes for many newcomers to Canada, who subsequently contribute immensely to our economy and society. Thus, I wholeheartedly support the city's efforts to permit carriage houses and secondary suites on single-family lots, as these additional rental units will undoubtedly enhance the affordability of homes.

Contrary to common misconceptions, allowing multifamily homes in established neighborhoods does not necessarily depress the value of existing properties. If zoning regulations are uniformly applied citywide, rather than varying from one neighborhood to another, property values are likely to increase.

In the past, urban growth was addressed primarily through annexation, resulting in sprawling development patterns. Previous city administrations, influenced by powerful private interests and lobbyists, failed to update land-use plans to accommodate higher densities in established areas. This failure, coupled with inflation and escalating construction costs, has rendered homeownership increasingly unattainable for young people in Calgary.

Consider this: when I purchased my first home in 1973, it cost \$20,000, with an annual salary of \$12,000. By contrast, in 2023, a similar home in the same neighborhood sold

for \$700,000, while the average salary was \$70,000—a staggering disparity illustrating the erosion of affordability over time.

Recently, I found myself financially assisting my granddaughter [REDACTED] in purchasing her first home—a mere 700-square-foot, one-bedroom suite on the outskirts of the city, priced at \$320,000. This exorbitant cost underscores the urgent need for comprehensive action to address housing affordability in Calgary.

The City Administration holds the power and responsibility to manage land use effectively, yet it seems to have overlooked the crucial aspect of designation. It is time for Calgary to evolve from its cow town roots into a modern metropolis. We must heed the advice of forward-thinking city planners who advocate for vertical growth, utilizing multi-level structures along LRT corridors to maximize existing infrastructure and incorporate environmental sustainability and technological advancements into our housing stock.

Fair and consistent land-use designation, implemented citywide without succumbing to private interests, is long overdue. I implore anyone with a conscience to consider the future of our children and support this plan for a more equitable and sustainable Calgary. Madame Mayor and esteemed Councillors, I urge you to demonstrate leadership by voting YES on this crucial initiative. The citizens of Calgary and generations to come will surely commend your foresight and courage.

Respectfully, /

[REDACTED]

F. Longinotti



f

To: Ward06@calgary.ca <Ward06@calgary.ca>; ward01@calgary.ca <ward01@calgary.ca>; ward02@calgary.ca <ward02@calgary.ca>; ward03@calgary.ca; ward04@calgary.ca; ward05@calgary.ca; ward07@calgary.ca; ward08@calgary.ca <ward08@calgary.ca>; ward09@calgary.ca; ward10@calgary.ca; ward11@calgary.ca <ward11@calgary.ca>; ward12@calgary.ca <ward12@calgary.ca>; ward13@calgary.ca; ward14@calgary.ca

Subject: Disapproval of the " Home is Here: The City of Calgary's Housing Strategy" -(the "Zoning Strategy")

I am writing to communicate my concerns and disapproval of the Zoning Strategy.

As a citizen of our fine city which has been home for over 65 years I am deeply concerned with the Zoning Strategy being undertaken by the City Council and the administration on this issue. Just a few of my concerns related to this matter:

Infrastructure - many of the homes in the established city communities - particularly in the areas affected by the Zoning strategy were built in the 1950's - 1970's and designed for single family or duplex homes. Higher density raises questions about whether the current infrastructure capacity can handle the increased demand resulting from the Zoning Strategy - like water (and sewer) from multiple kitchens, bathrooms and laundry facilities. This would suggest costly upgrades to the infrastructure in these areas, which is not mentioned when discussing suburban development versus established neighbourhood densification. Living in Marda Loop, we are seeing material costs for upgrades and much lengthier time lines and accordingly much higher costs to make infrastructure upgrades.

Use of city owned and vacant land - city documents indicate there is significant vacant land which could be used for affordable or social housing without the need for rezoning. These spaces could/should be utilized. Good research and planning to consider certain sites for development of new communities using these lands would also generate income for the city.

Affordability – The Zoning Strategy may increase housing options but has shown in other cities that it doesn't mandate the construction of affordable or social housing. The City's and associated governments attempts to throw money at the housing problem is not likely to make housing affordable. Anything new will face the costs of new construction and be at the upper end of rent or price, versus where we need true affordable and social housing. Also by not having the available labor pool, increased housing construction will come at an inflated cost. Let's remember how we got into this problem, with Federal government big spending and materially higher immigration and refugee programs. I do not believe the Federal approach will fix the problem and the City's blind acceptance of the Federal solution and their shot gun approach to Zoning Strategy will not solve the issue.

Green space and mature trees - most of the cities mature trees are in areas that will be impacted by blanket upzoning - that makes no sense if we are trying to save green space and mature trees.

City Councillors and the Mayor DID NOT run on the issue of blanket rezoning and have no voter mandate. This should be an election or plebiscite issue before proceeding. I can assure you that when the next election occurs, this Council will not have my support for re-election.

This current approach also sterilizes any communities' past efforts to assemble Area Structure Plans or any related community planning documents. Hence, it takes away the community's voice. I suspect this is what Council and the administration wants given my experience in community developments seeking approval. Administration pays lip service to community input.

In closing, I do not approve or support this Zoning Strategy, nor do I support this Council on its approach and lack of careful thought. Thank you.

F. Stollbert

Calgary, AB,



April 14, 2024

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



Attention: Office of the City Clerk

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

Dear Sir/Madam:

We are writing as property owners in Rosedale to register our opposition to the Proposed Land Use Designation Amendment which would, if approved by Council, change the default zoning from R-C1 to R-CG. The proposed change ("Blanket Rezoning") would negatively affect us, our community and many others across the City. Blanket Rezoning represents the most significant change to the City's approach to zoning in our lifetimes and will fundamentally alter R-C1 and R-C2 communities throughout Calgary forever. We respectfully submit that Blanket Rezoning has no merit from a short or long-term planning perspective and should be rejected.

Clearly, there are benefits to densification but affordability and equity are not among them. Densification has been over promoted as a solution to affordability housing issues. The opposite is often the outcome. One merely has to look at what has happened in Toronto and Vancouver where well-meaning attempts to increase affordability by promoting densification in lower density areas have not made housing more affordable, rather they have simply enriched developers and land speculators. That is a significant reason why so many of their former citizens are moving to places like Calgary. Regrettably, this compounds Calgary's housing and healthcare challenges.

All great cities allow their citizens a choice in the neighbourhoods they prefer to live in. Vibrant cities offer diversification of communities, not homogeneous, non-distinct ones. Do we really want to see what has happened in communities like Altadore to be the norm?

Having considered the pros and cons of Blanket Rezoning, we can only conclude that the City has not presented sufficient evidence to support the Proposed Land Use Designation Amendment, at least as it pertains to a housing affordability strategy. Perhaps it is because there is no concrete evidence across North America to support such an amendment. Rather, it appears to be a knee-jerk reaction to a Federal Government initiative attempting to address a problem which it, in large part, created. Clearly, this is not planning. Citizens of Calgary need and deserve better!

Perhaps densification would be most beneficial where there is adequate/upgraded transit in place, particularly in areas with ready access to public transit, rather than low density ones.

On a personal note, we chose Rosedale as it offers quiet streets, mature treed lots and very few residents use on-street parking. The housing architecture has certainly changed over the years but the overall feel of the community has not. This is why we decided to redevelop our

property in [REDACTED] to build a home suitable for the remainder of our retirement years believing our lifestyle and investment would be protected by the R-C1 zoning. It took 6 frustrating months to obtain the City's approval to build a 1,900 sq. ft. bungalow. Amongst other things we were required to reduce the air space between the brick and sheeting on the exterior walls by 0.5" to comply with the mandatory maximum 45% lot coverage. Should Council approve the Proposed Land Use Designation Amendment we could be faced with neighbouring lots having 60% coverage with up to 4 units on a typical 50' lot with the potential for each unit to have a secondary suite and a backyard suite with no parking requirements for backyard suites. We would find this to be not only inequitable but offensive!

In conclusion, we do not recall either the Mayor or any one of the current Councillors campaigning during the last municipal election on their support for the proposed policy change. There is a growing sense throughout the City that the upcoming Public Hearing on the subject is nothing more than going through the motions as the majority of Councillors have their minds made up. As the saying goes, 'I have my mind made up, don't confuse me with the facts'.

In our opinion, if the proposal is approved, Council will deservedly lose the trust of many property owners.. A change of lifestyle should not be forced on them particularly if there is no proven likelihood of a net benefit to the citizens of Calgary. This would not be a healthy situation.

Respectfully,

[REDACTED]

G. [REDACTED] Saunders

[REDACTED]

D. [REDACTED] Saunders

CC: Office of the Mayor and Members of Council



March 25, 2004

Dear City Council -

I was born and raised in the City of Calgary. I have lived in my Castleridge home for the last [redacted] years and am now in my [redacted] years.

I strongly oppose changing the zoning of my property. It is my belief that such zoning changes would bring decreased value to my property and even more parking issues for residential property owners.

It is a major concern as I have seen many residential properties destroyed to build the type of housing depicted in the proposed zoning examples and detract from our single dwelling homes.

I do not want rezoning nor do I want to change anything. I do not wish to build a different home on my property. I like my neighborhood the way it is unchanged from the way it was [redacted] years ago when I moved here.

Please consider my comments when considering an unwanted change to the zoning of my property.
Thank you.

Sincerely,

J. Roberts

J. Roberts
[redacted]

Calgary, AB.

March 26, 2024

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



To: Calgary City Council

Re: Land Use Designation (zoning) amendment

Our submission is prefaced by acknowledging this to be an exercise in futility. The fact that a plebiscite to deal with an issue of such importance to so many was denied indicates the outcome has already been decided. A plebiscite would have been an ideal way to measure the temperature of Calgarians on this question. The denial of same speaks to the attitude and ideological bent of the Mayor and some members of Council.

We purchased our pre-1985 built house in [REDACTED] specifically because it was an older established neighborhood with mainly single-family bungalows. It was well treed and had plenty of diversity. There were various ethnicities and ages from young singles to married couples with and without children, seniors, blue collar and professional people. It was relatively peaceful and quiet with bearable amounts of traffic. The home was bought as an investment with the hope that it would sustain us in our dotage and when the time came, would ensure we could transition to a seniors' residence and not have to rely on public assistance.

Now we are informed that this may all change at the whim of Council. The R-CG rezoning would not only allow densification but uglification as well. The various proposed configurations for new development could mean our yard may be shaded because of the height and size of the building next door. Changes like this effect gardening and micro climates. It could mean the removal of valuable trees, more asphalt and a change to the ecology of the area. A Council member has expressed concern about

.../2

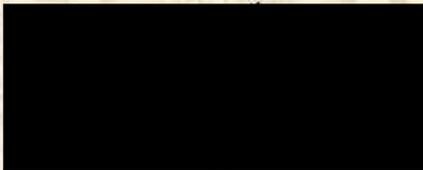
Page Two

Calgary's shrinking tree canopy. How will blanket rezoning enhance that? How will rezoning affect bird, insect and animal habitats?

Rezoning will bring more traffic, more noise, more clutter, more parking issues, more crime, more bins in alleys and in general will ghettoize a once appealing and attractive neighborhood. Property values will no doubt deteriorate. If one looks at adjacent Renfrew, the new infills are cold, ugly, box-like, monstrous eyesores which overshadow quaint, homey bungalows next door and do not match the present housing or correspond to the surroundings. There is no soul, no character, no joy in these industrial-style warehouses which are to pass as homes. Moreover, when all is said and done these dreadful structures are no more affordable, and probably pricier, than the bungalow which was destroyed and supplanted by this disfiguration on the landscape.

At the end of this current crisis and when the market reverts to normal, we will be left with this blighted Eden. You will have destroyed and defaced these wonderful, warm, and welcoming older neighbourhoods and converted them into the high density, downtrodden ghettos you seemingly crave. We would suggest there are other options to alleviate the housing shortage which Council has not actively investigated. Just because there is federal money on the table is not a good enough reason to upend people's homes and communities and jeopardize their investments. If this makes us NIMBYs, or as one Councilor described it, "one of the selfish few", we proudly wear the label!

Regards,



G. & R. Singh



Office of the City Clerk
The City of Calgary
700 macleod trail SE
PO Box2100
Postal Station M
Calgary, AB T2P 2M5



March 20, 2024

To Whom it may concern:

Re: Redesignation of land use proposal City of Calgary

We wish to express our utmost opposition to the City of Calgary's proposal to redesignate our property at [REDACTED] from R-1 (single family residential) to R-G (low density mixed housing).

Our decision to purchase the property [REDACTED] years ago was specifically because it was zoned R-1. We believe we paid a premium for this privilege and now you wish to change the designation and devalue our home and land. We view this proposal as unreasonable and unconstitutional.

Should this proposal be approved by the City of Calgary and its representatives, we feel we would have no choice but to seek legal advice. I suggest that there would be many other home owners making such a decision.

Generally speaking:

Parking is already at a premium in many of Calgary's neighbourhoods. By increasing the density in many of the districts, parking will become impossible and unavailable for many families. Also, the infrastructure may not be sustainable for increased density in some neighbourhoods. Who will pay for the necessary upgrades?

It is highly possible that rents will also increase as has happened in the City of Victoria who chose to increase the density with zoning redesignation.

Has the City of Calgary considered any of these long term effects?

We are homeowners who have lived in Calgary for over 50 years. We have faithfully paid our property taxes over this time and trusted the City of Calgary to help protect our interests.

Please do the right thing and cancel the proposal.

Yours truly,

[REDACTED]
[REDACTED]
G [REDACTED] and Z [REDACTED] Majeski
[REDACTED]

G [REDACTED] Cochrane

[REDACTED]
Calgary, Alberta
[REDACTED]



April 2, 2024

RE: Citywide Land Use Designation Amendment for R-CG District

Dear Mayor and Council,

I am writing to express my alarm at the proposed city-wide rezoning that would allow increased density in residential areas throughout our city. I understand there is a severe housing crisis due to lack of supply and that, for many, finding adequate housing is daunting, if not nearly impossible. However, I believe that the proposed blanket rezoning also places the character, urban fabric and quality of life of our city, at risk.

In [REDACTED], my spouse and I moved from the inner-city neighbourhood in NW Calgary which had been our home for over [REDACTED] years. Over time, the increased densification of our once tranquil neighbourhood corroded not just the ambiance of our district, but also significantly diminished our quality of life. Along with redevelopment, we were subject to increased congestion, noise, and even light pollution. As a result, we experienced greater stress and disrupted sleep which also impeded recovery from significant health set-backs. After [REDACTED] years in our NW home, we moved to SW Calgary, having chosen a low-density neighbourhood adjacent to Fish Creek Provincial Park. There, we'd found the charm, tranquility and quality of life we'd lost in the inner city.

Having learned the R-CG amendment that would allow up to 4 units and secondary suites on our street, it appears the quality of life that my wife and I have sought, could be under perennial threat. As such, my objections to this blanket rezoning our twofold.

First, I oppose this rezoning based on our experience cited above. I am deeply concerned that such indiscriminate rezoning has the potential to diminish the character and quality of life in more established neighbourhoods such as ours. I cringe as I imagine such increased density around us. The serenity and integrity of established neighbourhoods should be preserved, especially those located along sensitive areas such as riverbanks and environmental preserves and parks.

Second, because this land use amendment is poised to impact the majority of Calgaryans, a change of this enormity should be either put to a plebiscite or made an

election issue in 2025. I understand that the mayor and council have the authority to proceed with these changes regardless. However, just because you *can* doesn't mean you *should*. The mayor and council should earn their mandate to implement such sweeping changes to our city. The public hearing scheduled for April 22-23, 2024, of only 1 or 2 days in duration is spectacularly insufficient for changes of this magnitude. *How* this issue is decided is just as important as the decision itself. To push these changes through without fully consulting the electorate is profoundly undemocratic. All citizens deserve to have their voices heard at the ballot box, regardless of which side of the issue they are on. The mayor and members of council who support this proposed rezoning should be prepared to run on this issue in 2025.

I believe that a city-wide blanket rezoning is tantamount to doing the wrong thing for the right reason. While the proposed rezoning may alleviate the housing crisis in the short or medium term, it also has the potential to corrode Calgary's urban fabric, and, by allowing increased congestion, squeezing more people beside and/or on top of one another is likely to be detrimental to the high quality of life that makes this such a livable city in the first place.

Respectfully submitted,

[REDACTED]
[REDACTED] Cochrane



March 31, 2024

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
PO BOX 2100
Postal Station M
Calgary Alberta T2M 2M5

Re: Calgary.ca/rezoningforhousing

Dear Sirs and Mesdames:

We categorically OPPOSE changes to the Rezoning for Housing making unilateral and blanket zoning across the city and putting our beautiful communities at risk.

We have built our retirement and dream home in the community of Briar Hill NW in [REDACTED] a beautiful single family neighborhood which we moved to from Hillhurst NW which we specifically left to get away from the sprawl of multi family and mixed zoning allowing fourplexes and cheap duplexes that added to the street parking and overall decrease in value of a homeowners asset.

You may be interested in knowing we lived for over [REDACTED] years on [REDACTED] in Hillhurst and when selling in [REDACTED] in fact lost money on our home from our original purchase price.

I am fully against any blanket re zoning that will introduce new zoning to current single family neighbourhoods for the reasons that it lowers property values, adds street traffic and parking, puts way more pressure on sewage, electrical services that were put in years ago for single family use.

Furthermore, the press of multifamily, zero lot line properties, often being purchased by investors and used for short term rentals, is degrading the city's appeal. Older and established neighbourhoods have a distinct character and charm which should be valued and preserved - in fact honoured - not forced to see sub standard, crowded housing imposed upon them. Rental properties are not as well kept up as owner occupied homes - especially those owned by investors who have no commitment to the neighbourhood and quality of living in that place.

What we now see is no long term planning and no consultation with our communities on a path forward with wisdom.

Thank you for your consideration,

[REDACTED]
[REDACTED]
[REDACTED]
G. Waldron [REDACTED]



Calgary, Alberta

April 11, 2024

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE,
P.O. Box 2100, Postal Station 'M'
Calgary, AB T2P 2M5
FAX: (403) 268-2362



G [REDACTED] & M [REDACTED] Ziegler
[REDACTED]
Calgary, AB [REDACTED]
[REDACTED]

Re: Opposition to Proposed Rezoning to our Property
To Whom It May Concern:

In regard to the proposed rezoning of our property, we wish to file an objection to the change and state that we are not in favor of the proposed changes to have our property rezoned from R-C1 to R-CG. We are longtime residents in the City of Calgary and have lived in our current home since 1971. We started as independent acreage owners and when we were incorporated into the city, we believed there was an assurance that our lot would remain designated as an R-C1.

Our objections are based on several factors including, the availability of parking on our street and the environmental impact to existing lots and the area park that is a central focus of our street. Additionally, the value of the single-family style of homes on our street would be negatively impacted by row houses. We have expanded on each of these points below to clarify our position.

1. **Parking Issues:** On our small street which is a close (or could be referred to as a cul-de-sac) parking would become a major issue with additional homes. There is currently tight parking for most of the homes on the street, and the entrance to the park at the end of the close is used for overflow parking. An even more critical aspect would be the narrowing of street access for the city waste and recycling trucks. These trucks use the circle at the end of the street to turn around and parking in that area blocks their access and results in the trucks needing to back out, which they have had to do already, and more vehicles would increase the hazard.
2. **Loss of Green Space:** Mature trees and natural areas would be negatively impacted by the loss of green space. Our lot and many of our neighbors' yards have beautiful mature trees. Adding new homes, row homes or a backyard suite would result in

those decade old trees being destroyed. Rezoning and possible redevelopment would result in an environmental loss to the city's canopy. We are also in opposition to any parks being rezoned and would urge the city to place specific protections to all existing parks into any bylaw changes. A promise to maintain future parks can only be enforced if parks are protected.

- Existing Single-Family Home:** One of the reasons we have remained in our home for 53 years is because we choose to be in a neighborhood that had single family homes, yards for children to play in and local schools for our children to attend. Rezoning to allow additional housing on a single lot not only has the potential to destroy the value of the neighborhood but will also negatively impact our resale value. No one will want to buy a home on a street where a four-unit row house looms over a single-family home.

We have obeyed city laws, paid our taxes on time, kept our yard neat and tidy, and do not want our property rezoned to negatively impact an area where we have lived for five decades. We do not want "four units on a typical 50' lot" or for "a secondary suite and a backyard suite [to] be built on the same property, with no parking requirements for backyard suites". This proposed rezoning would have a negative impact on the infrastructure, with reduced parking, lost green space and fundamental changes to the lifestyle in established neighborhoods.

In closing, this letter is a vote against the change in zoning from R-C1. We believe there must be another solution to this housing problem that does not negatively impact existing neighborhoods. We object to the current rezoning proposal within the City of Calgary.

Thank you,

G [REDACTED] & M [REDACTED] Ziegler

[REDACTED]
Calgary, AB [REDACTED]
[REDACTED]

April 12, 2024

RE: Land Use Designation Amendment to Residential – Grade Oriented Infill (R-CG) District. ReZoning for Housing Project

My family's thoughts to consider before you vote on this amendment:

Irreversible - once these lots are changed, they will be gone forever, and with them their yards, trees, safe play spaces for children, gardens, and green space.

Altadore – In 1998 we bought our family home here. The street was wonderful! Large trees, front and back yards for the kids to play in, very few parked cars on the streets so kids played road hockey and rode their bikes up and down. Then, in 2005 the infills arrived. Trees were cut down, back yards replaced with two new small double garages, and as the streets became lined with cars and increased traffic the kids no longer played in the street. Our yard lost its' privacy as new 3 story infills now looked down into it. Sadly, we moved as Altadore was no longer the kid friendly neighbourhood we wanted to raise our children in.

Negative Impact - We then again saved, worked hard, and forewent holidays to buy a home in Lakeview. We paid a premium for the neighbourhood and renovated the property ourselves so we could live in an R-1 neighbourhood. Now, again, you want to take it away from us! What gives you the right to destroy our neighbourhood and the way of life which we worked so hard to secure?

Backyards for Families Ruined - Semi-detached or rowhouses on R1 lots destroys their backyards - and calling the 10' of space between a row house and its garage a "yard" is disingenuous. People who want to live in rowhouses obviously do not want a back yard, so why not build more multi-level larger (family sized) condominiums for them, and leave the R1 backyards for the families that desperately want and value them?

Parking - as we saw in Altadore, re-zoning causes the streets to become packed with parked cars. A complex of 4 row houses will most likely bring 8 cars with it. Today's reality is almost everyone needs two incomes, so therefore two cars to commute. Unfortunately, most of those cars end up parked on the street as the new "garages" are too small so become storage lockers for stuff, not car parking. And what about charging EVs? Where will all the proposed EV's parked on the street charge? You can't run cords across sidewalks, and how many people have time to sit at a supercharger station for up to an hour charging? It's fascinating your pamphlet's photos are taken of construction sites (unoccupied) or have purposely cut out the car lined streets. Are you trying to fool us into the believing parking will not have a massive impact on neighbourhoods with the re-zoning? It appears some City planners are in need a hard reality check.

Neighbourhoods for all? There is no sensible "all price points in all communities" nirvana. We don't all get to be lawyers, surgeons, pro athletes, carpenters, politicians, or teachers. We're limited by our mental and physical capabilities, work ethic, and choice to invest in higher education, so not everyone deserves to own a home in any neighbourhood they want to.

Please vote to keep our neighbourhoods as they were designed to be. Everyone we have spoken to wants to keep what we have worked so hard to buy and cherish – backyards, trees, gardens, and safe places for kids to play outside.

Sincerely,

G. Berkhold & K. Sribney



G. Ellis,

Calgary, [redacted]
April 2, 2024

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

Land Use Designation Amendment

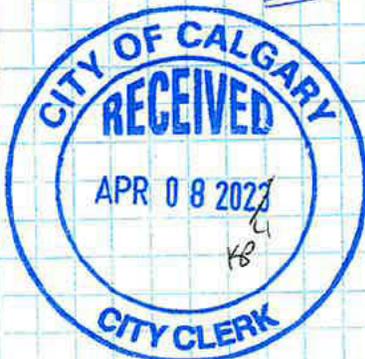
I have received my "LUDA" from the City of Calgary recently. I have owned my property since [redacted] and am in the Charleswood area of NW Calgary. Needless to say, in proximity of WofL, Hospital etc, we have experienced "extra" people, vehicles, traffic in the area for some time now. We have, basically, managed to live together quite peacefully!! However, the idea of allowing up to 9 units on each lot - with say, 2 people in each unit, for a total of 18-20 on each lot -- is "out of question" - give your head a shake!! Parking is at a premium now -- what do you plan on next -- 10 storey parkades??

Older homes are being demolished at a rapid rate as it is -- let alone -- bringing in this proposed new zoning -- 9 units per lot?!!?

I am writing as being of the "older generation" - I will not be able to attend any of your "Public Hearing" Meetings!! Are you planning on renting the Gallesdome to accommodate the folks that will probably attend??

I am writing to express my concerns and displeasure over this proposed "new Land Use Designation" amendment.
I vote NO!!

Thank you
G. Ellis



FROM THE DESK OF G [REDACTED] KOSOWAN

March 31, 2024

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

RE: CALGARY LAND USE (RE)DESIGNATION

Historically, too many zoning changes have been implemented by Calgary City Council without due consideration for the concerns and well-being of the residents of our city and there is little to suggest this will change. To most residents, it has become painfully evident that the City Council pursues its own agenda of densification without regard for the wishes or needs of the people it is meant to serve. While it is likely this public hearing is merely another "token" virtue signal when final decisions have arbitrarily been already made, this submission recommends that a plebiscite for each community be taken, thereby letting residents vote directly on factors that significantly impact their lives and community.

For example, the neighborhood Killarney has been devalued and overrun with higher density infills even with substantial evidence that most residents specifically opposed high density (8 plex) infills in the heart of the community. These residents paid significant premiums to locate with R1/R2 communities only to see the introduction of lower-income housing and density. They (we) have been burdened with added congestion, increased crime and strained local resources...all while significant parcels of land remain *vacant* adjacent to public transit / Westbrook LRT. Rather than "gutting" a once quiet community, these vacant parcels could house thousands (or tens of thousands) of new dwellings. Instead of working collaboratively with developers to utilize these vacant lands for responsible growth, the Council seems intent on cramming more people into already congested communities.

The impact of these decisions is not limited to mere inconvenience; it directly affects the quality of life for residents. Increased population density without corresponding improvements in public transportation, green spaces, and essential services only exacerbates existing problems such as traffic congestion, pollution, and strain on local resources.

Ignoring community input and pushing through changes based on opaque motives undermines trust in local government and fosters a sense of alienation among residents.

It is high time for the City Council to prioritize the interests of the people it represents over narrow, short-sighted agendas. I urge you to reconsider these zoning decisions and engage in meaningful dialogue with residents and developers to find sustainable solutions that benefit everyone.

Failure to address these issues will only deepen the rift between the Council and the community it serves, leading to further disillusionment and discord. Our city deserves better leadership, accountability, and a genuine commitment to serving the public interest.

Regards,

[Redacted signature block]

G [Redacted] Kosowan

[Redacted]

Calgary, AB [Redacted]

[Redacted]



City of Calgary. Clerk's office.

This letter is in response to the proposal regarding zoning in our city. As this is such a major change, my advice and hope there would be a plebiscite to settle the matter.

I personally would be against such a wholesale move in changing the city of face.

We have a housing issue I realize, but the residents must decide on the future.

I thank you for listening to me.



[Redacted] Levitt

[Redacted]
CALGARY *[Redacted]*

MARCH 25, 2024

OFFICE OF THE CITY CLERK,
THE CITY OF CALGARY
700 MACLEOD TR. S. E.
PO BOX 2100, POSTAL STATION 'M'
CALGARY, ALBERTA
T2P 2M5



FROM J [REDACTED] BOLIN
[REDACTED]

REGARDING: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS,
LAND USE DESIGNATION R1 TO R-CG.

MY WIFE AND I, WOULD LIKE TO EXPRESS OUR REJECTION REGARDING THIS NEW BYLAW CHANGE REGARDING OUR LAND USE CHANGE. IT SEEMS THERE WAS VERY LITTLE THOUGHT PUT INTO THIS NEW CHANGE REGARDING DEVELOPED COMMUNITIES AND HOME OWNERS ON THE EFFECTS THAT WILL CAUSE THESE HOME OWNERS OF THE COMMUNITY.

THE HOUSE NEXT DOOR TO OURS, WAS RECENTLY PURCHASED UNDER A NUMBERED CO. THEY HAVE BEEN DEVELOPING EXTRA SUITES IN THE BASEMENT FOR RENT. NOW THE PROBLEM ARRISES, THAT WHERE ARE THEY GOING TO PARK ALL THE VEHICLES. ONE SUITE IS A POSSIBILITY, BUT MORE THAN ONE WILL BE A PROBLEM TO THE IMMEDIATE OWNERS PARKING IN FRONT OF THEIR HOMES. INCREASE TRAFFIC, AND MANY RENTALS ALREADY HAVE VERY LITTLE CONTROL ON WHO RENTS THE SUITES.

THE OTHER REAL PROBLEM, IF THEY START BUILDING DUPLEXES, OR FOUR UNITS ON A FIFTY FOOT LOT, THIS NOW BECOMES A PROBLEM OF A SLUM AREA, AGAIN NOT MENTIONING PARKING PROBLEMS AND HEAVIER TRAFFIC PROBLEMS.

WE PURCHASED OUR HOME YEARS AGO IN MARLBOROUGH PARK COMMUNITY, HOPING TO HAVE A NICE AREA WHICH WE HAVE NOW, AND ENJOY OUR AREA AS IT WAS SET OUT TO BE.

I REALIZE THERE IS A SHORTAGE OF HOUSING IN THIS CITY, BUT RUINING WELL ESTABLISHED COMMUNITIES TO ACHIEVE THE HOUSING PROBLEM, ISN'T THE ANSWER. THIS ALSO WILL BRING DOWN THE VALUE OF OUR PROPERTIES, WHICH WE UPGRADED, AND IMPROVED THE EXTERIOR LOOK AND YARDS.

SO PLEASE, LEAVE OUR COMMUNITY ALONE, BY NOT APPROVING THIS PROPOSAL.

CONCERNED CITIZENS

J [REDACTED] AND D [REDACTED] BOLIN CONTACT: [REDACTED]
[REDACTED]

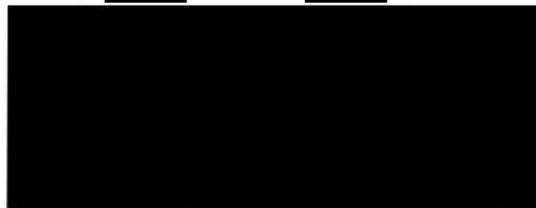
Submission on Public Hearing on Planning Matters

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

March 2024

prepared by

J. [REDACTED] and D. [REDACTED] Pass



Mailed March 21 / 2024
Hand Delivered *due to*
snow fall.

MARCH 2024

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS RESPONSE R-CG

We understand council approved this zoning change in order to “increase the supply of housing to meet demand.” We also understand that the purpose was to provide more affordable housing and that this zoning change was contingent on securing federal funding. The following comments are being made with that understanding.

Your R-CG Zoning raises questions that only the city can answer prior to our response on this proposal:

- When is flood control mitigation going to be complete (it has been 11 years now)?
- How is parking going to be handled for 6 (minimum) cars on a 50-foot lot.
- What happens to the tree canopy?
- How much green space in a neighbourhood will be the standard and how will it be increased and/or protected?
- What facilities and/or amenities will be provided or planned for in these denser areas?
- What unit sizes are anticipated on a 50-foot lot with the potential for 8 living units? Studios? One bedroom? Two bedrooms?
- What percentage of the lot can be developed and how much must remain green or patio at grade space?
- How will this zoning guarantee “affordable” living?
- If the city wishes to create “walk-able” areas, what is the model for affordable convenient and timely transportation for residents?
- How will visitor parking be handled? Will the resident pay system now in use continue?
- Will this affect my assessment and taxes?

Too little time has been allowed for comment and too little information has been provided!

The graphic “Examples of R-CG” in no way match the word description given. Obviously a lot more work needs to be done.

While you are reading this, we are visiting my son and his family in London, England (one of the densest populations in the G7).

This is what my family enjoys in their neighbourhood:

- A 2-bedroom upper flat in a Victorian row house with a staircase down to a pocket garden.
- Walking distance to my granddaughter's school and several playgrounds.
- Walking distance to a satellite grocery store.
- Walking distance to a municipal swimming pool on the high street.
- Ten minute bus service to most of London and to the underground stations at all times of the day (not just during rush hour).
- Walking distance to two major grocery chain stores and to a work campus open to all residents.
- A park system and tree canopy city that is considered the best in the industrial world.

If this zoning proposal can promise some of these benefits – okay! But we think not. The city planners and council have a long way to go to make Calgary a “world class” city that addresses all the aspects of living not just housing.



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

J. [REDACTED] Dunstan, J. [REDACTED] Dunstan
[REDACTED]
[REDACTED]
Calgary, Alberta [REDACTED]

RE: CITY OF CALGARY LAND USE DESIGNATION (ZONING) AMENDMENT

To Whom It May Concern:

We have received an official notice letter from the City of Calgary (City) indicating that the property, on which our single-detached residence of almost 42 years is built, might be rezoned from R-C1 to R-CG if the City proceeds with the Home is Here: The City of Calgary's Housing Strategy.

It is sad that the City feels compelled to virtue signal in this manner and be bribed with our own tax money to align itself with the mandates of the Liberal Federal Government of Canada. The Federal Government has indicated several "strings attached" in order for the City to qualify to receive funds to be utilized to pay for, or subsidize, the construction of future "affordable" housing in the City. The Federal Government should be dealing with the Alberta Provincial Government on this housing matter, not directly with a municipality like the City of Calgary. Without wasting our time by enumerating all of the Federal qualifiers, we will concentrate only on the mandated municipal rezoning changes to which our reference letter, above, refers.

The City can use their subjective, heavily biased literature to deny the correlation of these two programs. It is abundantly clear to us (the citizen taxpayers) that this Federally mandated rezoning is the motivation to rezone the City of Calgary both in reality and in the timing of these proposed changes. The City is also using its subjective, highly biased literature accompanying the letter, as well as its similarly biased online information on this subject, to obfuscate the citizen's information pathways so that most readers will acquiesce and just agree. As such, I am very worried that the largely uninformed citizens will not understand the consequences of these proposed (extremely likely to be approved, as in fait accompli) changes. However, the same citizens will be very concerned once their neighbouring property is developed into a multiunit accommodation. Obviously, at that point, they will have no recourse.

The purpose of this letter is not to deny the need for, or to prevent, more affordable housing within the City. It is so very apparent that this change of zoning philosophy is not the way to achieve it. The City Council should have the acumen and wherewithal to think this through and reject the Federal Government proposal disguised as a City rezoning proposal. This is where the, now commonplace, small thinking of elected officials is a complete detriment to our City and country. Any time used to consider the unintended, and hidden or secret fully intended, consequences of this rezoning proposal would necessarily lead to a decision to reject the proposed changes. If you really want the best for your constituents, the citizens of Calgary, you will reject these Federally mandated, get in lock-step with them, bribes. The result of NOT making these changes will actually greatly enhance the addition of more affordable housing and have that housing built and occupied sooner. At the same time, the vast majority of your constituents will remain happier and completely compatible with those fellow citizens who require the more affordable housing. By imposing multiunit housing into historically and currently single detached zoning communities will engender animosity and hostility amongst neighbours.

I have "accused" the City of being biased, at the least, and more like disingenuous, in reality, with the information disseminated to the citizens for their consideration of this rezoning proposal. Also, there are many ambiguous sections of descriptions and definitions of the implications of rezoning versus maintaining the status quo. Listed below are many examples of this. The following list is NOT exhaustive

but merely serves as salient examples of such. I don't want to waste my time or your time constructing a complete list for this purpose. It would also be an overly onerous endeavour as there are so many.

The following is a list of some of the troublesome, biased, disingenuous, or ambiguous information supplied by the City to the citizens for us to be educated regarding the topics within the rezoning proposals. These are limited to my particular property proposal to change from R-C1 to R-CG.

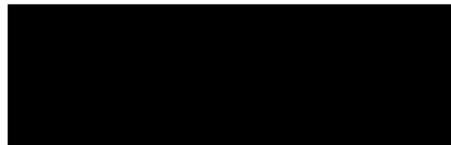
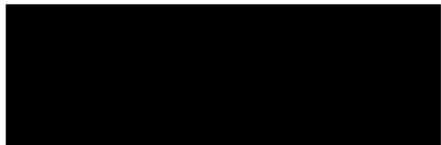
- As to stated reason for rezoning-Online Rezoning for Housing states "Calgary needs more homes. Citywide rezoning will help increase supply." The brochure received with the letter states "This change will increase the supply of housing to meet demand." Which is it?
- The brochure states differing additional suites information. In one place it states "The zoning change would allow a property to have both a basement suite and a backyard suite. The changes would also remove the need to provide a parking space on the property for the backyard suite." In another place IN THE SAME BROCHURE it states "An R-CG property could have a maximum of four units on a typical 50 ft. lot, with the potential for each unit to have a secondary suite and a backyard suite." Which is it? BIG DIFFERENCE!!
- While the City states that street parking is for everyone, the reality in our community (1975 vintage) is that there is not much street parking due to front driveway/garage design. I understand that this could be interpreted as providing ample parking for adjacent multiunit developments. The reality is that we bought homes in communities that provided very few street parked vehicles. This has historically provided a much safer place for children and pedestrians. Imposing multiunit housing with minimal (to no) dedicated parking will jeopardize the safety of children and other pedestrians.
- While the City states that adjacent single-detached property values don't decline when a multiunit housing development is built next door, this is where we border on disingenuous. On its face, without taking into account that these are affordable housing units, that might be construed as somewhat true. However, by definition, affordable housing is a lower valued property and thus the immediate vicinity properties are lowered in value. This is how the entire concept of city wide rezoning is really designed to lower ALL property values while providing new multiunit developments into currently single-detached communities. This is one of the hidden, bordering on secret, fully intended consequences. Even a modicum of actual thinking results in this conclusion.
- Another unintended(?) consequence of rezoning by amending the land use bylaw would be that developers with very deep pockets will out bid potential single family home purchases, the vendors will be ecstatic at a high price point, and before you know it the remaining neighbours have a multiunit structure going up next door. The remaining neighbours are left in the lurch with no recourse and with inevitably lowered property values.
- The City online information states that, historically, developers have been responsible to arrange and pay for utilities upgrades to service their development properly. It goes on to state that the changes will necessitate a re-think of this policy. Why? Another Federal "string"? The online information then goes on to state that a new policy is being formulated that is a more "equitable" solution whereby the immediate area will be levied to cover the costs or distribute the costs over more taxpayers. That's NOT AN EQUITABLE solution!!! The property owners adjacent to this rezoned multiunit development don't need higher fees or taxes when their property values are already being decreased. That is NOT equitable! The fact that this new policy approach to funding utilities upgrades is not firmly established and known NOW, is alone a sufficient REASON why a decision to approve this rezoning should not and can not be made now.

There are so very many more reasons that a valid decision can not be made now on this change of land use rezoning policies. I have only scratched the surface. City council is again rushing ahead and pushing this through because of the Federal money bribe, supposedly, at stake. You do not have a mandate to make such sweeping changes without a binding vote of Calgary's citizens. Especially, when so much of the policy is not even formalized presently.

We truly believe that the affordable housing issue, really the housing crisis in its entirety, can be addressed by using our brains and having a fulsome debate and discussion about options going forward with all three levels of government as well as engaged citizens. The idea of greater density housing very near to major transit arteries is a no-brainer, start the project yesterday, winner! While we personally don't want the Glenmore Landing project to massively change that area, we do agree that it is a project that, with minimal modifications, should be built. Due to its proximity to us, we are most aware of it, however we are sure that there are many similar locations with the proper criteria in Calgary. Please give this rezoning proposal the thinking that it deserves and don't approve it. Please don't just have a knee-jerk lock-step reaction to a Federal Government bribe that may or may not ever actually happen! Changing the makeup of long established communities will lead to conflict and disagreement and this would be completely avoided while still solving a significant housing crisis.

In conclusion, we feel that the procedure that Calgarians must conform to in order to have their say on this proposal feels like a railroad job. To have to appear in person at City Hall is so difficult for the vast majority of citizens. While being able to submit written comments like this is appreciated, we feel that something of this magnitude should be voted on by something binding. We don't know the legalities of these things but referendums, plebiscites, etc. come to mind. It should be a binding vote. That's truly democracy. This is a major change in philosophy and everyone should have the opportunity to have their say. Right now it feels that the significant time that we have put into this submission is going to be a waste because, at this moment, we think that all of this is a charade and Council will proceed with these changes regardless of the feedback obtained in the Public Hearing and through written submissions. Sad. Really sad! But, that is our truth. Maybe, just maybe Council will do the true bidding of the citizens and let us have a binding vote or at the very least delay a decision until the entire policy is formulated. Unfortunately, you have already slammed the door to that happening. How can we feel hopeful when you are making it a fait accompli?

Thank you for your attention to this. We are hopeful in writing this that you will acknowledge and honour the effort and thoughtfulness that went into putting our thoughts and considerations into writing by reading this submission and considering the message herein.



J [redacted] Dunstan & J [redacted] Dunstan